

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, 10 NOVEMBER 1993

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, Mayor	South-West Ward
	P NOSOW - Deputy Mayor	South Ward
	H M WATERS	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS from 7.40 pm	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	F D FREAME	South-West Ward
	N RUNDLE	South-West Ward
	G W CURTIS	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
Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Executive Assistant:	P HIGGS
Committee Clerk:	D VINES

An apology for absence was tendered by Cr Davies.

There were 22 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.35 pm.

CONFIRMATION OF MINUTES**H91101 MINUTES OF COUNCIL MEETING, 27 OCTOBER 1993**

MOVED Cr Gilmore, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 27 October 1993 be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Curtis asked the following questions at the 27 October Council Meeting:

- Q1** In what way will the carve up of the Perth City Council into smaller municipalities have an affect upon the Mindarie Regional Council?
- Q2** How will the daily operations of the refuse from the new municipalities differ to the existing arrangements from the Perth City Council into the Mindarie landfill site?
- A1 & 2** It will not be possible to respond properly to these questions until after the Commissioners are appointed following the dissolution of the existing Perth City Council and the Commissioners put into place the infrastructure of the new towns so that on and after election day each new town can perform the functions imposed upon a municipality by law which includes the collection and disposal of refuse.

The Mindarie Regional Council has resolved:

"That the Premier of Western Australia and the Minister for Local Government be advised that the Council believes that the equity of all ratepayers of the City of Perth in Lot 17 Mindarie should be maintained."

Cr Nosow asked the following questions at the 27 October Council Meeting:

- Q1** Can the City Parks Manager explain in light of the statement made by the Olympic Kingsway Soccer Club President that the Council had been informed weeks before the end of the season that a Cup Final game would be held at the Kingsway Ground, why was it that the goal

posts were removed and the goal mouth area dug up prior to this match?

Q2 As a result of the Soccer Federation switching its match to another ground, the Kingsway Olympic Club lost the potential to earn a substantial amount of income on the day, is there any mechanism or insurance cover through Council to compensate the Club for this loss of income?

A1 & 2 These questions are still under investigation and will be responded to at the meeting of Council scheduled for Wednesday, 24 November 1993.

Cr Waters asked the following question at the 27 October Council Meeting:

Q1 Could I have test samples taken from the bores from around lot 17 Mindarie, around the tip and a report provided outlining the results?

A1 The land used for Tamala Park has been leased to the Mindarie Regional Council and arrangements would need to be made with Council for sampling of the bores. There should be no problem with obtaining permission if additional samples are required.

The CSIRO was appointed by the MRC to monitor the Tamala Park Landfill and has been monitoring the bores at Tamala Park regularly. The two bores immediately down hydraulic gradient of the first fill area have been tested at six weekly intervals for the last year.

The CSIRO has just delivered to the Mindarie Regional Council its monitoring report for the 1992/93 financial year. Two copies of the report are being forwarded to Council so that one copy can be placed in the public library.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

AUSTRALIA DAY AWARDS

Wanneroo City Council is calling for nominations for the prestigious Australia Day Citizen of the Year awards.

The awards, run each year by Council in association with the Australia Day Council, brings together nominees from all walks of life.

Three awards will be presented on Australia Day, 26 January 1994.

They are the Australia Day Citizen of the Year, the Australia Day Young Citizen of the Year and the Community Event of the Year.

OFFICIAL HANDING OVER OF STOREROOM FOR 1ST BAMBARA SCOUTS

Last Sunday I represented Council at the official handing over of a storeroom at the MacDonald Sports Complex to the 1st Bambara Scout Group.

The new storeroom, affectionately nicknamed "The Den" by the scouts, has made a real difference to Bambara's activities.

Rather than having all their equipment scattered all over the place in boxes at various people's homes, they now have equipment on the spot.

ANNUAL TROPHY PRESENTATIONS OF THE SORRENTO SOCCER CLUB.

Cr Curtis advised that he had deputised for the Mayor at the Annual Trophy Presentations of the Sorrento Soccer Club.

According to Cr Curtis, the evening went well and was fully attended by the members of the Soccer Club and the Federation and he was very impressed with the rapport within the Club and the affinity with the City of Wanneroo.

WELLNESS DAY

Cr Freame advised that Wellness Day was held on Wednesday 20 October throughout Western Australia and the City of Wanneroo participated in the day for the second year in a row. She advised that the results were much more encouraging than last year with a participation rate of 20,462 people, the overall State had a participation rate of 180,000 people, including 56 local authorities.

Cr Dammers entered the Chamber at this point, the time being 7.40 pm.

SUSPENSION OF STANDING ORDERS - CLAUSES 73 AND 96(1)

MOVED Cr Wood, **SECONDED** Cr Nosow that, in accordance with Council's resolution H50814, point 9, Clauses 73 & 96(1), ie "No member, unless that member is the mover of the Motion, shall speak twice on the same Motion" be suspended for the duration of the meeting.

CARRIED

PETITIONS, MEMORIALS AND DEPUTATIONS

1993 PRIMARY SCHOOL'S DEBATING PROGRAMME

Cr Rundle advised that on Tuesday, 9 November she had the pleasure of deputising for the Mayor at the District Schools Debating Championship. She presented a Certificate of Appreciation for the City of Wanneroo's involvement in the 1993 Primary School's Debating Programme.

JOHN TONKIN GREENING AWARDS

Cr Rundle advised that she had deputised for the Mayor on Friday, 5 November at the John Tonkin Greening Awards, at Government House and announced that the City of Wanneroo has won a highly commended award for its Green Plan.

H91102 HILLARYS PRE-SCHOOL - REQUEST FOR RELOCATION - [895-11]

Cr Freame tabled a letter on behalf of the Hillarys Pre-School indicating their willingness to be sited at a place other than Mawson Park and asked that it be considered in conjunction with the petition on Page vi of the Agenda and Item H91128 of the Town Clerk's Report.

MOVED Cr Freame, **SECONDED** Cr Curtis that the letter from Hillarys Pre-School regarding its siting, be received and considered in conjunction with Item H91128, Town Clerk's Report.

CARRIED

H91103 VANDALISM - PENNISTONE BASKETBALL COURTS - [061-284]

Cr Wood tabled a letter from Ms Clare Tang, advising of vandalism at Pennistone basketball courts and requesting Council

consideration of the replacement of basketball rings and drinking taps.

MOVED Cr Freame, **SECONDED** Cr Curtis that the letter from Ms Tang, advising of vandalism at Pennistone basketball courts, be received and referred to the Parks Department for a report to Council.

CARRIED

H91104 PETITION - CRIME AT BLACKALL PARK, GREENWOOD - [061-38]

Cr Wood tabled a 10-signature petition from residents of Greenwood advising of crime at Blackall Park, Greenwood and requesting a meeting with Council representatives to discuss these problems.

MOVED Cr Freame, **SECONDED** Cr Curtis that the petition from residents of Greenwood outlining crime at Blackall Park, Greenwood and requesting a meeting with Council representatives, be received and referred to the Parks Department for a report to Council.

CARRIED

H91105 PETITION OBJECTING TO THE CLOSING OF ALLEY CONNECTING SUPERMARKET AREA TO PROFESSIONAL CENTRE, SHEPPARD WAY, MARMION - [30/853]

Cr Major tabled a 934-signature petition objecting to the closing of the alley connecting the supermarket area to the professional centre, Sheppard Way, Marmion.

MOVED Cr Freame, **SECONDED** Cr Curtis that the petition objecting to the closing of the alley connecting the supermarket area to the professional centre, Sheppard Way, Marmion, be received and referred to the Town Planning Department for a report to Council.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GRADE SEPARATED INTERCHANGES - WANNEROO ROAD - ex G11207

"defers consideration of the need for a grade separated interchange at the Whitfords Avenue and Wanneroo Road intersection pending further discussions with the Main

Roads Department and the Department of Planning and Urban Development on this matter."

Further evaluation of the impact of design options has been sought from Main Roads Department. A report will be submitted on receipt of advice from Main Roads, WA.

H91106 DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222

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

An approach has been made to the owner of Lot 24 Kingsway for approval to construct a temporary drainage disposal facility on his property. A report will be submitted on receipt of a response to this proposal.

MOVED Cr Marwick, **SECONDED** Cr Dammers that a Council writes a letter to the owners of Lot 24 Kingsway requesting a response to this proposal.

CARRIED

CITY'S BUILDING AND ENGINEERING DEPARTMENTS' VIEWS ON THE PROPOSAL TO ESTABLISH A COMMUNITY MURAL ARTS PROGRAMME ON ITS BUS SHELTERS AND UNDERPASSES - ex H10535A

"submits a report comparing issues relating to using Contractors and a dedicated workforce to the September Technical Services Committee."

A combined report relating to this matter, the Graffiti Task Force and the "Report on the Working Party on Graffiti" will be presented to the Council in November.

PETITION REQUESTING ROUNDABOUTS - BALWARRA WAY AND PIPER STREET, QUINNS ROCKS - ex G10811

"consideration of the installation of roundabouts in Tapping Way at the Balwarra Way and Piper Street junctions, be deferred pending development of the adjacent subdivision and associated installation of roundabouts at the connecting access roads."

This petition will be considered with Item H91005 - Petition Objecting to Roundabout in Tapping Way, Quinns. A report will be presented to the November round of meetings.

PETITION REQUESTING CONSIDERATION OF THE CLOSURE OF THE WEST SIDE OF BANNISTER ROAD (MARMION AVENUE END) PADBURY TO ALL VEHICULAR TRAFFIC - ex G10817

"consideration of the traffic treatment of Bannister Road be deferred pending the State Government's legislation of the 40 kph speed zone in residential streets."

Main Roads WA has released interim procedures for the approval of local traffic area (40 km/h) signs for urban areas. These interim procedures are currently being evaluated to determine applicability to Bannister Road. A report is proposed for the second meeting in November.

VEHICLE SPEEDS/TRAFFIC VOLUMES - RANDELL CRESCENT, OCEAN REEF - ex G11208

"defers consideration of the traffic treatment of Randell Crescent pending the State Government's consideration of a lower speed zone in residential streets."

Main Roads WA has released interim procedures for the approval of local traffic area (40 kph) signs for urban areas. These interim procedures are currently being evaluated to determine applicability to Randell Crescent. A report is proposed for the second meeting in November.

ANNUAL TENDER NOS 125-130, 132, 133-91/92 - ex H10403A

Cr Major stated his intention to declared an interest in this item.

"consideration of extending tender reference 208-130-91/92 Graffiti Coating Aust Pty Ltd be deferred."

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

PETITION FOR TRAFFIC TREATMENTS: LITTORINA AVENUE, HEATHRIDGE - ex H10612

"consideration of the need for traffic treatments along Littorina Avenue be deferred pending resolution of the car park location for the Eddystone Primary School and

State Government assessment of a lower speed limit adjacent to school sites."

Council has approved funds in the 1993/94 Budget for the construction of a car park adjacent to Eddystone Primary School.

This proposal is subject to a 50% contribution from the Ministry of Education. A report will be submitted when the concept plan and contributory funding has been approved.

INSTALLATION OF SMOKE DETECTORS - ex H10633

"consideration of requiring the installation of 240 volt smoke detectors in all new buildings be deferred pending the outcome of the Australian Uniform Building Regulations Co-ordinating Council's deliberations."

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

PETITION TO PROHIBIT PARKING ON THE NORTHERN SIDE OF CREANEY DRIVE OPPOSITE CREANEY PRIMARY SCHOOL - ex H90304

"the petition from residents of Creaney Drive, requesting Council consideration of placing "No Parking" signs on the verge and roadway on the northern side of Creaney Drive, opposite Creaney Primary School be received and referred to Technical Services Committee."

An evaluation of matters relating to verge parking and access to the Creaney Primary School has been completed. The preferred options have been referred to the school for comment. The school will undertake a further evaluation in conjunction with Council's Traffic Section when Term 4 commences. A report will be submitted on receipt of advice from the school.

COMPUTERISED RETICULATION - ex H50801

"a report be provided to Technical Services Committee outlining the expected cost savings that could be expected from:

- (i) the installation of the computerised reticulation system;
- (ii) by increasing the minimum area of Public Open Space that can be reticulated from 1.6 ha to 4 ha."

This matter is currently being investigated; a report will be submitted to 24 November Council meeting.

LIQUID PETROLEUM GAS CONVERSIONS FOR MUNICIPAL VEHICLES ex H10838

"a report be submitted to Technical Services Committee on the feasibility of converting the City's petrol and diesel driven vehicles to Liquid Petroleum Gas."

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

SPEED HUMPS - ex - H90826

"that, in view of the possibility of injuries (particularly spinal) of ambulance patients being aggravated by travelling across "speed humps", a report be submitted to Technical Services Committee examining the ongoing installation of this form of traffic control measure."

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

PETITION - HEPBURN HEIGHTS PUBLIC OPEN SPACE - HOLLETON TERRACE ENTRANCE - ex H10933

"the petition from residents of Holleton Terrace concerning the condition of the cul-de-sac and the entrance to Hepburn Heights public open space be received and referred to Engineering Department for a report to Council."

A meeting was held with residents of Holleton Terrace on 30 September. As any proposals impact on a Water Authority Reserve, comments are currently being sought from that Authority. A report will be presented on receipt of approval from Water Authority of Western Australia.

PETITION OBJECTING TO THE CONNECTION OF SPRINGWOOD WAY TO WOODVALE DRIVE, WOODVALE - ex H10907

"consideration of the connection of Springwood Way at Woodvale Drive be deferred pending the City Planner and City Engineer liaising with the subdivision developer,

Department of Planning and Urban Development and the petitioning residents on the preferred option for the road closure."

A questionnaire has been distributed to residents of Springwood Way and discussions initiated with the developer. A report will be presented following evaluation of the questionnaire results and further discussions with interested parties.

DEPARTMENTAL HEADS' VEHICLES - ex H10936

"a report be submitted to Council on the options available to Council for the provision of Department Heads vehicles."

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

AUDIT ON COMMUNITY FACILITIES IN HILLARYS - ex H10938

"an audit of community facilities located in the suburb of Hillarys be undertaken and a report submitted to Council detailing the findings."

"the Minutes of the Meeting of the Hillarys Community Pre-School together with the request for Council support, be received and referred to Building Department for a report to Council. - ex H90905"

"the petition requesting Council support in the relocation of the Hillarys Community Pre-school be received and referred to Building Department for a report to Council - ex H91008."

CITY BUILDING SURVEYOR'S REPORT H61105

EDDYSTONE AVENUE TRAFFIC STUDY - ex H10906

"consideration of the Eddystone Avenue Traffic Study be deferred for one month;

a further report be submitted to Council on:

- (a) the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;

- (b) the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive as shown on Attachment 3 to Report H10906.
- (c) the construction of a service road on both sides of Eddystone Avenue."

CITY ENGINEER'S REPORT H11101

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

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

This matter is being deferred pending further discussions.

PROPOSED REZONING OF LOTS 22-26 & 1 ELLIOT ROAD, WANNEROO -
ex H20512

"consideration of proposed rezoning of Lots 22-26 and 1 Elliot Road, Wanneroo be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED MODIFICATION: AMENDMENT NO 595 REZONING VARIOUS LOTS,
EAST ROAD AND WANNEROO ROAD, WANNEROO - ex H20522

"consideration of Proposed Modifications: Amendment No 595 Rezoning Various Lots, East Road and Wanneroo Road, Wanneroo be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION: LOT 2 PINJAR ROAD/FLYNN DRIVE, NEERABUP - ex 20613

"defers consideration of the proposed subdivision for Portion Lot 2 Flynn Drive/Pinjar Road, Neerabup pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION AND MODIFICATION TO STRUCTURE PLAN:
LOTS 20, 200, 201, 202 AND 209 ELLIOT ROAD, WANNEROO - ex H20616

"defers consideration of the subdivision application submitted by Russell Taylor and William Burrell on behalf of Taylor Woodrow Pty Ltd in respect of Lots 20, 200, 201, 202 and 209 Elliot Road, Wanneroo pending the final approval of a Local Structure Plan for South Wanneroo by both the Department of Planning and Urban Development and Council and pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

CLOSE OF ADVERTISING: AMENDMENT NO 639 REZONING LOT 500 AND PT LOT 23 WANNEROO ROAD, KINGSLEY - ex H20729

"Council defers consideration of the proposed rezoning of Lot 500 and Pt Lot 23 Wanneroo Road, Kingsley pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

SUBDIVISION OF LOT 6 COOGEE ROAD, MARIGINIUP - ex H20222

"that Council defers consideration of the application by R G Lester and Associates on behalf of V & M C Pettigrove for the subdivision of Lot 6 Coogee Road,

Mariginiup pending finalisation of road alignment study within the area."

The road alignment study has not been completed. A report will be submitted in due course.

PROPOSED REZONING OF VARIOUS LOTS - SWAN LOCATION 2540, WANGARA - ex H20828

defers consideration of the application for rezoning various lots in Swan Location 2540 Wangara from "Rural" to "Light Industrial" and "Mixed Business" pending advice from the Minister for Planning regarding the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION, LOCATIONS 1914 AND 1803 MADELEY STREET AND QUEENSWAY ROAD, LANDSDALE - ex H20834

"defers consideration of the proposed subdivision for Portion Locations 1914 and 1803 Madeley Street/Queensway Road, Landsdale pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION, LOTS 15 AND 16 AND PT LOT 17 WYATT ROAD, WANNEROO - ex H20835

"defers consideration of the subdivision application submitted by Landvision on behalf of M, G and C Monte in respect of Lots 16 and 16 and Pt Lot 17 Wyatt Road, Wanneroo pending the final approval of a local structure plan for South Wanneroo by both the Department of Planning and Urban Development and Council and pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

CONVERSION OF PUBLIC OPEN SPACE TO RESIDENTIAL USE - SOUTH-WEST
WARD - ex F90345

- "1 identifies all parcels of public open space (dry parks) in Craigie, Padbury, Hillarys and Kallaroo which are too small for development for recreational purposes;
- 2 outlines the procedures necessary to convert this land from public open space for sale for residential purposes;
- 3 defines any restrictions on the use of lands funds generated by sale of this land."

The Parks Department is completing a more detailed assessment of each parcel of public open space so that a tour of inspection will be arranged for Friday, 26 November 1993.

PROPOSED REZONING: LOT 101 AND PORTION LOT 125 LUISINI DRIVE -
ex G90586

- "1 consideration of the application for rezoning of Lot 101 and Portion Lot 125 Luisini Drive from "Rural" to "Light Industrial and Commercial" as submitted by G Lewis on behalf of Mr and Mrs A Ricciardo be deferred and referred back to Town Planning Department;
- 2 the applicant be advised that Council will consider the proposal subject to the provision of a structure plan of the total area bounded by Wanneroo Road, Gngara Road, Hartman Drive and the existing industrial area."

Structure planning has been completed; a report will be submitted in due course.

AMENDMENT NO 648 TO TOWN PLANNING SCHEME NO 1: REZONING OF
LOT 300 (543) WANNEROO ROAD, WOODVALE - ex H20517

"consideration of Amendment No 648 to Town Planning Scheme No 1 be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PETITION EXPRESSING CONCERN REGARDING THE UNSIGHTLY APPEARANCE OF WRECKED CARS ON 1 FAIRLAWN GARDENS AND 1 KALGAN CLOSE, HEATHRIDGE - ex H90806

"the petition expressing concern regarding the unsightly appearance of wrecked cars on 1 Fairlawn Gardens and 1 Kalgan Close, Heathridge be received and referred to Town Planning Department."

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

PROPOSED MOBILE TELEPHONE SERVICE INSTALLATION ON RESERVE 40802, HILLARYS - ex H20910

"a report be submitted to Council on the background and current trends of the excision of Council Reserves for leasing purposes and the provision of funds to maintain the reserve."

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

ANZAC DAY CEREMONY - ex H40435

"a report be submitted to Community Services Committee detailing Council's current and future involvement in the Anzac Day ceremony arranged for schools within the City of Wanneroo."

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

DOG DEFECATION PROBLEMS - CITY OF WANNEROO RESERVES - ex H40506

"a report be submitted to Community Services Committee on the cost and number of adhesive health warning signs required for installation in the City's parks."

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

LOBBY REQUEST - VEHICLE EXHAUST EMISSIONS - ex H40804A

"a report be submitted to the October meeting of Community Services Committee on developments as a result of further advice received."

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61107

PROTECTIVE CLOTHING FOR RANGERS - ex H10642

"a report be submitted to Community Services Committee on the feasibility of providing protective padded clothing for rangers for use during dog catching".

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

SECURITY PROBLEMS - TRAIN STATIONS - ex H90735

"Council writes to the Minister for Transport requesting his suggestions on possible solutions to alleviate the security problems being experienced at train stations;

a report be submitted to Community Services Committee outlining the advice received from the Minister for Transport."

TOWN CLERK'S REPORT ITEM H91123

HEADWORKS CHARGES - ex H10318

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

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

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex H20406

"a further six monthly report on the Ocean Reef coastal land project be submitted to the October 1993 meeting of Council."

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

GRAFFITI - FORREST RESERVE, PADBURY ex H30943

"correspondence concerning graffiti problems at Forrest Reserve, Padbury be received and a report submitted to Council."

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

OLYMPIC KINGSWAY SOCCER CLUB - ex H30917

"a report be submitted to Council on the maintenance costs associated with the Olympic Kingsway Soccer Club."

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

LETTER FROM FRIENDS OF HEPBURN AND PINNAROO BUSHLAND - ex H91003

"the letter from the Friends of Hepburn and Pinnaroo Bushland be received and referred to Town Planning Department for a report to Council."

A letter of reply has been sent to the Friends of Hepburn and Pinnaroo Bushland.

PETITION OBJECTING TO FENCE - 1 SENTRON PLACE, MERRIWA - ex H91004

"the petition from residents of Merriwa objecting to a fence located at 1 Sentron Place, Merriwa, be received and referred to the Building Department for a report to Council."

CITY BUILDING SURVEYOR'S REPORT H11108

PETITION OBJECTING TO ROUNDABOUT - TAPPING WAY, QUINNS ROCKS - ex H91005

"the petition objecting to the roundabout being installed opposite 105 Tapping Way, Quinns Rocks, be received and referred to the Engineering Department for a report to Council."

This petition will be considered with Item G10811 - Petition Requesting Roundabouts in Tapping Way, Quinns. A report will be presented to the November round of meetings.

PETITION REQUESTING INVESTIGATION OF STORMWATER DRAIN, AND
WIDENING OF MILNER STREET, QUINNS ROCKS - ex H91006

"the petition from residents of Quinns Rocks requesting Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT H11104

PETITION OBJECTING TO BLOCKED DRAINAGE SUMP - WARWICK - ex
H91007

"the petition from residents of Warwick objecting to the blocked drainage sump adjacent to the new Entertainment Centre in Warwick be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT H61102

PETITION OBJECTING TO THE CLOSURE OF THE WALKWAY CONNECTING
SUPERMARKET AREA TO PROFESSIONAL CENTRE, SHEPPARD WAY, MARMION -
ex H91009

"the petition objecting to the closure of the walkway connecting the supermarket area to the professional centre, Sheppard Way, Marmion be received and referred to Town Planning Department for a report to Council."

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

PETITION REQUESTING CONSIDERATION OF FENCING CUL DE SAC, COMO
PLACE, JOONDALUP - ex H91010

"the petition requesting Council consideration of fencing off the cul de sac in Como Place, Joondalup be received and referred to Engineering Department for a report to Council."

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

PROPOSED RECODING, ST MARKS DRIVE, HILLARYS - ex H21005

"that consideration of the recoding of Lots 8, 10 and 12 St Marks Drive, Hillarys be deferred pending a road volume study for the area and surrounds."

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

RECREATION ASSOCIATIONS - PROPOSED PROJECTS - ex H41008

"that Council authorises the City Recreation and Cultural Services Manager to formally discuss with the joining Recreation Associations the intent of the "Community and Recreation Strategic Planning Review Committee" and report back to Council accordingly."

A report on this matter will be presented to Council after a meeting has been held with the joint Recreation Associations to discuss this matter.

LETTER OBJECTING TO DEVELOPMENT ADJACENT TO LOT 580 BAYPORT CIRCUIT, MINDARIE - ex H91023

"the letter objecting to the development taking place in the "lakes area" and green belt, adjacent to Lot 580 Bayport Circuit, Mindarie, be received and referred to Town Planning Department for a report to Council."

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

PETITION REQUESTING TREE BARRIER - NEMESIA COURT, DRUMMER WAY AND FORTESCUE LOOP, HEATHRIDGE - ex H91024

"the petition from residents of Nemesia Court, Drummer Way and Fortescue Loop, Heathridge requesting Council consideration of planting a barrier of trees and bushes, running parallel northwards, along Marmion Avenue to help alleviate the noise levels be received and referred to Engineering Department for a report to Council."

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

DRAFT ENVIRONMENTAL PROTECTION (GNANGARA MOUND PRIVATE LAND GROUND WATER) POLICY 1993 - ex H21022

"consideration of the draft Environmental Protection (Gnangara Mound Private Land) Policy be deferred until the next meeting of Council."

TOWN CLERK'S REPORT ITEMS H91118 AND H91118A

APPLICATION - KEEPING OF PIGEONS - ex H41015

"consideration of the application from Mr A Hodgkinson of Lot 605 (4) Cumberland Way, Beldon to keep pigeons be deferred until the 10 November 1993 Council meeting."

TOWN CLERK'S REPORT ITEM H91127

MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - ex H41016

"a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection, be provided to Council."

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H41107

BROKEN FOOTPATH - MIRRABOOKA AVENUE, MIRRABOOKA - ex H91038

"a report be provided to Council on how the piece of footpath outside 52 and 62 Mirrabooka Avenue, Mirrabooka may have been damaged."

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

PHASING OUT HEPTACHLOR - ex H91039

"a report be provided to Council outlining the most appropriate method to phase out Heptachlor as a household termite deterrent."

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

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

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A QUINNS ROCKS MANAGEMENT COMMITTEE
 Meeting held on 5 October 1993
- B MILDENHALL SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
 Meeting held on 5 October 1993
- C GREENWOOD/WARWICK COMMUNITY CENTRE MANAGEMENT COMMITTEE
 Meeting held on 7 October 1993
- D WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
 Meeting held on 12 October 1993
- E YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
 Meeting held on 14 October 1993
- F WANNEROO SENIORS COMMUNITY CENTRE MANAGEMENT COMMITTEE
 Meeting held on 21 October 1993
- G BURNS BEACH RECREATION MANAGEMENT COMMITTEE
 Meeting held on 21 October 1993

MOVED Cr Marwick, **SECONDED** Cr Wood that the Minutes listed at Items A to G be received.

CARRIED

ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEE
 Meeting held on 11 October 1993
- B HISTORICAL SITES ADVISORY COMMITTEE
 Meeting held on 20 October 1993

MOVED Cr Marwick, **SECONDED** Cr Wood that the Minutes listed at Items A to B be received.

CARRIED

OTHER COMMITTEES

- A JUNIOR COUNCIL
 Meeting held on 29 September 1993
- B QUINNS ROCKS RECREATION ASSOCIATION
 Meeting held on 5 October 1993

MOVED Cr Marwick, **SECONDED** Cr Wood that the Minutes listed at Items A to B be received.

CARRIED

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

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

Mrs A Hines asked the following questions at the 27 October Council Meeting:

- Q1** When was the Common Seal affixed to the sale of Lots 12 and 13 Griffiths Road, Wanneroo?
- A1** The Common Seal was affixed to the documents on 11 October 1993 which was after the Special Meeting of Council of 6 October 1993.
- Q2** When was the advert lodged with the media and which person lodged this news of the sale officially?
- A2** The Land Officer arranged the advertisement on 8 October 1993 for publication on Tuesday 12 October 1993. The source of the news article on the same day is unknown.
- Q3** When did the Minister give his actual decision on this sale?
- A3** The Minister for Local Government gave his approval to the sale of the land on 2 August 1993.
- Q4** How many Councillors were aware of the real facts prior to the meeting in July?
- What were those full facts, and was the sale of the two blocks in relation to the existing chicken farm?
- Why defer this?
- A4** This matter was first reported to the Finance and Administrative Resources Committee meeting on Wednesday 21 July 1993 by Report H30732 which outlined the full facts for Council's consideration.

This matter was subsequently deferred as a result of a series of rescission motions, with this matter being finally resolved at the Special Meeting of Council on 6 October 1993.

Q5 What was the real reason for calling a Special Council Meeting and keeping it secret?

What was the urgency that could not wait one more week? please explain.

Was this a smart move to stifle public scrutiny?

What and whom was so worried?

A5 As this matter had been deferred by way of a rescission motion on three previous occasions, the Mayor called a Special Meeting of Council in an endeavour to resolve this matter.

It is certainly not Council's intention to keep any Council meetings secret and this meeting, like all others, was conveyed to Councillors in the normal way.

It has not been Council's normal practise to advertise Council meetings in the press.

Q6 (i) How many people can afford to pay a visit to the Council each workday to see if someone had a Special Meeting going on?

(ii) Item G50706 - Who is responsible for putting in this item on rescission notices? It is an insult to the public who want to see Councillors do the right thing in the eye of the public. Whatever? This large faction will always win now.

A6 (i) Not known.

(ii) Item G50706 in respect of Rescission Motions was moved by Cr Dammers at the 29 July 1992 meeting of Policy and Resources Committee.

Q7 Item H61006 - 13 October not answered, Question 5
Page III:

Q5 Can Council absorb 12 extra staff from Landcorp and at what expense?

A5 Understood in part, that they will be employed only for project in Joondalup. That Landcorp will absorb costs for works \$600,000.

A7 **Q5 Page III** - Council is absorbing twelve Landcorp employees to carry out all construction works associated with the implementation of landscapes within the Joondalup City area.

These employees will only be employed on the Joondalup project and all costs in connection with these works will be met by Landcorp.

Landcorp's estimate for these works in the 1993/94 financial year is approximately \$600,000.

Q8 (i) Who pays their wages?

(ii) Will they in any way take jobs from any of our own workers?

A8 (i) Answered at 7 above.

(ii) No - with the additional workload associated with the Joondalup development, the employment of additional staff would have been necessitated.

Q9 **Item H21035 - Proposed Amendment to Rezone from Rural to Urban Crown Reserve 35890, Lot 17 Mindarie Regional Council.**

As Mr Ralph Fardon is now Consultant to the State Government. Is also the Manager of Mindarie Regional Council. Also is it correct, that his salary or pay packet comes from all three Councils, third each.

I know he is very experienced, being he was with Stirling for a long time.

But I ask is there not a large conflict of interest as the matter stands?

- A8** The proposed amendment under the Metropolitan Region Scheme to rezone from Rural to Urban, portion of Lot 17 and part of Reserve 35890 was an initiative of the Department of Planning and Urban Development, the Council merely dealt with the item as a matter of course as it does with all other amendments initiated by Government.

Mr Fardon's salary is met by the Mindarie Regional Council.

As these two items are quite unrelated I fail to see where a conflict of interest may lie.

- Q10** Why is there nothing in our agenda to comment on an amendment in relation to rezoning of Lot 3071 Dundobar Road, Wanneroo?

It was put out on the same day as the one for Mindarie and has to be answered by the identical date. Why?

What is this explanation, is this too touchy? or sensitive?

- A10** This amendment to the Metropolitan Region Scheme deals with a parcel of land within the East Wanneroo Town Planning Scheme No 21 area.

As this amendment stemmed from a Council initiative via the North West District Planning Committee (Report G21121) the matter was not reported further to Council.

In the case of Lot 17 Mindarie, however, the Metropolitan Region Scheme Amendment was initiated by the Department of Planning and Urban Development and was contrary to the Council's proposal to rezone the land from Rural to Urban Deferred. In view of this change the matter was reported.

Mr Clary Isaac asked the following questions at the 27 October 1993 Council Meeting:

- Q** I am sure you are fully aware of the contentious issue of Lot 17 Mindarie where the Council is dumping rubbish next to a sacred Aboriginal site, my concern is about extension of that which is on page 12, Item H21035, on this section here where they are going to propose an

amendment, it involves a bit of Crown land, Reserve 35890.

The concerns I have about this, and I am sure the Council is fully aware of the Aboriginal peoples' concern of this lot here and I am sure you are aware that it extends further into this new reserve area, has there been any anthropological or ethnographic study done on this site? if so who are the Aboriginal people who have been spoken to and consulted by the Council of Wanneroo and if this has been done, could their names and the name of the company of these people be made public?

Furthermore, that is Crown Land and I think it should be noted that in changing and trying to repropose an amendment of this land, this Crown Land, the Wanneroo Shire is depriving Aborigines of the little bit of Crown Land that is here in this State, and is claimable under Mabo, and I want to make that point quite clear, and I will register the actions of the Council over this matter.

A No aboriginal sites were recorded within this area of proposed rezoning under the Metropolitan Region Scheme.

Coastal Planning Study: Burns Beach to Jindalee (Hames Sharley Australia) does not mention any Aboriginal site at this area.

Survey of Aboriginal Sites (Schwede) undertaken for Refuse Disposal Sites identified Aboriginal sites at Dune Rim only.

Names contacted for that survey:

- . Corrie Bodney
- . Robert Brophy
- . Ken Colbung
- . Joe Wallam

The Mindarie Regional Council commissioned Dr Patricia Baines to undertake an Archaeological and Ethnographic Assessment of Lot 17. The study commenced in August 1992 and is nearing completion. It is hoped that it will be completed by the end of the year.

Mrs Audrey Hine submitted the following questions:

Queries to a few items from previous meeting held on 27 October 1993 - Page 16 of the Agenda.

Q1 As I understand, on 23 July 1993 agreement was made by Council to sell land by private treaty to Quito Pty Ltd:

- (a) subject to the consent of the Minister for Local Government;
- (b) authorises the signing and affixation of Common Seal to contract.

Then on 6 October a Special Council Meeting was called.

On 8 October a Land Officer arranged advert to be lodged for publication on Tuesday 12 October.

On 11 October the official Common Seal was affixed.

On 2 August Local Government Minister gave his approval to the land sale.

A1 Yes, that was what was recorded in the Minutes and that is correct.

Queries from Page 16 of the Agenda:

Q2 I asked what was the real reason for calling a Special Council Meeting that could not wait for our Public Council Meeting on 13 October?

A2 Previously answered. Refer to Council Agenda 10 November 1993, Page XVI, answer 5.

Q3 Was there a fourth rescission notice lodged to Council?
By whom was it lodged?

A3 To my understanding there was no fourth rescission motion.

Q4 Which councillors then lodged a notice to call a Special meeting that could not wait another week? What was the urgency?

A4 Crs Moloney, Nosow, Rundle.

Cr Cooper advised that he had supported the request to call the Special Meeting and wished to be recorded accordingly.

Q5 Is it correct the Mayor is expected then to call that meeting? Please correct me if I am wrong publicly.

A5 The Standing Orders By-laws states that "If the Mayor refuses or neglects to call a meeting of the Council after receiving a request for that purpose signed by at least three members, those members may call a meeting of the Council by serving notice in writing signed by them stating the business to be transacted on each of the other members of the Council at least twenty four hours before the time of the commencement of the Meeting."

Q6 It is clearly stated again that Landcorp will absorb costs of works \$600,00.

A6 Council will absorb twelve Landcorp employees.

Q7 Does the City then pay the wages for the twelve extra Landcorp employees.

A7 Yes.

Q8 Has the City budgeted for this expense?

A8 There is no additional expense to the City, the work that will be undertaken by these men will be met by Landcorp.

Q9 (a) Are the twelve people public servants, contract staff or what category (classification).

(b) Are they agreed transfers?

A9 (a) The twelve persons will be employed as Local Government employees under Municipal Employees Award.

(b) Yes.

Q10 Were the jobs advertised?

A10 No.

Q11 Re: Item H21102 - Proposed Extension to Hatchery Loc 1665 (1040) Wanneroo Road, Wanneroo.

(a) Could Council give the exact measurements from sheds to boundary as shown on drawing. From north to south west side and from west to east.

A11 (a) From the eastern edge of the sheds to the rear boundary, approximately 150 metres. From the southern edge of the sheds to the southern boundary approximately 102 metres. From the western edge of the sheds to Wanneroo Road at the entry, approximately 610 metres. From the northern edge of the sheds to the northern boundary, approximately 190 metres.

Q11 (b) Could Council please explain (Point 2 of Recommendation) "requires, prior to the initiation of an amendment over land located within the 500m EPA buffer zone a report be prepared at the expense of the developer, containing information that satisfies Council and DPUD.

A11 (b) The intent of this condition is that all subdividers within the 500 metre Environmental Protection Authority buffer zone will be required to prepare a report to the satisfaction of Council and the Department of Planning and Urban Development, to ensure that the future residents will not be affected by the operation of the poultry sheds. The Department of Planning and Urban Development is currently preparing a policy setting out the criteria for the evaluation.

Q12 Could the Mayor initiate a move to amend or put forward that Council will advertise publicly when a Special Council meeting should be called and try and stop secrecy and suspicion.

A12 Yes the Mayor could certainly initiate that move but it would not be enforceable because generally Special Council Meetings are called at short notice and to

arrange for it to be published in the Wanneroo Times to advise the public would not always be possible.

BUSINESS REQUIRING ACTION

H91107 TECHNICAL SERVICES

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

CARRIED

Cr Moloney entered the Chamber at this point, the time being 7.59 pm.

DECLARATIONS OF PECUNIARY INTEREST

Nil

H11101 NORTH EAST DUNCRAIG TRAFFIC STUDY - [510-0-8]

CITY ENGINEER'S REPORT H11101

In September, Council approved the membership of the North East Duncraig Traffic Management Group (Item H10905 refers). The City Engineer advises that Mr A Kompler of 18 Ripley Way was inadvertently omitted from this list. Mr Kompler's membership is supported by the Study Group.

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

- 1 approves the inclusion of Mr Kompler of 18 Ripley Way to the membership of the North East Duncraig Traffic Management Group;
- 2 advises Mr Kompler accordingly.

CARRIED

H11102 EDDYSTONE AVENUE TRAFFIC STUDY - [510-0-6]

CITY ENGINEER'S REPORT H11102

In September, Council deferred consideration on the future planning of Eddystone Avenue pending a further report being submitted on:

- 1 the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- 2 the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive;
- 3 the construction of a service road on both sides of Eddystone Avenue.

The City Engineer provides details of the cost of constructing the extension of the dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way and two options for the construction of service roads on Eddystone Avenue.

Provision has been made in the 1994/95 year of the Five Year Capital Expenditure Programme for the commencement of the Eddystone Avenue upgrading project. The extent of the works and funding provision will need to be considered on a priority basis.

RECOMMENDATION

That Council:

- 1 reiterates that the function of Eddystone Avenue is an important regional road connecting Joondalup Drive;
- 2 lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- 3 lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along the western side of Eddystone Avenue together with a parking embayment treatment on the eastern carriageway between Gradient Way and Craigie Drive;
- 4 advises Eddystone Avenue residents accordingly.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that:

- 1 CITY ENGINEER'S REPORT H11102 be received;

- 2 City Engineer's Recommendation **NOT BE ADOPTED** - Item H11102A refers.

CARRIED

H11102A EDDYSTONE AVENUE TRAFFIC STUDY - [510-0-6]

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

- 1 reiterates that the function of Eddystone Avenue is an important regional road connecting Joondalup Drive;
- 2 lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- 3 lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along both sides of Eddystone Avenue between Gradient Way and Craigie Drive - as in Option 2 of Report H11102;
- 4 advises Eddystone Avenue residents accordingly.

CARRIED

Appendix VIII refers

H11103 PEDESTRIAN CROSSING - KINGSLEY DRIVE/DALMAIN STREET, KINGSLEY - [510-1334]

CITY ENGINEER'S REPORT H11103

In August Council deferred consideration of a report regarding the perceived safety concerns of the guard control crossing at the roundabout at Kingsley Drive and Dalmain Street, Kingsley pending an on-site meeting with the petition co-ordinator, Cr Wood, Police Traffic Branch and Main Roads WA.

The on-site meeting was held on 28 September when the Police Traffic Branch reiterated the location of the guard control crossing was satisfactory.

The City Engineer reports on the Main Roads WA decision to instal additional cautionary signage south of Dalmain Street.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council advises the petition co-ordinator that the Police Traffic Branch and Main Roads WA consider the location of the guard control crossing in Kingsley Drive near Dalmain Street to be satisfactory with improvements to the advisory signing being implemented accordingly.

CARRIED

H11104 PETITION REQUESTING INVESTIGATION OF STORMWATER DRAIN AND WIDENING OF MILNER STREET, QUINNS ROCKS - [510-416]

CITY ENGINEER'S REPORT H11104

An 8-signature petition has been received from residents of Quinns Rocks requesting that Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks and the widening of Milner Street, Quinns Rocks.

The City Engineer reports that a stormwater drain has been inspected and cleared of plant debris and sand.

In October 1989, Council considered a report on the Quinns Rocks Traffic Management Study and commenced construction of road improvements in Quinns Rocks on a priority order.

The City Engineer provides details of the remaining projects still to be undertaken and suggests that the upgrading of Milner Street be deferred pending completion of the prioritised programme.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council advises the petitioners that:

- 1 the blocked drain in Milner Street, Quinns Rocks has been cleared;
- 2 the upgrading of Milner Street will not be considered until the prioritised programme of upgrading of roads in Quinns Rocks, adopted by Council in October 1989, has been completed.

CARRIED

H11105 TIMBERLANE PARK, WOODVALE TENNIS COURTS: CONTRACT NO 31-93/94 - [061-390-3]

CITY ENGINEER'S REPORT H11105

Tenders have been called for the construction of two illuminated tennis courts adjacent to the existing tennis courts on Timberlane Park in Woodvale.

The Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard.

The City Engineer provides details of the costs involved in upgrading to competition lighting and gives reasons why Council should continue its policy of providing recreational lighting to the tennis courts at Timberlane Park.

He reports on the tender submissions received.

RECOMMENDATION

That Council:

- 1 approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;
- 2 awards Contract No 31-93/94 for the construction of two illuminated tennis courts on Timberlane Park, Woodvale to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;
- 3 authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;
- 4 advises Kingsley Tennis Club of the extra costs for upgrading to completion standard of lighting, including all capital costs, future maintenance and extra power costs;
- 5 authorises the signing of the tender documents;
- 6 seeks a report from the City Recreation and Cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

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

- 1 CITY ENGINEER'S REPORT H11105 be received;
- 2 City Engineer's recommendation - **NOT BE ADOPTED** - Item H51105A refers.

CARRIED

H11105A TIMBERLANE PARK, WOODVALE TENNIS COURTS: CONTRACT NO 31-93/94 - [061-390-3]

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

- 1 consideration of recreation standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale, be deferred until the 24 November 1993 meeting of Council;
- 2 a meeting be held between Council officers and Kingsley Tennis Club to discuss the lighting required;
- 3 a report be provided to Policy and Special Purposes outlining Council's current policy with respect to recreational lighting to the tennis courts at Timberlane Park for a possible review of this policy.

CARRIED

H11106 BY-LAWS RELATING TO MARANGAROO AND CARRAMAR GOLF COURSES - [622-0]

CITY ENGINEER'S REPORT H11106

By-laws are required under the Local Government Act to set aside golf course reserves for the playing of golf and to enable fees to be charged.

The City Engineer reports on proposed amendments which will include a broad definition of the "golf course reserve" which allows Marangaroo, Carramar and future golf courses to be covered by these renamed By-laws.

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

- 1 adopts the proposed amendments to its By-laws Relating to Marangaroo Golf Course as attached to Report H11106

to allow for the playing of golf and charging of fees at Carramar Golf Course and future golf courses;

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

CARRIED

H11107 PROPOSED OUTBUILDING: LOT 110 (1) ARROWSMITH RISE, MARANGAROO - [3797/110/1]

CITY BUILDING SURVEYOR'S REPORT H11107

The owner of Lot 110 (1) Arrowsmith Rise, Marangaroo is seeking Council approval to construct an outbuilding 105m².

The City Building Surveyor reports that the proposed outbuilding and dwelling will not exceed 50% of the area of the lot and complies with the Building Code of Australia. Adjoining owners have submitted that they have no objections to the outbuilding.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council approves the proposed outbuilding to be constructed at Lot 110 (1) Arrowsmith Rise, Marangaroo, subject to the applicant submitting a statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

CARRIED

H11108 PETITION OBJECTING TO FENCE: 1 SENTRON PLACE, MERRIWA - [2845/580/1]

CITY BUILDING SURVEYOR'S REPORT H11108

At its meeting of 13 October, Council received a 23-signature petition from residents of Merriwa objecting to a fence located at 1 Sentron Place, Merriwa (Item H91004 refers).

The City Building Surveyor provides details of the fence which was subject to a site instruction being served on the owner by the District Building Surveyor in March 1993 requiring the fence to be brought into compliance with Council's Fencing By-law.

The owners were not able to complete the works due to hardship and financial difficulties.

The City Building Surveyor advises that arrangements have been made with a contractor to complete the works before the end of October which will resolve the petitioners' complaints.

Cr Waters requested further investigation of the fence at 1 Sentron Place.

The Town Clerk advised that he would discuss the matter with Cr Waters.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council advises the petitioners that, whilst it appreciates the time it took to effect remedial works to the fence was undesirable, the fence has now been fixed to Council's satisfaction and no further action is warranted by Council.

CARRIED

H11109 PROPOSED ELECTRIC FENCE: LOT 14 AVERY STREET, NEERABUP - [30/3470]

CITY BUILDING SURVEYOR'S REPORT H11109

Consolidated Security Systems is seeking Council approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 Avery Street, Neerabup.

The City Building Surveyor provides details of the fence and advises that Council's By-laws relating to Fencing and Private Tennis Court Floodlighting permit electrified fences in rural areas only for the control of livestock.

He suggests that a legal opinion be sought from Council's solicitors prior to the application being granted.

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

- 1 defers consideration of approval or refusal of a proposed electrified fence to be installed at Lot 14 Avery Road, Neerabup;
- 2 seeks a legal opinion from Council's solicitors and comments from Council's insurers;
- 3 advises the applicant accordingly.

CARRIED

H91108 TOWN PLANNING

MOVED Cr Dammers, **SECONDED** Cr Nosow that the Town Planning Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Cr Nosow declared an interest in Item H21103

H21101 PROPOSED CHEMIST USE APPLICATION, LOT 719 (10) MINDARIE DRIVE, QUINNS ROCKS - [30/4203]**CITY PLANNER'S REPORT H21101**

BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd seek Council approval for the establishment of a Chemist on Lot 719 (10) Mindarie Drive, Quinns Rocks.

The City Planner reports on the background relating to the subject site and gives details of the proposal.

He advises that the current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone. Due to the proximity of the medical centre to the existing shopping centre, it is recommended that Council not approve this application.

MOVED Cr Freame, **SECONDED** Cr Waters that consideration of the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 (10) Mindarie Drive, Quinns Rocks be deferred, pending receipt of a further application.

CARRIED

H21102 PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040) WANNEROO ROAD, WANNEROO - [30/58]**CITY PLANNER'S REPORT H21102**

The City Planner reports on an application for an extension to an existing hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo.

He provides an assessment of the application and advises that the hatchery and its proposed extension is a use that does not generate an offensive odour and is considered compatible with residential uses. Given the costs associated with relocation and the previous removal of the offensive Farm 1, it is not considered appropriate to subject an approval to the closure or relocation of any part of the existing activities on the site. Furthermore, should landowners within the 500 metre EPA buffer area wish to rezone and develop their land for residential purposes, it is considered appropriate that supporting information be collated, at the landowner's expense, to satisfy Council and the Department of Planning and Urban Development that the resulting residential land will not be adversely affected by the poultry farm operations.

RECOMMENDATION

That Council:

- 1 approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate development conditions;
- 2 requires, prior to the initiation of an amendment over land located within the 500m EPA buffer area, the provision of a report, prepared at the expense of the developer, containing information that satisfies Council and the Department of Planning and Urban Development that the land, subject to the amendment, will not be adversely affected by the operations on Loc 1665 Wanneroo Road, Wanneroo.

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

- 1 CITY PLANNER'S REPORT H21102 be received;
- 2 City Planner's recommendation **NOT BE ADOPTED** - Item H21102A refers.

CARRIED

H21102A PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040) WANNEROO ROAD, WANNEROO - [30/58]

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

- 1 consideration of the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo, be deferred;
- 2 a meeting be held with representatives of Inghams Enterprises to discuss the long term operation of the poultry sheds on Loc 1665, Wanneroo Road, Wanneroo.

CARRIED

H21103 PROPOSED RETAIL NURSERY AND FIREWOOD SALE AREA ON LOT 4 (244) WANNEROO ROAD, LANDSDALE - [30/3652]

CITY PLANNER'S REPORT H21103

The City Planner reports on an application from Arturo Nominee Pty Ltd for approval to develop a retail nursery and firewood sales on Lot 4 (244) Wanneroo Road, Landsdale.

An application was also previously received by Arturo Nominees Pty Ltd in December 1992 for a proposed retail nursery on the subject site and refused in February 1993.

The City Planner gives details of the application proposing exactly the same development as was refused by Council in February 1993. He provides an assessment of the application and advises that the application cannot be supported.

Cr Nosow declared an interest in this item.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

- 1 the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;
- 2 the development introduces an additional commercial activity on land along Wanneroo Road, intensifying commercial development along this road in this area;
- 3 the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;
- 4 if approved, it will set an undesirable precedent.

CARRIED

Cr Nosow abstained from voting.

H21104 PROPOSED INDOOR SHOOTING COMPLEX: LOT 101 (52) WINTON ROAD, JOONDALUP - [30/4164]

CITY PLANNER'S REPORT H21104

Geluk Holdings seeks Council approval to use Lot 101 (52) Winton Road, Joondalup for the purpose of an indoor shooting complex.

The City Planner reports on the background relating to the subject site and gives details of the proposal.

He advises that, under Town Planning Scheme No 1, the proposal would fall within the definition of Public Amusement. This is a use not permitted within a Service Industrial Zone unless specifically approved by Council (an AA use).

From a planning point of view, the site is considered appropriate for the intended uses. Prior to any construction taking place, the applicant will require a further approval for the actual physical development. It is at this stage that issues relating to design, carparking, noise abatement etc can be assessed.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council grants approval to Geluk Holdings to use Lot 101 (52) Winton Road, Joondalup for an indoor shooting complex, subject to:

- 1 the issue of an Approval to Commence Development and a Building Licence for the physical development of the site prior to the commencement of any works;
- 2 the necessary approvals and/or licences being obtained from the Western Australian Police Force.

CARRIED

H21105 PROPOSED BULK EARTHWORKS AND INERT LANDFILL: PT LOT M1722 MARMION AVENUE, ILUKA - [30/4225]

CITY PLANNER'S REPORT H21105

Consulting Engineers, Cossell and Webley on behalf of Beaumaris Land Sales, seek Council approval for bulk earthworks and inert landfill within Pt Lot M1722 Marmion Avenue, Iluka.

The City Planner reports on the background relating to the subject land and gives details of the proposal.

He provides an assessment of the proposal and advises that from a town planning perspective it is considered that this proposal has merit and is similar to operations previously conducted in order to fill a number of present day recreation reserves. If conducted in an acceptable manner, operations are unlikely to substantially reduce local amenity and will not affect the future use of the site.

RECOMMENDATION

That Council approves the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:

- 1 landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
- 2 imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
- 3 no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
- 4 any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
- 5 approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
- 6 the landfill site being fenced to the satisfaction of the City Planner and City Engineer;
- 7 conditions deemed appropriate by the City Planner and City Engineer with respect to the standard of compaction (including certification), supervision, access, fuel

storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation;

- 8 the submission of an accurate plan indicating the extent of landfill at the completion of works.

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

- 1 CITY PLANNER'S REPORT H21105 be received;
- 2 Council approves the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:
- (a) landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
 - (b) imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
 - (c) no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
 - (d) any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
 - (e) approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
 - (f) the landfill site being fenced to the satisfaction of the City Planner and City Engineer;
 - (g) conditions deemed appropriate by the City Planner and City Engineer with respect to the standard of compaction (including certification),

supervision, access, fuel storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation;

- (h) the submission of an accurate plan indicating the extent of landfill at the completion of works.
- (i) no burning of any material whatsoever on site.

CARRIED

H21106 PROPOSED AMALGAMATION OF A PORTION OF WEST COAST DRIVE, HILLARYS WITH MARINE AND HARBOURS RESERVE 39197 - [755-39197, 510-2648]

CITY PLANNER'S REPORT H21106

The City Planner reports that the Department of Marine and Harbours has sought approval from the Department of Land Administration to have a portion of land on West Coast Drive, Hillarys amalgamated into Reserve 39197 which is set aside for "Marine purposes".

He advises that as the City has no requirement for this portion of land, there is no reason why the Department of Marine and Harbours' request should not be consented to.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council advises the Department of Land Administration that it has no objection to the Department of Marine and Harbours amalgamating the portion of West Coast Highway held in Certificate of Title Volume 1322 Folio 875 with Reserve 39197.

CARRIED

H21107 VARIATION TO RESIDENTIAL PLANNING CODES FOR PROPOSED 26 GROUP DWELLINGS ON LOT 198 WESTGATE WAY, MARANGAROO - [30/1761]

CITY PLANNER'S REPORT H21107

Mr C Casella seeks Council approval to develop 26 group dwellings (being Stage 2 of a 49 group dwelling approval) on Lot 198 Westgate Way, Marangaroo.

Accompanying the application is a request for setback relaxation, complying with initial approval issued under the old Residential Planning Codes.

The City Planner reports on the background relating to the subject site and gives details of R Codes assessment.

He advises that the existing development, being Stage 1, has created no problems in respect of the setbacks and their proximity to each other. The proposed development of the site has been designed so that access is achieved between both stages by means of a loop access road.

If the applicant is to re-design his proposal so as he conforms to the current R Codes, the continuity of the road from Stage 1 into Stage 2 may be affected.

The initial approval issued on 29 March 1989 was for a period of 24 months only. A development of such a large scale is understandably developed in stages and therefore requires a longer timeframe for construction.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the setbacks between units on Lot 198 Westgate Way, Marangaroo in compliance with the initial approval issued on 29 March 1987, under the old Residential Planning Codes, subject to:

- 1 the applicant providing an additional three visitors car bays;
- 2 suitable screening being provided to Units 28, 31, 41 and 37 in the form of permanent fencing to the satisfaction of the City Planner.

CARRIED

H21108 CLOSE OF ADVERTISING: AMENDMENT NO 646 ZONING BOUNDARY RATIONALISATION LOC M1362 WHITFORDS AVENUE, HILLARYS - [790-646]

CITY PLANNER'S REPORT H21108

In April 1993 (Item H20424 refers) Council resolved to initiate Amendment No 646 to Town Planning Scheme No 1 to relocate the proposed hotel site adjacent to Whitfords Avenue and the future Flinders Avenue alignment in Hillarys.

The City Planner reports that the amendment was advertised for public comment from 7 September to 22 October 1993 and three submissions were received, of which two were in support and one was of objection to Amendment 646.

He gives details of the submissions and comments on the issues raised.

RECOMMENDATION

That Council:

- 1 adopts Amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from "Special Development A" to "Hotel" and portion from "Hotel" to "Special Development A";
- 2 forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 646;
- 3 authorises affixation of the Common Seal to the amending documents.

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

- 1 CITY PLANNER'S REPORT H21108 be received;
- 2 Council:
 - (a) adopts Amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from "Special Development A" to "Hotel" and portion from "Hotel" to "Special Development A";
 - (b) forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 646;
 - (c) authorises affixation of the Common Seal to the amending documents;
 - (d) reminds all parties of its current policy to restrict the heights of buildings in this area to a maximum of four stories.

CARRIED

H91109 FINANCE & ADMINISTRATIVE RESOURCES

MOVED Cr Cooper, **SECONDED** Cr Moloney that the Finance and Administrative Resources Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

H31101 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]**CITY TREASURER'S REPORT H31101**

The City Treasurer reports on various requests for authorisation to reallocate funds within the 1993/94 Budget and gives details of the necessary adjustments to the Budget estimates.

The net result of these reallocations and adjustments is a budget deficit of \$37,223.

MOVED Cr Marwick, **SECONDED** Cr Gilmore that, in accordance with the provisions of Section 547 (12) of the Local Government Act, Council authorises, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 10 November 1993.

**CARRIED BY AN
ABSOLUTE MAJORITY**

H31102 ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS - [010-0-1]**CITY TREASURER'S REPORT H31102**

The City Treasurer reports on the authorisation of specific officers to sign Purchase Orders.

He advises that the recent inclusion of several LandCorp staff into the Parks Department has required the creation of additional Supervisor positions. Existing Supervisor positions have an expenditure limit of \$1,000 each, the Principal Parks Supervisor has an expenditure limit of \$1,500.

The Deputy City Parks Manager has requested that the expenditure limit of all Supervisors be extended to \$2,000.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council includes the following personnel on the register of officers authorises to requisition goods and services, to a limit of \$2,000:

Maintenance Supervisor
Mowing Supervisor
Reticulation Supervisor
Bore and Pump Supervisor
Tree Pruning Supervisor
Joondalup Supervisor

CARRIED

H91110 COMMUNITY SERVICES

MOVED Cr Gilmore, **SECONDED** Cr Freame that the Community Services reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

H41101 APPLICATION - OFFENSIVE TRADE - [30/2888-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41101

Mr R F Lutter of 19 Weatherley Drive, Two Rocks is seeking Council approval to operate an offensive trade (fish shop) at Shop 7, Lot 51 Enterprise Avenue, Two Rocks.

The applicant advertised his intentions in the West Australian on 5 October 1993 and to date no objections have been received.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the establishment of an offensive trade (fish shop) at Shop 7 Two Rocks Shopping Plaza, Lot 51 Enterprise Avenue, Two Rocks subject to:

- 1 no objections being received by 4 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out;

- 3 the premises complying with all Health Act provisions.
CARRIED

H41102 APPLICATION - OFFENSIVE TRADE - [30/302-6]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41102

Mr P J Thomsett of 3 Turner Close, Duncraig trading as C-Side Cafe is seeking Council approval to operate an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Sorrento.

In accordance with the Model Health By-laws, the applicant advertised his intentions in the West Australian Newspaper on 8 October 1993. To date no objections have been received.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the establishment of an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Sorrento subject to:

- 1 no objections being received by 7 November 1993;
2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out;
3 the premises complying with all Health Act provisions.
CARRIED

H41103 APPLICATION TO KEEP OSTRICHES - [2357/151/33]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41103

G and R Ferries of Lot 15 (33) Honeysuckle Grove, Neerabup is seeking Council approval to keep two pet ostriches.

A similar application was addressed by Council in August (Item H40807 refers) in which it was proposed that each application be considered on its merits.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves of the keeping of two ostriches on the property located at Lot 15 (33) Honeysuckle Grove, Neerabup subject to:

- 1 approval of adjacent property owners;
2 compliance with the noise pollution requirements of the Environmental Protection Act;

- 3 compliance with the conditions set out by the Agriculture Protection Board for keeping ostriches with regard to boundary fencing;
- 4 the applicant obtaining a permit from Agriculture Protection Board to keep ostriches.

CARRIED

H41104 APPLICATION - TRADING IN A PUBLIC PLACE - [930-19, 471/1968/707]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41104

Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo is seeking Council approval to sell cool drinks along Mullaloo Beach using a four wheel motorbike.

The City Environmental Health Manager gives reasons why he does not support this application and considers that approval of this request would undoubtedly create a precedent.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo that his application to conduct sales of cool drinks on Mullaloo Beach is refused.

CARRIED

H41105 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H41105

The City Recreation and Cultural Services Manager reports on matters arising from minutes of the Historical Sites Advisory Committee.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places;

- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

CARRIED

H41106 RECREATION FACILITIES - REQUEST FOR WAIVER OF HIRE CHARGES - [261-2-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41106**

The Edgewater Playgroup has requested a waiver of the hire fee of \$152 for its use of Emerald Park Clubrooms on 25 and 26 September 1993 for a fund raising event.

The City Recreation and Cultural Services Manager reports that the funds raised will be used to contribute towards the cost of a storage facility and children's toilets.

Beaumaris Community Baptist Church has requested a reduction on the hall hire rate for its use of Jack Kikeros Hall for church services.

The City Recreation and Cultural Services Manager advises that it is Council's policy to charge church groups at the regular community rate.

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

- 1 waives the hire fee of \$152 for the use of Emerald Park on 25/26 September 1993 by the Edgewater Playgroup for a fund-raising event;
- 2 does not agree to a reduced rate for Beaumaris Community Baptist Church's use of Jack Kikeros Hall for church services.

CARRIED

H41107 PUBLIC EXHIBITION OF A SELECTION OF THE CITY OF WANNEROO'S ART COLLECTION - [429-1-4]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41107**

In October, Council requested a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection (Item H41016 refers).

Research has been undertaken into the cost of setting up a public exhibition incorporating approximately 100 art works.

The City Recreation and Cultural Services Manager presents the results of this research and considers that an exhibition of the City's art collection is justified as many of the works are a visual documentation relevant to the City of Wanneroo's heritage.

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

- 1 endorses the need for a public exhibition to display a selection of the City's art collection;
- 2 lists the sum of \$3,185 in the draft 1994/95 budget for the purpose of mounting a public exhibition to display a selection of the City's art collection;
- 3 holds the exhibition once every three years.

CARRIED

H41108 FESTIVAL OF PERTH: THE CITY'S INVOLVEMENT IN 1994 - [429-1-3]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41108**

Over the past three years the City of Wanneroo in conjunction with the Festival of Perth has staged three highly successful free concerts for the Wanneroo community at Neil Hawkins Park.

The City Recreation and Cultural Services Manager provides details of the proposed 1994 concert which has the support of the Festival of Perth and the Lotteries Commission.

The concert will be held at Market Square, Joondalup on 4 March 1994 and will feature Ben Zapaniah and his band. The new location provides easy access to car parks, the Joondalup Railway Station and lighting of the area of Market Square is specifically developed for this type of event.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council hosts a reception for Ben Zepaniah and his band following the Festival of Perth Concert at Market Square on 6 March 1994.

CARRIED

H41109 DOG ACT APPEAL - MR AND MRS DIELS, 37 BUSHLAND RETREAT, NEERABUP - [1526/32/37]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT H41109

In September 1993 Council refused an application by Mr & Mrs Diels of 37 Bushland Retreat, Neerabup to keep three dogs at their residence.

The Manager, Municipal Law & Fire Services advises that Mr & Mrs Diels lodged an appeal to the Minister for Local Government and were granted an exemption under Section 26(5) of the Dog Act to keep three dogs at their premises subject to certain conditions.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

H41110 DOG ACT APPEAL - MS L KANOO, 29 ALLINGA CRESCENT, CRAIGIE - [597/76/29]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT H41110

In August 1993, Council refused an application by Ms L Kanoo of 29 Allinga Crescent, Craigie to keep three dogs at her residence.

The Manager, Municipal Law and Fire Services advises that Mrs Kanoo lodged an appeal to the Minister for Local Government and was granted an exemption under Section 26(5) of the Dog Act to keep three dogs at her premises subject to certain conditions.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

H41111 DOG ACT APPEAL - MRS L BLOWERS, 81 SHEPHERDS BUSH DRIVE, KINGSLEY - [1377/919/81]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT H41111

In September 1993, Council refused an application by Mrs L Blowers of 81 Shepherds Bush Drive, Kingsley to keep three dogs at her residence.

The Manager, Municipal Law and Fire Services advises that Mrs Blowers lodged an appeal to the Minister for Local Government and was granted an exemption under Section 26(5) of the Dog Act to keep three dogs at her premises subject to certain conditions.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

H91111 DEPUTATION TO MINISTER - DOG ACT APPEALS - [970-2-1]

MOVED Cr Cooper, **SECONDED** Cr Gilmore that Council seeks a deputation with the Hon Minister for Local Government to discuss Dog Act Appeals.

CARRIED

H91112 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Nosow, **SECONDED** Cr Rundle that the Report of the Policy and Special Purposes Committee Meeting, held on 3 November 1993, be received.

CARRIED

ATTENDANCES

Councillors:	G A MAJOR - JP, Mayor - Chairman South-West Ward	
	P NOSOW - Deputy Mayor, from	
	5.33 pm	South Ward
	M J GILMORE	South Ward
	A V DAMMERS	Central Ward
	W H MARWICK	Central Ward
	B A COOPER from 6.02 pm	Central Ward
	H M WATERS - Observer to	
	7.52 pm	North Ward
	L A EWEN-CHAPPELL - Observer	

from 5.37 pm Central Ward
K H WOOD - Observer from 5.36 pm
to 7.36 pm South Ward
I D MACLEAN - Observer to
7.14 pm South Ward
F D FREAME - Observer from
5.47 pm South-West Ward
N RUNDLE - Observer South-West Ward
G W CURTIS - Observer from
5.33 pm to 7.20 pm 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
Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Minute Clerk:	J CARROLL to 7.10 pm
Minute Clerk:	R GARLICK

APOLOGIES

An apology for late attendance was tendered by Cr Cooper.

An apology for absence was tendered by Cr Moloney.

CONFIRMATION OF MINUTES

The Minutes of the Policy and Resources Committee Meeting held on 23 August 1993 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.31 pm

Closed: 8.23 pm

**H51101 ACCESS TO COUNCIL RECORDS - TOWN CLERK'S VERBAL REPORT
- [702-0]****TOWN CLERK'S VERBAL REPORT**

The Town Clerk reported on requests for access to Council records and briefly discussed the Freedom of Information Act which came into effect from 1 November 1993.

MOVED Cr Nosow, **SECONDED** Cr Rundle that TOWN CLERK'S VERBAL REPORT be received.

CARRIED

**H51102 APPRECIATION DINNERS - RECREATION
ASSOCIATIONS/MANAGEMENT COMMITTEES - [264-3, 703-1-7]****TOWN CLERK'S REPORT H51102**

The Town Clerk reports on hosting appreciation dinners for Recreation Associations/Management Committees.

He advises that Management Committees have been dissolved in phase, with the process of progressively appointing professional Managers.

Various Recreation Associations are still operating and up until now, Council has afforded the Associations the same benefits as the Management Committees even though they have no formal links to Council and are, indeed, incorporated legal identities in their own rights.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council does not host annual Appreciation Dinners for Recreation Associations once they have lost their Management profile, effective as from the 1994/95 Council year.

CARRIED

H51103 PUBLIC RELATIONS SECTION - STRUCTURE AND ROLE - [404-0]

This matter was listed on the agenda to enable general discussion on the future role and structure of the section to take place.

The Town Clerk reported on the existing vacancy of a Public Relations Officer. Prior to proceeding to fill the position he sought Councillors' views on the question of Council Public

Relations etc and to this end referred to previous reports in the matter.

MOVED Cr Nosow, **SECONDED** Cr Rundle that a further report on the Public Relations Section together with previous reports be submitted for consideration to the next Policy and Special Purposes Committee meeting.

CARRIED

H51104 COUNCIL MEETINGS - TRIAL MEETING STRUCTURE - [702-0]

This item was listed on the agenda to provide members with the opportunity of discussing any operational concerns they may have with the Council meeting system that is being trialled and to put forward suggested improvements.

Councillors discussed various concerns and suggestions at length. A general concern amongst Councillors was that there was the absence of sufficient debate and discussion.

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

- 1 Council agendas provided to Councillors to contain full reports;
- 2 reports (except reports marked "Not for Publication") be made available to the public a minimum of seven days prior to Council meetings.

CARRIED

H51105 POLICY RELATING TO TENDERS - FACSIMILE TRANSMITTED TENDERS - [720-1]

DEPUTY TOWN CLERK'S REPORT H51105

The Deputy Town Clerk reports on the delay of tenders transmitted by facsimile a few minutes before closing time.

He advises that it is considered necessary to stipulate an earlier cut off time for receipt of facsimile tenders so they can reach the tender boxes prior to closing time. An amendment to Council's Tenders Policy will also be necessary.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council amends the "Tenders B3-16" policy by including the following:

"Facsimile Tenders

A facsimile tender will be accepted provided it is received in its entirety in sufficient time to be placed in the tender box, ie approximately half of one hour prior to the advertised closing time and this requirement shall be included in conditions of tender documentation when applicable."

CARRIED**H51106 ANIMAL LIBERATION INITIATIVE - [200-0]****DEPUTY TOWN CLERK'S REPORT H51106**

In August 1993 (Item H50806 refers) Council resolved to defer consideration of a ban on the use of Council's reserves by circuses which keep caged exotic animals, pending receipt of a submission by the Circus Federation of Australia.

The Deputy Town Clerk reports on the submission from the Circus Federation of Australia on current circus operations within Australia, assessing the treatment of caged exotic animals, to provide the basis for the development of a Code of Ethics to ensure the acceptable treatment of circus animals in Australia.

He outlines Council's existing policy in respect of circuses and advises that the current policy serves to protect reserves from wear and tear, and to locate circuses where local area parking is available.

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

- 1 Council's existing policy in respect of circuses be amended as follows:

"Circuses that are certified members of the Circus Federation of Australia shall only be accommodated on Ariti Avenue Reserve, Whitford Reserve West and Liddell Reserve South. None of these reserves shall be used to accommodate a circus more often than once in any year.";

- 2 Council writes to the Royal Society for Prevention of Cruelty to Animals expressing concern over the lack of exercise of large circus cats.

CARRIED**H51107 PUBLIC ACCESS TO FIREWOOD - COUNCIL LAND - [250-10]**

DEPUTY TOWN CLERK'S REPORT H51107

In April 1993 (Item H10508A refers) Council resolved that a report be submitted to Technical Services Committee on the legal ramifications of permitting the public to access Council owned land for the purpose of cutting and collecting firewood.

The Deputy Town Clerk reports on advice from Council's solicitors, Mindarie Regional Council and Department of Conservation and Land Management regarding accessing and removal of firewood.

MOVED Cr Nosow, **SECONDED** Cr Rundle that DEPUTY TOWN CLERK'S REPORT H51107 be received.

CARRIED

H51108 PROFESSIONAL INDEMNITY INSURANCE - [013-5]

DEPUTY TOWN CLERK'S REPORT H51108

In August 1993 (Item H30830A refers) Council resolved that a report be submitted on the preparation of a policy for Council to accept, on behalf of an elected member, any legal action emanating from Council business.

The Deputy Town Clerk reports that consideration of the provisions of the Local Government Act and the cover afforded by Council's Professional Indemnity Insurance, suggests that such a policy may not be necessary and outlines Section 680 of the Local Government Act.

He advises that, in the event that individual members of Council are subject to legal action in respect of matters related to their performance of Council business, the matter should immediately be referred to the Town Clerk for resolution within the context of Section 680 of the Local Government Act.

MOVED Cr Nosow, **SECONDED** Cr Rundle that DEPUTY TOWN CLERK'S REPORT H51108 be received.

CARRIED

H51109 AMENDMENT NO 674: TEXT AMENDMENT - DELEGATION OF AUTHORITY - [790-674]

CITY PLANNER'S REPORT H51109

The City Planner reports on the delegation of authority for approvals under the Metropolitan Region Scheme and approvals under Town Planning Scheme No 1.

He advises that there is already provision for the delegation to officers of powers under the Metropolitan Region Scheme and suggests that provisions be inserted into Town Planning Scheme No 1 to provide the necessary power in similar terms to those used for the Metropolitan Region Scheme.

He submits the provisions proposed to be inserted in Town Planning Scheme No 1 for Council consideration.

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

1 Council:

- (a) supports Amendment 674 to Town Planning Scheme No 1 to introduce clauses to Part 3 of the Scheme Text relating to the delegation of development control powers;
- (b) forwards the documentation for Amendment No 674 to the Minister for Planning for preliminary approval to advertise together with a request for the minimum advertising period to be applied;

2 a report be submitted to Policy and Special Purposes Committee reviewing Council's policy on delegated authority, in view of the change to two Council meetings per month, and stating cost factors involved.

CARRIED

H51110 UNAUTHORISED DEVELOPMENT/APPLICATION FOR DEVELOPMENT - LOT 100 (360) WANNEROO ROAD, WANGARA - [30/564]

CITY PLANNER'S REPORT H51110

The City Planner reports on an application for development of Lot 100 (360) Wanneroo Road, Wangara and the unauthorised development and use of the property.

He advises that Council's Policy G3-37 requires the restriction of Commercial type development along Wanneroo Road. The proposed activities could easily be accommodated in the Wangara Light Industrial area.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Cr Nosow be permitted to vote on this matter as his interest is regarded as so trivial or insignificant that if he were to vote on the matter he could not reasonably be regarded as likely to be influenced by the interest.

CARRIED

RECOMMENDATION

That Council:

- 1 refuses the application submitted by Twinside Fences, Venter Trailers and Urbanstone for the uses and works currently located on Pt Lot 100 (360) Wanneroo Road, Wangara for the following reasons:
 - (a) the trailer sales are an unacceptable Industrial/Commercial activity on land zoned "Special Zone (Restricted use) Retail Nursery";
 - (b) the proposed landscape related activities do not fall within the definition of Retail Nursery because the separate enterprises cannot be considered to be incidental to the use "Retail Nursery" and therefore are not permitted in this Special Zone;
 - (c) the proposed uses represent an intensification of Commercial/Industrial activities which are unacceptable to Council along Wanneroo Road;
 - (d) any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road/Gnangara Road;
- 2 proceeds with the prosecution against the owners of Lot 100 for allowing the lease, development and use of the property in contravention of the Town Planning and Development Act as specified in Recommendation H20826.

The Town Clerk advised that a letter had been received from the applicant advising that they wished to withdraw the application.

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

- 1 CITY PLANNER'S REPORT H51110 be received;

- 2 City Planner's recommendation - **NOT BE ADOPTED** - Item H51105A refers.

CARRIED

H51110A UNAUTHORISED DEVELOPMENT/APPLICATION FOR DEVELOPMENT - LOT 100 (360) WANNEROO ROAD, WANGARA - [30/564]

MOVED Cr Dammers, **SECONDED** Cr Gilmove that in the event of the use not ceasing, Council proceeds with the prosecution against the owners/occupiers of Lot 100 for allowing the lease, development and use of the property in contravention of the Town Planning and Development Act as specified in Recommendation H20826.

CARRIED

H51111 ASSISTANCE TO SCHOOL RECYCLING SCHEMES - [508-4, 009-1]

CITY TREASURER'S REPORT H51111

In October 1993 (Item H31106 refers) Council resolved that a report be submitted to the Policy and Special Purposes Committee on the determination of an appropriate policy on providing financial assistance to school recycling schemes.

The City Treasurer reports on Council's current policy on assistance to schools and outlines the options available to Council in assisting school recycling schemes.

City Treasurer's Report H51111 recommended that Council:

- 1 amends its policy relating to Assistance to Schools -B5.03 by inserting the following as the penultimate paragraph:-

"Contributions towards the capital cost of school recycling programmes shall be limited to the purchase, on a dollar for dollar basis, of a storage shed of approximate size 6 x 4 x 2.4m";
- 2 approves a donation of \$1,100 from Budget Item 26849 - Recycling Promotions - to Duncraig Primary School being half cost of the purchase of a storage shed for use in its recycling programme, on the proviso that the school provides the other 50%.

H51111A ASSISTANCE TO SCHOOL RECYCLING SCHEMES - [508-4, 009-1]

Cr Major requested that the word "project" be included in point 2 between annual and report.

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

- 1 amends its Policy relating to Assistance to Schools -B5.03 by inserting the following as the penultimate paragraph:

"Schools to make application for funding of recycling programmes through the Donations - Community and Environmental Grants Scheme Budget Item 27612. Contributions towards the capital cost of school recycling programmes shall be limited to the purchase, on a dollar for dollar basis, of a storage shed of approximate size 6 x 4 x 2.4m";
- 2 requests recipients of the Grant to provide Council with an annual project report on recycling achievements throughout the year.

CARRIED

H51112 BY-LAWS RELATING TO SIGNS, HOARDINGS AND BILLPOSTING - [920-19]

CITY BUILDING SURVEYOR'S REPORT H51112

In August 1993 (Item H90828 refers) Council resolved that a report be submitted to Policy and Special Purposes Committee on whether a need exists to update Council's current By-laws relating to Signs, Hoarding and Billposting to incorporate new signage technology.

The City Building Surveyor reports on existing legislation, regulation of outdoor advertising and the need to "update" the By-laws to incorporate new signage technology, ie video walls, moving messages, talking billboards and blimps.

He advises on amendments to current By-laws on the following:

- . Hoarding (Clause 5.5)
- . Illuminated Signs (Clause 5.7)
- . Institutional Signs (Clause 5.9)
- . Pylon signs (Clause 5.11)
- . Policing/Penalties (Clause 7)

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

- 1 amends its Signs, Hoarding and Billposting By-law to provide for the use of new technology in signs, increase the sizes of various signs and amend the fee structure arrangement as detailed in report H51112;
- 2 seeks the necessary amendments to the Local Government Acts Regulations and By-laws to provide for infringement notices and increased penalties as discussed in report H51112.

CARRIED

H51113 COUNCIL BUILDINGS: ASSET PROTECTION - [210-2-5]

CITY BUILDING SURVEYOR'S REPORT H51113

The City Building Surveyor submits the draft policy and policy regulations on asset protection of Council buildings.

He gives details on the major implications of the draft policy J1-08 (Asset Protection - Council Buildings) and advises that the process of alarm installation and re-keying is a major task. It is proposed, therefore, to stage the implementation of the draft policy over three years, subject to the availability of funds.

All new buildings constructed in the three year transition period will be constructed to the new alarm and key system requirements.

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

- 1 adopts the draft policy Asset Protection - Council Buildings, as policy J1-08;
- 2 authorises the City Building Surveyor to enforce policy J1-08.

CARRIED

H51114 COMMUNITY FACILITIES: FORMAL ASSESSMENT PROCESS - [702-1]

CITY BUILDING SURVEYOR'S REPORT H51114

In May 1993 (Item H90588 refers) Council sought a report regarding the feasibility of Council adopting a policy for the assessment of community facilities proposal prior to Council consideration of such proposals.

The City Building Surveyor lists a wide variety of community facilities provided by Council and reports on existing policies, requests for community facilities and the provision of facilities.

He gives details of the assessment process and advises on financial considerations.

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

- 1 Cr Freame, from the City of Wanneroo be included as a representative on the Steering Committee;
- 2 Council in conjunction with the appointment of the Local Area Planning Co-ordinator:
 - (a) reviews its policy and develops objectives for the provision of community facilities;
 - (b) reassesses the guidelines used to determine the facilities for the forward plan;
 - (c) requests a further report following consideration of these matters.

CARRIED

H51115 MULLALOO SURF LIFE SAVING CLUB - COMMUNITY ACCESS - [313-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
H51115

The City Recreation and Cultural Services Manager reports on a request from the Mullaloo Surf Life Saving Club for assistance to increase the utilisation of the main function hall, meeting room and kitchen at the Mullaloo Surf Life Saving Club.

He gives details of the conditions and guidelines established and advises that the Mullaloo Surf Life Saving Club has agreed to the concept and Conditions and Guidelines established for community access to the Mullaloo Surf Life Saving Club function hall, meeting room and kitchen.

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

- 1 approves the Ocean Ridge Community Centre to act as the Booking Office for the hire of the Mullaloo Surf Life Saving Club main function hall, meeting room and kitchen;
- 2 adopts the Conditions and Guidelines for Community access to the Mullaloo Surf Life Saving Club as outlined in Report No H51115;
- 3 requests the Mullaloo Surf Life Saving Club to advise of dates for bookings for club functions 6-12 months in advance;
- 4 re-negotiates the lease with the Mullaloo Surf Life Saving Club.

CARRIED

**H51116 REQUEST FOR PERPETUAL TROPHY EVENT SPONSORSHIP -
WANNEROO LADIES BOWLS CLUB - [439-1]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
H51116

The City Recreation and Cultural Services Manager reports on a request from the Wanneroo Ladies Bowls Club for sponsorship of a perpetual trophy event to be competed for, by the five local ladies bowls clubs, on an annual basis.

He seeks Council consideration of adopting the following policy for the sponsorship of perpetual trophies:

"Should Council agree to sponsor a request for a perpetual trophy, the initial purchase price should be no greater than \$100 (1993 prices - this amount to be increased by the CPI on an annual basis). The trophy should be clearly inscribed "sponsored by the City of Wanneroo". The recipient group will be responsible for any further engraving and/or maintenance. As a condition of the sponsorship, the right to present the trophy, on an annual basis, will belong to the Mayor or nominee."

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

- 1 amends the Policy Manual to include the following in relation to the sponsorship of perpetual trophies:

"Should Council agree to sponsor a request for a perpetual trophy, the initial purchase price should be no greater than \$100 (1993 prices - this amount to be increased by the CPI on an annual basis). The trophy should be clearly inscribed 'sponsored by the City of Wanneroo'. The recipient group will be responsible for any further engraving and/or maintenance. As a condition of the sponsorship, the right to present the trophy, on an annual basis, will belong to the Mayor or his nominee";

- 2 agrees to sponsor a perpetual trophy for the Wanneroo Ladies Bowls Club subject to the policy outlines above. Such funds to come from account number 29470 Recreation - Sundry Donations.

CARRIED

H51117 REQUEST FOR SPONSORSHIP - WANNEROO DISTRICTS NETBALL ASSOCIATION - [322-10]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
H51117

The City Recreation and Cultural Services Manager reports on a request from the Wanneroo Districts Netball Association for Council support for an inter school netball competition in 1994 in Kingsway.

He advises that the association is inviting Council to sponsor two perpetual trophies and refers to the proposed policy for the provision of perpetual trophies in Report H51116.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council agrees to sponsor two perpetual trophies for the inter school competition to be conducted by the Wanneroo Districts Netball Association in 1994, subject to the policy outlined in Report No H51116. Such funds to come from account number 29470 Recreation - Sundry Donations.

CARRIED

H51118 PROPOSED POLICY - FOOD PROSECUTIONS - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H51118

The City Environmental Health Manager reports that Council's Health Department supports the concept of establishing a policy to notify local government authorities when food prosecutions are instigated involving manufacturers outside the City of Wanneroo.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council adopts the following as policy:

"Food Prosecutions - Notifications

The City of Wanneroo undertakes to notify the relevant local government authority when food prosecutions are instigated involving manufacturers outside the City of Wanneroo."

CARRIED

H51119 HEALTH DEPARTMENT - PROPOSED DEPARTMENTAL NAME CHANGE - [241-0]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H51119

The City Environmental Health Manager reports that following the recent elevation of Welfare Services to Departmental Status from inclusion in the Health Department, it is considered appropriate to change the title of the Health Department to "Environmental Health Department" which would place emphasis on the singular role now applying to the duties of the Health staff.

He advises that the proposed name change reflects the nature of work undertaken by the Department and will be more suited to the proposed delegation of air and water pollution sections of the Environmental Protection Act to Local Authorities.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council approves the name change of the City of Wanneroo Health Department to the City Environmental Health Department.

CARRIED

H51120 LIBRARY HOLIDAY READING PROGRAMME SPONSORSHIP - [240-2]

CITY LIBRARIAN'S REPORT H51120

The City Librarian reports on commercial companies sponsoring library holiday reading programmes for children.

She advises that as a matter of policy, City of Wanneroo libraries have traditionally not accepted such gifts. Unfortunately neither has it been possible to offer interesting prizes due to costs involved.

Council may consider there is now sufficient precedent to relax the policy on this matter. Council's recent approval for some library printing to be commercially sponsored and the Rates Incentive Scheme are two such examples.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council adopts the policy:

"Library holiday reading programmes for children may be commercially sponsored where the City Librarian considers appropriate."

CARRIED

H51121 PILOT PROJECT - ALTERNATIVE DELIVERED MEALS SERVICE - [862-1]

MANAGER WELFARE SERVICES' REPORT H51121

The Manager Welfare Services reports on the implementation of a pilot project to test an alternative delivered meals service.

He gives details of a unit cost comparison between two meals services and outlines the proposal for the City of Wanneroo and the budget for the pilot programme.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council submits an application to the Home and Community Care Programme for funds to carry out a pilot project which will trial an alternative delivered meals service for aged and disabled clients.

CARRIED

H51122 PROTECTION OF ENVIRONMENTAL HEALTH OFFICERS UNDER THE HEALTH ACT - [312-2]

The City Environmental Health Manager reports on a submission/report received from the Western Australian Municipal Association on the subject of Protection of Environmental Health Officers under the Health Act, seeking Council's consideration and comment.

City Environmental Health Manager's Report H51122 recommended that Council supports the five point recommendation of the Working Party formed to consider Protection of Environmental Health Officers under the Health Act, which is:

- 1 That a request for termination of an EHO from a council be dealt with by the EDPH in accordance with an agreed Memorandum of Understanding, along the lines proposed in attachment 1 to Report H51122.
- 2 That the proposed mechanism apply not only to principal EHO's but to all EHO's (including meat inspectors) employed by Councils.
- 3 That in respect to joint appointments (eg health/building officers) such officers would have protection under the Health Act where health matters are involved. In such instances the proposed process would also apply.
- 4 That where the EDPH is satisfied that the termination does not involve health grounds then the EHO may have the right to recourse through S.158 of the Local Government Act or the WA Industrial Relations Commission established under the Industrial Relations Act.
- 5 That legislative provisions for a structured process by which the EDPH would deal with such cases, including the proposal for the establishment of an industrial panel under the Health Act, be further considered in the context of possible inclusion in the revised Health Act and in the light of experience with the proposed Memorandum of Understanding.

H51122A PROTECTION OF ENVIRONMENTAL HEALTH OFFICERS UNDER THE HEALTH ACT - [312-2]

MOVED Cr Nosow, **SECONDED** Cr Rundle that a report be submitted to the next Policy and Special Purposes Committee on formulating a policy on a more equitable arrangement for the protection of all Council officers.

CARRIED

H51123 PROPOSED POLICY ON THE CONTROL OF MOVEABLE OR PORTABLE SIGNS - [920-19]

CITY BUILDING SURVEYOR'S REPORT H51123

The City Building Surveyor reports on the contravention of Council's By-law and control of moveable or portable signs.

Council By-law S3 states that "Signs Hoardings and Billposting, Clause 4.1(f) requires that a person shall not erect or maintain a sign as a moveable or portable sign in a street or public place, unaffixed to a building."

The City Building Surveyor advises that under the Signs By-law, Council does not have the power/authority to serve infringement Notices on the owners of offending vehicles or trailers. This would require amendments to the Local Government Act and the By-law.

MOVED Cr Nosow, **SECONDED** Cr Rundle that consideration of the proposed Policy on the Control of Moveable or Portable Signs be deferred and referred to the next Policy and Special Purposes Committee.

CARRIED

H51124 AMENDMENT TO THE HEALTH SERIES A BY-LAWS - [920-13]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H51124

Council resolved to amend the existing Health Series "A" By-laws relating to the keeping of pigeons at the meeting in August 1993 (H50810 refers).

The City Environmental Health Manager reports that the proposed amendment was advertised for public comment. As a result three pigeon racing clubs lodged written objection and requested Council receive a deputation of representatives from the three clubs.

He advises that a deputation was held on 20 October 1993 and gives details of the points raised by the delegation.

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

1 rescinds its Resolution H50810, viz:

"That Council modifies the number of pigeons which may be kept in residential areas with Council approval to:

- (a) ten (10) pigeons for non-registered members of pigeon associations;
- (b) forty five (45) pigeons for members of incorporated pigeon bodies or registered pigeon fanciers;
- (c) rural areas, members of pigeon associations and registered pigeon fanciers would continue to be permitted to keep up to seventy five (75) pigeons."

2 retains Health Series "A" By-laws in its existing form.
CARRIED

H51125 REQUEST FOR INFORMATION - CR WATERS - [702-3]

The Town Clerk reported on a request from Cr Waters for a print out of the details of persons entering and leaving the building between 5.30 pm and 8.30 pm on Wednesday 20 October 1993.

He discussed various procedures in releasing the requested information and advised that a firm Policy needs to be established on the release of this information.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council adopts the following Policy:

"Access and egress data contained within the Administration Centre's computerised security system shall only be extracted and printed when required for internal management needs authorised by the Town Clerk or his deputy. Such data is not to be made available to any individual or organisation with the exception of the WA Police who may formally seek such data as part of an official investigation."

CARRIED

JOONDALUP CIVIC AND CULTURAL FACILITIES - [730-8-4]

The Town Clerk briefly reported on the current position regarding negotiations with Landcorp on the Joondalup Sporting Complex and the transfer of land and landscaping staff.

He advised that a full report and recommendations will be submitted to Council.

H91113 BUSINESS FOR INFORMATION

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

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

H61101 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT H61101

The City Engineer reports on Council works, drainage, pedestrian and dual use paths, traffic treatments, car parks, street lighting, maintenance, rubbish removal and subdivisional development for the period ending 25 October 1993.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT H61101 be received .

CARRIED

H61102 DRAINAGE SUMP - CORNER BEACH ROAD AND DORCHESTER AVENUE, WARWICK - [510-135]

CITY ENGINEER'S REPORT H61102

A 4-signature petition has been received regarding the drainage sump at the corner of Beach Road and Dorchester Avenue, Warwick. The subject of the petition is that the sump is blocked and unpleasant odours and a generally unsatisfactory environment have resulted.

An investigation has been carried out and has confirmed that a clogged layer has developed on the base of the sump.

The City Engineer advises that it is standard practice for sump bases to be cleaned as part of the programmed annual summer maintenance of sumps.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT H61102 be received.

**H61103 APPEAL DETERMINATION: LOT 500 OLD YANCHEP ROAD,
CARABOODA**
- [740-88789]

CITY PLANNER'S REPORT H61103

The City Planner reports that the Hon Minister for Planning has dismissed an appeal lodged by Mr B J Philp for the subdivision of Lot 500 Old Yanchep Road, Carabooda to create two lots.

In the Minister's determination of the matter it was concluded that the Commission's decision was in line with the recommendation of the City of Wanneroo and was seen to be consistent with current policy. In view of these matters the Minister dismissed the appeal.

MOVED Marwick, **SECONDED** Cr Freame that CITY PLANNER'S REPORT
H61103 be rec

CARRIED

**H61104 APPEAL DETERMINATION: LOT 368 (48) ARNISDALE ROAD,
DUNCRAIG - [30/4381]**

CITY PLANNER'S REPORT H61104

The City Planner reports that the Hon Minister for Planning has dismissed an appeal lodged by Mr A Watt for the development of a medical consulting room on Lot 368 (48) Arnisdale Road, Duncraig.

In the Minister's consideration of the matter, the Hon Richard Lewis concurred with the Investigating Committee Members' assessment of the situation and, consistent with the conclusions drawn, the appeal was dismissed.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY PLANNER'S REPORT
H61104
be
received
.

CARRIED

Cr Dammers left the Chamber at this point, the time being 9.17 pm.

H61105 AUDIT ON COMMUNITY FACILITIES IN HILLARYS - [303-2-1]**CITY BUILDING SURVEYOR'S REPORT H61105**

In September, Council resolved that an audit of community facilities located in the suburb of Hillarys be undertaken.

The City Building Surveyor provides details of the community facilities and the ABS Census figures (1991) for the area covering Hillarys and Kallaroo.

He concluded that the demand for junior facilities over the next few years will remain static or reduce and it will be some years before that is a significant rise in the number of seniors. Therefore, it appears that the suburb is well provided with facilities.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY BUILDING

SURVEYOR
'S
REPORT
H61105
be
received
.

CARRIED

Cr Dammers entered the Chamber at this point, the time being 9.20 pm.

H61106 HEALTH (ASBESTOS) REGULATIONS 1992 - [210-0]**CITY BUILDING SURVEYOR'S REPORT H61106**

In August 1993, Council expressed concern that Regulation 6(d) of the Health (Asbestos) Regulations 1992 did not adequately cover problems associated with second hand transported buildings that are not designed to be transportable.

A letter was written to the Executive Director of Public Health expressing Council's concern.

The City Building Surveyor reports on the response by the Health Department which indicates that provided a building is not substantially dismantled and "reasonable measures" are taken

during the handling or re-use of second hand asbestos cement material, then Regulation 6(d) is deemed to be complied with. The Health Department is currently reviewing the Asbestos Regulations to clarify some areas and enhance their practical application.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY BUILDING SURVEYOR'S REPORT H61106 be received.

CARRIED

H61106A HEALTH (ASBESTOS) REGULATIONS 1992 - [210-0]

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council writes to the Asbestos Society of Western Australia requesting its views in respect of Regulation 6(d) of the Health (Asbestos) Regulations 1992 and a report be provided to Council on receipt of its reply.

CARRIED

H61107 LOBBY REQUEST - VEHICLE EXHAUST EMISSION - [865-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61107

Following a request from the City of Subiaco for support in lobbying the Minister for the Environment to initiate a programme similar to the "Dob In A Smokie" campaign run by Victoria, Council resolved to support the request (Items H40804 and H40804A refer) and also to write to:

- 1 The State Environmental Protection Authority;
- 2 Police Traffic Branch
- 3 Victorian Environment Protection Authority;
- 4 New South Wales Pollution Control Division; and
- 5 Keep Australian Beautiful Council;

seeking information on what action can be taken to reduce vehicle emission pollution and details of any proposed legislation which may be introduced to control this problem.

Correspondence has now been received from all above except Keep Australia Beautiful Council.

The City Environmental Health Manager reports on the responses which indicate that the "Smoking Vehicle Campaign" has had some measure of success in Victoria and New South Wales. The State Environmental Protection Authority reports that the "Smoking

Vehicle Campaign" was discontinued on advice from the Police Department due to administrative difficulties. However, the Police Traffic Branch state that a programme to "Dob in a Smokie" would be supported.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61107 be received.

CARRIED

H61107A LOBBY REQUEST - VEHICLE EXHAUST EMISSION - [865-3]

MOVED Cr Marwick, **seconded** Cr Rundle that the City Environmental Health Manager's Report H61107, be referred to the Environmental Advisory Committee.

CARRIED

H91114 TOWN CLERK'S REPORT

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

CARRIED

H91115 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Pila Pty Ltd
Description: Lots 148 to 1483 Baltimore Parade, Merriwa
Purpose: To allow registration of a mortgage
Date: 28.10.93

Document: Withdrawal of Caveat, and Caveat
Parties: City of Wanneroo and C J and K D Brown
Description: 36 Gibbs Road, Nowergup
Purpose: To enable a mortgage to be registered against the title
Date: 28.10.93

Document: Easement
Parties: City of Wanneroo and H L and L J Farmer
Description: Lots 219 and 220 Dellamarta Road, Wangara
Date: 2.11.93

Document: Withdrawal of Caveat

Parties City of Wanneroo and & Sanori Developments
 Pty Ltd
 Description Lot 657 Eddystone Avenue, Beldon
 Date 22.10.93

Document Deed of Release
 Parties City of Wanneroo and Landall Ltd
 Description TPS No 6
 Date 22.10.93

Document Withdrawal of Caveat (2)
 Parties City of Wanneroo & Town & Country Bank and
 Quinns Developments Pty Ltd
 Description Lot 1 Hester Avenue/Merriwa Drive, Merriwa
 Date 26.10.93

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

CARRIED

H91116 DEVELOPMENT ASSESSMENT UNIT - [290-1]

ADDITIONAL INFORMATION

The City Planner requested that the following be included in the list of development approvals for the period 22 October 1993 to 4 November 1993. An error in the computer entries resulted in the items not being included in the list for this meeting as it should have been and the applicants are anxious to avoid unnecessary delay.

File No Received Approval	Owner Name Applicant Name	Dev Description Location/Locality	Recommended for
30/258 21/09/93	W M Duyker Elverley P/Ltd	Additions to School Lot 2(18) Montessori Place, Kingsley	Recommended
30/4510 23/09/93	A & R Holding J Corp	Additional Dwelling Lot 259(3) Cypress Court, Greenwood	Recommended

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

- 1 adopts the recommendations in the list of development applications processed for the period 22 October 1993 to 4 November 1993 together with the two applications above (Appendix VII refers);
- 2 approves the above applications, subject to standard and appropriate conditions of development.

CARRIED

Appendix VII refers

H91117 TRAFFIC MANAGEMENT - WANNEROO ROAD/KINGSWAY/HEPBURN AVENUE, LANDSDALE - [510-222]

At its May meeting, Council was advised of the current situation regarding concerns on the need for traffic control at the intersection of Wanneroo Road and Kingsway, particularly for Saturdays during the netball season.

This followed advice from the Police Department that it would no longer provide officers for traffic control at the junction. The Main Roads Department had also advised that the installation of temporary traffic lights was not an appropriate option.

Also, while the short term traffic engineering solutions at this location are not easy to resolve, it was indicated that the proposed road planning for this area will result in Hepburn Avenue being extended east of Wanneroo Road. This extension will provide access to the Kingsway Sporting Complex through the signalised Hepburn Avenue and Wanneroo Road intersection.

However, the programming of this road is dependant on the development of the shopping complex at the corner of Hepburn Avenue and Wanneroo Road. Tah Land Pty Ltd, the developer of the Shopping Complex, has entered into a legal agreement with the City to construct Hepburn Avenue, from Wanneroo Road to the western boundary of Kingsway Sporting Complex, at no cost to the City. The project includes modification of traffic signals at the Wanneroo/Hepburn Avenue junction. A tentative timetable for commencement of this work was indicated as starting in the latter part of 1994. The developer did indicate that he was prepared to bring his construction programme forward, subject to the cost of traffic signal modifications being shared.

Accordingly, to resolve these traffic matters, Council sought a deputation with the Minister of Transport. A meeting was held on 2 November with Cr Nosow, the City Engineer, the Local Member for Kingsley, Mrs C Edwardes and Main Roads Department representatives in attendance.

At this meeting, the Minister for Transport indicated support for a permanent solution to this problem and agreed in principle to contribute one third of the cost of the traffic signal modifications at the Hepburn Avenue and Wanneroo Road intersection to enable the Hepburn Avenue extension works to be advanced.

Subsequently, the Shopping Centre Developer has verbally confirmed that, subject to a similar contribution from this City, the Hepburn Avenue road extension programme will be brought forward to enable completion of these works at 30 April 1994. This timing will enable use of the alternate access to Kingsway Reserve for the 1994 netball season.

The estimated cost of the traffic signal modifications at the Hepburn Avenue and Wanneroo Road intersection is \$75,000. Council's contribution of \$25,000 can be funded from Account No 33221 - Hepburn Avenue - Roadworks and Drainage. These funds are unexpended from the Hepburn Avenue duplication project and have been set aside for the construction of the drainage outfalls associated with the Lake Goollelal catchment. The construction is pending approval by the Department of Planning and Urban Development and Main Roads WA.

This proposal to advance the Hepburn Avenue construction works has merit as the other likely practical option of contributing for Off Duty Police Officers to provide "points duty" would cost in the order of \$6,000 - \$8,000. The permanent solution is therefore a cost effective strategy.

MOVED Cr Nosow, **SECONDED** Cr MacLean that Council:

1concurs to a joint one third contribution with the Main Roads WA and the Landsdale Shopping Centre owner, for the actual cost of the modifications to the traffic signals at the Wanneroo Road and Hepburn Avenue intersection to enable advanced construction of the Hepburn Avenue extension, east of Wanneroo Road;

2authorises its contribution from Account No 33221 - Hepburn Avenue - Roadworks and Drainage.

CARRIED**H91118 DRAFT ENVIRONMENTAL PROTECTION (GNANGARA MOUND PRIVATE LAND GROUNDWATER) POLICY 1993 - [305-5]**

At its meeting on 27 October 1993 (Item H21022 refers) Council considered the Environmental Protection Authority's Draft Environmental Protection (Gnangara Mound Private Land Groundwater) Policy 1993. Council resolved to defer consideration of the Draft Policy to its first November meeting because concern was raised about the implications the Draft Policy may have for the east Landsdale area and other matters to be raised by Councillors.

ISSUES

The eastern portion of Landsdale between Lake Gnangara and Hepburn Avenue has been designated as Area B under the Draft Policy. Area B also incorporates the Water Authority's priority 2 groundwater source protection area. The Draft Policy states that in Area B activities such as; new urban development, expansion of intensive agricultural activities or the establishment of new intensive agricultural activities (including intensive stocking, and rearing of sheep, deer, cattle and pigs) filling of land with contaminated material and discharge of contaminants, may take place, but subject to environmental controls.

In east Landsdale Area B of the Policy extends further westwards to include approximately 20 lots that are identified as Category A2 Future Urban on the Department of Planning and Urban Development's North West Corridor Structure Plan.

Area B of the Draft Policy also includes the one kilometre buffer area to the west of OTC, which is zoned Landscape Protection on the North West Corridor Structure Plan. The buffer area is meant to exclude urban development in order to prevent interference to OTC's operations. Should urban development be considered within the OTC buffer area, it would be subject to a full investigation including the proposed Environmental Protection Policy 1993, and would require agreement from OTC.

RECOMMENDATION

That Council advises the Environmental Protection Authority that it supports the Draft Environmental Protection (Gnangara Mound Private Land Groundwater) Policy 1993 subject to the Environmental Protection Authority reassessing the inconsistency between the North West Corridor Structure Plan and the Draft Policy in East Landsdale.

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

- 1 CITY PLANNER'S REPORT H91118 be received;
- 2 City Planner's recommendation - **NOT BE ADOPTED** - Item H91118A refers.

CARRIED

H91118A DRAFT ENVIRONMENTAL PROTECTION (GNANGARA MOUND PRIVATE LAND GROUNDWATER) POLICY 1993 - [305-5]

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

- 1 Council:
 - (a) requests that the Environmental Protection Authority reassesses the inconsistency between the North West Corridor Structure Plan and the Draft Policy in East Landsdale and other areas as identified;
 - (b) receives the comments from Dr Chris Barber of CSIRO and recommends that the concerns he raises be accommodated in the EPP;
- 2 mechanisms for fair and equitable compensation be addressed and adopted where individual property owners are financially disadvantaged in the interests of protecting the water resource for the benefit of the community as a whole;
- 3 that in the event of a Landowner carrying out a practice that is currently acceptable but is subsequently found unacceptable under the provisions of the EPP, that Landowner is given every assistance by relevant Government Agencies to enable that Landowner to modify his/her operations or seek to carry out suitable alternative activities, within a reasonable timeframe,

so that the livelihood derived from the land can be maintained.

CARRIED

H91119 JOONDALUP CIVIC AND CULTURAL FACILITIES - [730-8-4]

Earlier this year Councillors were given an overview of the arrangements and negotiations that have taken place with respect to the transfer of landscaping operations, the Joondalup Sports Complex - the "Arena" from Landcorp to the City of Wanneroo and the provision of land for Civic and Cultural Facilities.

To this end, at its meeting on 22 September 1993 Council accepted a proposal negotiated with Landcorp for the transfer of personnel on the basis of Council undertaking capital works. Also agreed was the purchase from Landcorp of plant and equipment to be funded in the 1994/95 Budget and the allocation of a site at Lot 64 Winton Avenue for a works depot.

With regard to the provision of land for civic and cultural facilities, in May 1992 the then Premier confirmed that 1.5 ha of land would be transferred to the City for civic, cultural and some commercial development; also that the proposed West Aust Land Authority (Landcorp) would provide \$20M over a five year period on a \$1 for \$1 basis with the Council for the first stage development of the civic precinct which should look at totally integrated facilities involving regional library, community hall, childcare, administration etc which meet Council's requirements as the next priority after the Sporting Complex.

This offer was coupled with a request for a \$3M contribution from Council for the Joondalup Sports Complex.

On the basis of the offer made, Council at its meeting on 3 June 1992 resolved that subject to the approval of the Minister for Local Government under Section 529(e) of the Local Government Act, to provide \$1.5M from the 1992/93 Budget and a further \$1.5M from 1993/94 Budget as its contribution to the Joondalup Sports Complex.

Prior to the change of Government earlier this year, a number of development and funding options were considered by the Infrastructure Working Group. However, since the change of Government, it has become clear that whilst the commitment of the land would be met, the offer of \$20M was not available nor could there be any likelihood of prefunding to assist Council.

Accordingly, further negotiations have taken place with the Chairman of the Landcorp Board and officers of Landcorp. The Landcorp Board met on 11 August 1993 and reaffirmed that 1.5 ha of land would be provided to the City conditional upon the land being utilised for civic and cultural facilities.

Associated with the land requirements for civic and cultural facilities within the Joondalup City Centre, the City:

- 1 has a credit of approximately 4,000m², resulting through a progression of an access road to Neil Hawkins Park several years ago and,
- 2 owns approximately 6,400m² within a development now being progressed in Davidson Terrace.

It was therefore suggested in discussions with the Chairman of the Board of Landcorp, that in the interests of being able to address the provision of civic and cultural facilities in an efficient manner, the City might agree to the Council's land ie (a) and (b) above and the 1.5 ha to be provided by the Authority being consolidated surrounding the current City Administration Centre or at appropriate locations throughout the City Centre.

This would also involve the transfer of the Council owned site situate on the north-east corner of Davidson Terrace/Boas Avenue of approximately 6,400m² which is currently being developed within the work now being progressed in Davidson Terrace.

Of the total 2½ ha to be made available for civic and cultural facilities, the majority would be provided generally in the vicinity of the current Administration Centre with the balance of approximately 3,000m² being allocated in the eastern retail area or at agreed appropriate locations.

The actual siting of this area would be determined in consultation between the City Planner and Landcorp.

A further issue discussed was Council's commitment to provide \$3M towards the "Arena". On the basis of my understanding the previous Government's offer of \$20M was not available, Landcorp was requested to contribute \$3M towards the construction of a regional library. Landcorp have agreed to this request on the understanding that the contribution will be conditional upon a commitment of an early commencement of construction with a target completion date of 1996.

The Board of Landcorp has agreed should the foregoing occur, these arrangements will stand in the place of previous undertakings made by or purportedly on behalf of the Authority.

Also, whilst the land has been made available in somewhat restricted terms ie civic and cultural purposes only, mutually agreed negotiations in the light of future circumstances may be entered into.

Negotiations will continue relating to:

The Arena
Car Parking
Provision of Roads etc in relation
to the City Centre

MOVED Cr MacLean, **SECONDED** Cr Gilmore that Council:

- 1 accepts the 2.2 ha (approx) of land in two parcels ie 10,240m² west of the Administration Centre and 11,760m² (approx) immediately east of the Administration Centre to be transferred to the City for civic and cultural facilities as shown (bordered green) on plan attached to Landcorp letter file Ref MS4A P25-01 received on 29 October 1993 - copy attached, subject to further negotiation with respect to the southern boundary of the area east of the Administration Centre;
- 2 accepts the balance of the 2.5 ha ie approx 3,000m² such area or areas to be mutually agreed between the City and Landcorp as sites for the provision of Civic, Cultural and municipal purposes;
- 3 agrees to transfer to Landcorp the Council owned site on the north-east corner of Boas Avenue and Davidson Terrace having an area of approx 6,400m²;
- 4 confirms that the land will be used for civic, cultural and municipal purposes but reserves the right to negotiate with Landcorp alternative uses which are considered to be in the best interests of the City;
- 5 accepts a contribution of \$3M from Landcorp for the purpose of the construction of the Joondalup Regional Library and undertakes a target completion date of 1996;
- 6 continues negotiations with Landcorp relating to:

The Arena
Parking
Provision of roads etc in relation
to the City Centre

CARRIE

D

**H91120 LIMESTONE BLOCK CUTTING QUARRY ON PT LOT 6 WESCO ROAD,
NOWERGUP - [30/2831]**

Goldbar Holdings Pty Ltd, trading as Newmarket Limestone, has applied for renewal of its approval to operate a limestone quarry on Pt Lot 6 Wesco Road, Nowergup. The original approval for a limestone rubble quarry was issued for a two year period in 1989. Subsequently, the operation was changed to block cutting. During 1992 complaints were received about noise from Sunday operation of the quarry. The operator was asked to conform with the original approval conditions and to apply for a current licence.

In March 1993, legal action was initiated to stop the quarry operation. A Court hearing is scheduled for December 1993. A complete application has now been received for new approvals to operate the quarry.

Requested operating hours are sun up to sun down 7 days a week subject to the Environmental Protection Act 1986 and haulage operation at any time.

The City Environmental Health Manager has reviewed the noise consultant's report accompanying the application. It indicates that the current equipment does not always operate within the required noise levels depending upon wind direction. He suggests that it may be appropriate to issue a six month approval with renewal, subject to satisfactory treatment of the limestone cutting equipment to reduce noise levels to an acceptable level at all times.

The recommended operating times are weekdays only between 7.00 am and 5.00 pm.

The applicant has stated that he is unwilling to agree to a road maintenance contribution. Verbally this has been indicated as being at the request of the operators in the area who, as a group, have been opposing any contribution to road maintenance.

A contribution condition is recommended. If it is successfully appealed against then Council can initiate retrospective claims under the Road Traffic Act.

The site backs onto land held by Swan Portland Cement who plan to excavate on the other side of the property boundary in the future. The general operation and rehabilitation programme is adequate for this location.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the City Engineer's recommendation be adopted with the addition of point 3, viz:

"a report be submitted to Council on the possibility of reviewing rehabilitation bonds to a level which reflects current costs."

CARRIED

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

- 1 approves the application by Goldbar Holdings Pty Ltd, trading as Newmarket Limestone, to commence development of the limestone block cutting quarry on Pt Lot 6 in accordance with the provision of its Town Planning Scheme, subject to:
 - (a) the use of the land for general quarrying purposes, ceasing by 30 November 1995, unless a further approval is granted by Council. Renewal application should be submitted three months before the approval expires;
 - (b) the use of the land for limestone block cutting purposes ceasing by 30 June 1994 unless a further approval is granted by Council. Renewal application to include detailed Environmental Noise Report;
 - (c) maintaining a water allocation or secure water supply for dust control;
 - (d) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, evaluated,

flammable liquid (hydrocarbons) installations in underground water pollution control areas;

- (e) submission of an annual updated site contour plan and rehabilitation report and quantity material removed from the site;
- (f) the applicant entering into an agreement with the City of Wanneroo, under Section 85 of the Road Traffic Act, to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre. Such payment to be made quarterly;
- (g) stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;
- (g) hours of quarry operation being restricted to:
Monday to Friday 0700 - 1700
(except public holidays)
Saturdays (work not permitted)
Sundays (work not permitted)
Public Holidays .. . (work not permitted)
- (h) all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;
- (i) there being a clear understanding that regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;
- (j) maintaining a sealed crossover and sealing up to the first 30m of the quarry access road from the crossover, to the satisfaction of the City Engineer, to stop dust and material being tracked onto the road;
- (k) operating in accordance with the submitted report and documentation accompanying the application

for Development Approval, except as modified by Council's specific approval conditions;

(l) all fill areas shall be compacted to 95% modified maximum dry density when tested in accordance with AS1289 E2.1 - 1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer, the fill shall be placed in 300mm layers and each layer compacted and appropriately tested;

(m) standard conditions;

2 approves an Extractive Industry Licence for Goldbar Holdings Pty Ltd, trading as Newmarket Limestone, for a limestone quarry on Pt Loc 6 Wesco Road, Nowergup, with the following conditions:

(a) annual fee - \$300;

(b) period of licence - 2 years to 30 November 1995;

(c) rehabilitation bond - \$20,000;

(d) under By-law 21 of the Extractive Industry By-laws, agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-law and Section 85 of the Road Traffic Act.

3 a report be submitted to Council on the possibility of reviewing rehabilitation bonds to a level which reflects current costs.

CARRIED

**H91121 PROPOSED EXTENSION TO MARMION VILLAGE SHOPPING CENTRE -
[30/853]**

METRO SCHEME: Urban
LOCAL SCHEME: Commercial

APPLICANT/OWNER: Sparta Nominees

INTRODUCTION

Council considered a petition (Item H91009 refers) and an appeal determination (Item H61004 refers) at its meeting on 13 October 1993 in relation to the Marmion Village Shopping Centre and its approved extensions.

During discussions with Council's solicitors the validity of Council's instrument of delegation and hence the Development Approval issued for this proposal was questioned and because of these doubts it was decided not to issue a Building Licence for the proposed extensions.

BACKGROUND

On 11 November 1987 Council considered an application for a proposed extension of 635m² (B21106). This included three speciality shops and a supermarket extension. Council refused the application due to a deficit of 28 car parking bays, no reciprocal parking agreement existed, the proposed design of the car park was not acceptable and a compromise involving the landscaping area was proposed.

At Council's meeting on 9 March 1988 a proposed extension of 450m² was approved (C20304). The approval permitted the addition of three speciality shops, subject to the construction of two disabled bays and a deficit of seven car parking bays. An easement created for shared access was considered to permit a shared parking facility as well.

Council deferred a further proposed extension at its meeting on 11 May 1988 (C20509) for additions to the supermarket (117m²) which would result in the closure of the alleyway. This was also deferred at Council's June 1988 meeting (C20655) as the extension required an additional nine bays resulting in an overall deficit on the site of 16 bays.

Council received revised plans to the above proposal for 140m² addition to the supermarket. The revised addition did not involve the closure of the alleyway and received approval with an overall site deficit of 30 bays (C20704).

CURRENT APPLICATION

An application for a supermarket extension was approved under delegated authority on 5 April 1993 which involved the closure of the alleyway. In the assessment of the proposal, the question of pedestrian access between the shopping centre and the adjoining professional centre was examined and it was considered that the covered access around the front of the tenancies was adequate.

With regard to the car parking situation, having regard to the 30 bay shortfall already approved by the Council and Council's Cash-in-Lieu of Car Parking Policy to exercise its authority under Clause 9.4 of Town Planning Scheme No 1 to accept a cash payment in lieu of the provision of car parking it was considered appropriate to indicate that a cash payment in lieu of an additional ten car parking bays would be acceptable. The applicant subsequently appealed to the Minister against this condition and the Minister upheld the appeal.

BUILDING LICENCE

An application for a Building Licence for the extension was received on 5 October 1993.

OBJECTIONS

Council has received a petition (H91009) and letters objecting to the proposed extension because of the effect on pedestrian access to the adjoining lot.

LEGAL ADVICE

This matter was discussed with Council's solicitors in accordance with Council's resolution H61004A and the matter of validity of Council's instrument of delegation was raised. Measures are being taken to rectify this situation, however, a problem remains in relation to this particular case and the pending application for a Building Licence.

To overcome the uncertainties inherent in this situation it is suggested that this application be considered again by Council so that the Building Licence can be determined.

RECOMMENDATION

That Council approves the application by Sparta Nominees, dated 9 March 1993, for an extension to the shopping centre on Lot 3 Sheppard Way, Marmion, 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 commencing any works whatsoever;
- 2 no unlicensed signs or signs on verges to be displayed;
- 3 upgrading of existing drainage to the satisfaction of the City Engineer;
- 4 all car bays to be re-marked to the satisfaction of the City Engineer.

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

- 1 CITY PLANNER'S REPORT H91121 be received;
- 2 City Planner's recommendation - **NOT BE ADOPTED** - Item H91121A refers.

CARRIED

H91121A PROPOSED EXTENSION TO MARMION VILLAGE SHOPPING CENTRE - [30/853]

MOVED Cr Freame, **SECONDED** Cr Curtis that Council refuses the application by Sparta Nominees dated 9 March 1993, for an extension to the shopping centre on Lot 3 Sheppard Way, Marmion, because of:

- 1 the loss of access and visibility to the shops and professional offices to the rear;
- 2 the impossibility of providing further car-parking at a shopping centre which already has a large deficit in car-parking;
- 3 public opposition including a 954-signature petition;
- 4 a similar application being refused five years ago.

CARRIED

H91122 BOOK PRIZES - GREENWOOD SHS AND GREENWOOD PRIMARY SCHOOL - [702-0]

Requests have been received from the Greenwood Senior High and Primary Schools for the donation of a book prize, each to the value of \$50, for presentation at the annual Awards Night events.

Council has previously supported these events by donating and presenting the awards.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Nosow that Council donates a book prize to the value of \$50 to each of the Greenwood Senior High School and the Greenwood Primary School for presentation at their annual Awards Nights.

CARRIED

H91123 TRAIN STATION SECURITY - [727-9]

At its meeting of 25 August 1993, Council resolved to write to the Hon Minister for Transport expressing concern for the security of parked motor vehicles at the Edgewater, Whitfords and Warwick Train Stations.

A copy of the Minister's response is now submitted for information.

"I refer to your recent letter expressing Council's concern at incidents of motor vehicle theft and vandalism at Edgewater, Whitfords and Warwick Train Stations.

The Government is also very disturbed at the increase in crime of this nature throughout the community and is working very hard to contain it. Of course, train station car parks, like all parking areas, are very exposed and are difficult to secure.

In regard to the security of public transport park'n'ride locations, Transperth is working actively to tackle the problem.

Video surveillance cameras have been installed at Edgewater Station with a 24 hour tape which is reviewed by the Police for evidence after report of an incident. These cameras, along with the ones at Leederville Station, are the first to be installed on the Joondalup Line and it is ultimately proposed to network these to provide for continuous monitoring from a central area. Technical consultants are working on a detailed report for

extensive video surveillance and this work will assist Transperth in developing plans for system wide surveillance.

As well, Transperth is now trialling a privately contracted security car park at its Rockingham Interchange where passengers can pay a fee to park in an area which will be constantly patrolled. An assessment is also underway to determine whether such an arrangement might be possible at other locations - on the Joondalup Train Line in particular - without reducing the cost advantage of public transit.

I believe these initiatives have the potential to greatly assist in containing vandalism and theft.

I understand Council's concern and appreciate you writing to me on this matter."

MOVED Cr Nosow, **SECONDED** Cr Freame that the information contained in the Hon Minister for Transport's letter, regarding security of parked motor vehicles at the Edgewater, Whitfords and Warwick Train Stations, be received.

CARRIED

H91124 APPLICATION FOR NON-RECURRENT FUNDING - HOME AND COMMUNITY CARE PROGRAMME - [880-1]

The Home and Community Care Programme has recently invited applications from agencies for projects or items requiring non re-current funding. In previous years, Council has applied for funding from this source for capital works such as Day Centre facilities in Senior Citizens Centres or equipment for use in aged services. The Council has also been funded in the past for service vehicles for aged services. In the case of vehicles it is a condition of acceptance that provision is made in re-current grant funding, for the programme funded, for operating and depreciation costs. This ensures that the vehicles are replaced when required at no cost to Council.

In this particular funding round, it is being proposed that Council apply for funding for the following items.

- . Quinns Rocks Community Centre
The Centre has a day centre for aged incorporated into the structure. It is proposed that funding be sought for the purchase of furnishings and equipment for the

day centre component as well as an air conditioning unit.

Amount

\$32,000

. Voluntary Services

This service employs volunteers to offer a range of support services to frail aged and disabled. The majority of services are in the form of transporting clients to medical appointments and day centre activities. At present the Service has use of a mini-bus with hydraulic wheelchair lift and a station wagon both previously purchased with grant funding. In most instances, however, volunteers are required to use their own vehicles. This restricts the number of volunteers who can participate. It is proposed that Council apply for funding for the purchase of a further 6 cylinder station wagon on the proviso that depreciation and operating costs are built into the re-current grant funding for the Voluntary Services.

Amount

\$20,000

. Community Options

The above programme is a HACC funded programme which offers home care through a brokerage model to frail aged and disabled. The programme is in the process of transferring the provision of care from casual workers to a casual worker pool. With this change, there is a requirement to pay workers mileage. This is resulting in an increased cost of service delivery particularly in the isolated areas of the City. It is being proposed that funding be sought for the purchase of a 4 cylinder sedan for use by aged care workers in the northern region of the City on the proviso that provision be made in the Service budget for depreciation and operating costs.

Amount

\$16,000

MOVED Cr Nosow, **SECONDED** Cr Freame that Council submits an application to the Home and Community Car Programme for funding to the total of \$68,000 for the purchase of equipment for the

Day Centre at Quinns Rocks, a 6 cylinder station wagon and a 4 cylinder sedan for use in its services for the aged and disabled.

CARRIED

H91125 WA WATER RESOURCES COUNCIL [312-2]

WAMA has invited nominations from member Council for appointment to the position of Member of the WA Water Resources Council, vacant due to the expiration of the term of the Local Government member Cr Graeme Major.

The Terms of Reference for the Committee are to advise the Minister for Water Resources in relation to:

- . the assessment, development, conservation, management and protection of the Water Resources of the State;
the formulation of policies in relation to water resources and water services;
- . the priority and relative urgency of the water resource programmes of the State with respect to the pursuit of funds from the Commonwealth or other sources for those programmes or water resources generally.

Meetings of the Council are held 5 times per year in Perth, and are of 4-5 hours duration.

The appointment commences on 1 January 1994 and is for a term of three years.

Cr Major is entitled to a further term.

Cr Dammers nominated Cr Major.

Cr Major declared an interest in this Item.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council nominates Cr Major for consideration of appointment to the WA Water Resources Council.

CARRIED

Cr Major abstained from voting.

H91126 WANNEROO GROUNDWATER ADVISORY COMMITTEE [322-18-1]

At its meeting on 25 August 1993 Council resolved to nominate Crs Norma Rundle, Arnold Dammers, Rita Waters and Peter Nosow for consideration as Council representatives on the Wanneroo Groundwater Advisory Committee.

The Chairman of that Committee has now advised that Cr Waters was successful in obtaining selection to the position.

Submitted for information.

MOVED Cr Freame, **SECONDED** Cr MacLean that the information regarding Cr Waters' appointment as Council representative on the Wanneroo Ground Water Advisory Committee, be received.

CARRIED**H91127 APPLICATION - KEEPING OF PIGEONS - [920-13, C2727/605/4]**

Council deferred consideration of item H41015 at its 27 October 1993 Meeting, pending the outcome of Amendments to Health Series "A" By-laws, to be discussed at the Policy and Special Purposes Committee - Item H51124 refers.

The City Environmental Health Manager's report H41015 is submitted for consideration in conjunction with the item H51124:

Mr A Hodkinson of Lot 605 (4) Cumberland Way, Beldon has applied to keep racing pigeons at his property.

The applicant has canvassed surrounding neighbours who have given consent to Mr Hodkinson's request. The applicant is also a current financial member of the Wanneroo Pigeon Club.

MOVED Cr Gilmore, **SECONDED** Cr Nosow that Council approves the application from Mr A Hodkinson of Lot 605 (4) Cumberland Way, Beldon to keep pigeons subject to the loft complying with Council's By-laws Relating to the Keeping of Pigeons.

CARRIED

**H91128 HILLARYS COMMUNITY PRE-SCHOOL, CORNER SHACKLETON AVENUE
AND NEW ENGLAND DRIVE, HILLARYS - [895-11]**

Council at its October 1993 meeting (H91008) received a petition from the Hillarys Community Pre School seeking support for the relocation of the Pre School.

The lease for the Pre School site expires on 1 January 1994 and Silvertons Pty Ltd on behalf of Whitfords Beach, have advised that the lease will not be extended beyond that date.

The Pre School is concerned that as they have full bookings for 1994 a decision needs to be made urgently in order that appropriate arrangements can be made.

A number of options have been evaluated and as recently as today, discussions with the developer have identified Broadbeach Boulevard Community Purpose Site as a further option.

This option is dependent upon a new building being built which would enable the existing transportable to be retained until the new building is available.

The developers have indicated that they would be prepared to make a contribution towards the construction of the new facility provided that the additional funds required could be obtained from alternative sources, ie the City of Wanneroo and the Lotteries Commission.

Previously discussions have been held with the developers and the City's Parks Department to establish a sales office in association with change rooms and toilet facilities on this civic and cultural site at the developers' cost. It is hoped that the additional facility (Pre School) may be incorporated in this project.

In order to achieve this it will be necessary to negotiate with the Lotteries Commission for support funding. The City will also be required to contribute proportionally.

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

- 1 endorses in principle the relocation of the Pre School to the community purpose site in Broadbeach Boulevard, Hillarys on a shared funding basis;

- 2 agrees in principle to contribute to a joint funding proposal for the project;
- 3 advises the Hillarys Community Pre School Committee accordingly.

CARRIED

MOTIONS FOR FURTHER ACTION

Nil

MOTIONS FOR REPORT

Nil

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

CONFIDENTIAL BUSINESS

NIL

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 24 NOVEMBER 1993.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.55 pm, the following Councillors being present at that time:

COUNCILLORS: MAJOR
NOSOW
WATERS
MARWICK
DAMMERS
COOPER
EWEN-CHAPPELL
GILMORE
MOLONEY
WOOD
MACLEAN
FREAME
RUNDLE
CURTIS

H11100

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H11101

CITY OF WANNEROO REPORT NO H11101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-8

SUBJECT: NORTH EAST DUNCRAIG TRAFFIC STUDY

Council, at its September 1993 meeting, approved the membership of the North East Duncraig Traffic Management Group (Item H10905 refers). Unfortunately, Mr A Kompler of 18 Ripley Way was inadvertently omitted from this list.

Mr Kompler's membership is supported by the Study Group.

RECOMMENDATION

That Council:

3approves the inclusion of Mr Kompler of 18 Ripley Way to the membership of the North East Duncraig Traffic Management Group;

4advises Mr Kompler accordingly.

R T McNALLY
City Engineer

DP:AT
Aere1106

H11102

CITY OF WANNEROO REPORT NO H11102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-6

SUBJECT: EDDYSTONE AVENUE TRAFFIC STUDY

Council considered a report on the future planning of Eddystone Avenue at its meeting in September 1993 (Item H10906 refers). It deferred consideration of this matter for one month, pending a further report being submitted on:

- (a) the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- (b) the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive;
- (c) the construction of a service road on both sides of Eddystone Avenue.

The estimated cost of the extension of the dual carriageway in Eddystone Avenue, from Sandalford Drive to south of Gradient Way, is \$60,000.

With regard to the two options of the service road, the proposed treatments are as follows:

Option No 1 - Service Road on Western Verge

This treatment utilises the constructed western road reserve to create a landscaped service road having access from the existing Eddystone Avenue pavement. As the existing pavement is located within the eastern portion of the road reserve, the treatment mainly improves the amenity for those residents on the west

side. However, a parking embayment treatment can be constructed on the eastern pavement and this would provide a reasonable distance of 2-3 metres for those residents to park and access properties away from the through traffic movements. The estimated cost of this option, as shown on Attachment 1, is \$340,000.

Option 2 - Service Road on Both Sides of Eddystone Avenue

This option provides for an equal treatment of residential amenity and access to Eddystone Avenue. It does, however, require the relocation of the majority of the existing carriageway to the centre of the road reserve and therefore reduces any possible cost savings. This option, as shown on Attachment 2, is estimated to cost \$570,000.

Also, this treatment will involve major reconstruction works and disruption to residential and through traffic movements.

As a cost comparison, the extension of the dual carriageway, from Sandalford Drive to Craigie Drive, is estimated to cost \$380,000. While this treatment is not recommended in the traffic study, it indicates the significant costs involved in relocating the existing road pavement and drainage.

Programme

Provision has been made in the 1994/95 year of the Five Year Capital Expenditure Programme for commencement of the Eddystone Avenue upgrading project. The actual extent of works and funding provision will need to be considered on a priority basis with other road projects as part of the 1994/95 budget deliberations.

Conclusion

On a cost effective basis, the option of a service road on the western verge with a parking embayment treatment incorporated as part of the eastern carriageway appears desirable. This parking embayment treatment can also be established on the northern section of Eddystone Avenue as part of the dualling programme.

RECOMMENDATION

That Council:

5reiterates that the function of Eddystone Avenue is an important regional road connecting to Joondalup Drive;

6lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;

7lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along the western side of Eddystone Avenue together with a parking embayment treatment on the eastern carriageway, between Gradient Way and Craigie Drive;

8advises Eddystone Avenue residents accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell108
H11103

CITY OF WANNEROO REPORT NO H11103

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-1334

SUBJECT: PEDESTRIAN CROSSING - KINGSLEY DRIVE/DALMAIN STREET, KINGSLEY

At its August 1993 meeting, Council considered a report (Item H10809 refers) regarding the perceived safety concerns of the guard control crossing at the roundabout at Kingsley Drive

and Dalmain Street, Kingsley. Council deferred consideration of this matter, pending a further on site meeting with the petition co-ordinator, Councillor Wood, Police Traffic Branch and Main Roads WA.

The on site meeting was held on 28 September. However, Councillor Wood was unable to attend this meeting. The Police Traffic Branch reiterated that the location of the guard control crossing was satisfactory.

Main Roads WA has agreed to install supplementary roundabout and children crossing advisory signs south of Dalmain Street.

The matter of a Transperth bus parking south of the roundabout in Kingsley Drive obscuring sight lines has been referred to that authority for its urgent attention.

RECOMMENDATION

That Council advises the petition co-ordinator that the Police Traffic Branch and Main Roads WA consider the location of the guard control crossing in Kingsley Drive near Dalmain Street to be satisfactory with improvements to the advisory signing being implemented accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell109
H11104

CITY OF WANNEROO REPORT NO H11104

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-416

SUBJECT: PETITION REQUESTING INVESTIGATION OF
STORMWATER DRAIN AND WIDENING OF MILNER
STREET, QUINNS ROCKS

An eight signature petition has been received from residents of Quinns Rocks requesting that Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks and the widening of Milner Street to allow two cars to pass more easily.

The blocked drain has been inspected and cleared of plant debris and sand.

With regard to the widening of Milner Street, Council considered a report at its October 1989 meeting (Item D11009 refers) on the Quinns Rocks Traffic Management Study and approved and commenced the construction of the following road improvements in priority order:

Item	Road Name		Completed
1	Mindarie Drive	Quinns Road to Piper Street	Yes
2	Fraser Road	Piper Street to Ashley Avenue	Yes
3(a)	Hazel Avenue	Ashley Avenue to Robinson Avenue and co-ordinate improvements with Fraser Road	Yes
(b)		to Hall Avenue and Hazel Avenue to Ocean Avenue	Yes
	Robinson Ave	Hazel Avenue to Ocean Drive	No
(c)			
4	Rees Drive	Upgrade and widen road to 90m adjacent to school	Yes
	White Road		
	Ainge Road		
5	Tapping Way	Piper Street to Robinson Road	No
6	Rees Drive	Mindarie Drive to Gumblossom Way	Yes

7	Javez Drive	Beverley Crescent to Tapping Way	Under
			Construction
8	Piper Street	Fraser Road to Tapping Way	No
9	Ocean Drive	Quinns Road to Tapping Way (North)	No

The outstanding construction of Robinson Avenue and Tapping Way has been postponed pending finalisation of the proposed construction of the Water Authority of WA sewer rising main and the subdivisional and development adjacent to Tapping Way.

The next project, Javez Drive, is currently under construction leaving the funding for the next number of years to be allocated for the three remaining large projects of Robinson Avenue, Piper Street and Ocean Drive.

Milner Street is currently a 5m wide, unkerbed road approximately 200m in length. It is a minor access road serving residential lots and a small recreation reserve. The width of Milner Road is considered satisfactory for this purpose. It is, therefore, suggested that further consideration of the upgrading of Milner Street be deferred until the prioritised programme for Quinns Rocks streets, adopted by Council in October 1989, is completed.

RECOMMENDATION

That Council advises the petitioners that:

9the blocked drain in Milner Street, Quinns Rocks has been cleared;

10the upgrading of Milner Street will not be considered until the prioritised programme of upgrading of roads in Quinns Rocks, adopted by Council in October 1989, has been completed.

R T McNALLY
City Engineer

GR:EMT:AT
Aerell103
H11105

CITY OF WANNEROO REPORT NO H11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS : CONTRACT NO 31-93/94

Council has approved funds of \$65,000 in the 1993/94 Budget, Account No 29399, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale.

Tender No 31-93/94 for the construction of two illuminated tennis courts, adjacent to the existing tennis courts on Timberlane Park in Woodvale, was advertised on 25 and 28 September 1993.

The location of the proposed tennis courts on this reserve, in relation to the existing courts, is shown on Attachment 1. Tender submissions are shown on Attachment 2.

Lighting Standard

Council normally provides a recreational standard of lighting for all new courts. However, Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard. The club has also requested the cost to upgrade four existing courts to competition standard lighting. The tender submissions for these items are also shown on Attachment 2.

Upgrading to competition standards of lighting incorporates the following costs:

Increased Capital Costs :	Depends on the court location and existing supply.
Replacement Luminary Costs :	Approximately one third higher irrespective of type purchased.
Power Costs :	Double the cost of Recreational Lighting

The Parks Department has indicated its concerns for setting a precedent in upgrading tennis court lighting standards to competition standards.

The Department has been requested, by various groups, to upgrade existing facilities to competition standards of lighting. The number of requests involve 54 courts out of a total of 69 courts supplied by Council. The capital and associated running costs in carrying out this upgrading would be extreme. Council would normally ask any group requiring specific competition lighting to fund all the installation and associated operational costs. Due to the high costs associated with maintenance of the facilities, the average club is unable to meet these requirements.

With respect to this particular installation at Timberlane Park, the proposed courts are the furthest away from the clubroom but closer to housing development. Even with environmental type lighting fittings, the extra illuminance produced by a competition standard of lighting could be obtrusive.

The apparent trend towards evening tennis competitions and the need to upgrade the standard of court lighting requires further detailed evaluation by Council's Recreation and Cultural Services Department. There are a number of tennis clubs now operating within the City and the upgrading of court lighting to competition standard will be a substantial expense to these clubs. The type of lighting fixtures needs to be carefully assessed to ensure that the impact on adjoining residences is minimal.

It is recommended that Council continues with its policy of providing recreational lighting to the tennis courts at

Timberlane park and any further upgrading be subject to a report by the City Recreation and Cultural Services Manager.

Power Supply Upgrade

Recent discussions with SECWA highlighted a deficiency in the existing power supply to Timberlane Park. To accommodate the proposed tennis courts and oval reticulation, a total upgrade of the existing SECWA cabinet is required. The cost of carrying out this work is \$7,396. As the upgrade involves the proposed tennis court lights, a half share of \$3,698 should be allocated from Engineering Account No 29399 - Timberlane park - Construction of Two Illuminated Tennis Courts. The balance of the cost will be accommodated from Account No 29194 - Timberlane Park - Oval Development.

Tender Evaluation

The lowest tender received was from Sportcoat at \$50,112, which included recreational standard of lighting. This company has previously constructed tennis courts for Council and its work has been considered satisfactory. Sportcoat has included in its tender, the use of Spectra Tennis Ace luminaires which are of the environmental type. The computer generated illumination diagram, submitted with the tender, shows that the illumination levels of the court will be above the minimum specified requirements. This tender is therefore recommended.

The tender option from Sportcoat for the two tennis courts with competition lighting is the only tender which conforms with Council's specification. The tender price of \$62,440 for this option highlights additional cost of \$12,328 for the upgrading of court lighting.

It is recommended that Kingsley Tennis Club be advised of the extra costs required for upgrading to competition standard of lighting, including initial capital costs as well as associated maintenance and running costs.

RECOMMENDATION

That Council:

11approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;

12awards Contract No 31-93/94, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale, to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;

13authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;

14advises Kingsley Tennis Club of the extra costs for upgrading to competition standard of lighting, including all capital costs, future maintenance and extra power costs;

15authorises the signing of the tender documents;

16seeks a report from the City Recreation and cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

R T McNALLY
City Engineer

MR:AT:EMT
Aerell107

TENDERER	TENDER AMOUNT RECREATIONA L	COURTS WITH COMPETITI ON	UPGRADING FOUR EXISTING COURTS TO COMPETITION
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Recreation
Standard

Sportcoat

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Sport
Surfaces

Mike Lynch
Construction

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H11106

CITY OF WANNEROO REPORT NO H11106

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 622-0

SUBJECT: BY-LAWS RELATING TO MARANGAROO AND CARRAMAR
GOLF COURSES

By-laws are required under the Local Government Act to set aside golf course reserves for the playing of golf and to enable fees to be charged.

Council adopted By-laws relating to Marangaroo Golf Course at its November 1987 meeting. (Item B11121 refers) There is now a requirement to amend these By-laws to provide for Carramar Golf Course.

The proposed amendment shown at Attachment 1 includes a broad definition of "the golf course reserve" which allows Marangaroo, Carramar and future Golf Courses to be covered by these renamed By-laws.

RECOMMENDATION

That Council:

1. adopts the proposed amendments to its By-laws Relating to Marangaroo Golf Course as attached to Report H11106 to allow for the playing of golf and charging of fees at Carramar Golf Course and future golf courses.
2. authorises the affixation of the Common Seal to and endorses the signing of the documents.
3. authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed By-laws promulgated.

R T McNALLY
City Engineer

DRB:LCI
Aerell102
H11107

CITY OF WANNEROO REPORT NO: H11107

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 3797/110/1

SUBJECT: PROPOSED OUTBUILDING: LOT 110 (1) ARROWSMITH
RISE, MARANGAROO

APPLICATION

An application has been submitted for approval to construct an outbuilding comprising a garage and games room at Lot 110 (1) Arrowsmith Rise, Marangaroo, which has an area greater than 60 square metres (see Attachment 'A').

COUNCIL POLICY

Council requires that applications for outbuildings which exceed 60 square metres in area are to be submitted to Council for consideration. Council's Policy also requires that the written comments of the adjoining owners must also be submitted and a statement provided that the outbuilding will not be used for habitable, commercial or industrial purposes.

ADJOINING OWNERS COMMENTS

Written comments have been submitted by both adjoining owners and they have indicated that they have no objections to the proposed outbuilding.

BACKGROUND

The revoked Uniform Building By-laws contained a by-law which limited the size of outbuildings on residential lots to 46.5 square metres. The Building Code of Australia or the Residential Planning Codes do not place any restriction on the size of an outbuilding except that the combined area of the dwelling and any outbuilding/s shall not exceed 50% of the area of the Lot.

In this instance the Lot is 687 square metres in area. The proposed outbuilding will be 105 square metres and the dwelling is 131 square metres, a total of 236 square metres or 35% of the Lot area.

RECOMMENDATION

That Council approve the proposed outbuilding to be constructed at Lot 110 (1) Arrowsmith Rise, Marangaroo, subject to the

applicant submitting a statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

R FISCHER
City Building Surveyor

LC:lc
bre11001

H11108

CITY OF WANNEROO REPORT NO: H11108

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 2845/580/1

SUBJECT: PETITION OBJECTING TO FENCE: 1 SENTRON PLACE,
MERRIWA

Council, at its 13 October 1993 meeting received a 23 signature petition from residents of Merriwa, objecting to a fence located at 1 Sentron Place, Merriwa, item H91004 refers.

In March 1993, the District Building Surveyor served a site instruction on the owner of Lot 580 (1) Sentron Place requiring the fence to be brought into compliance with Councils fencing By-law. Lot 580 is a corner lot and the owner had commenced building a timber post and rail fence on the secondary street boundary.

The posts and rails were not in accordance with Councils minimum specification. Despite repeated requests to the owners to rectify the works, little was done. Complaints about the appearance of the fence were received from a number of sources.

In July 1993, I met with the owners. It was clear that they were finding it difficult to complete the fence for a variety of reasons. However, it was agreed they would complete the works by the end of September 1993. Some attempt to carry out the work was made but due to difficulties including financial hardship the works were not completed. Arrangements for Councils Welfare Officer to visit and assist if possible were made.

As a result, arrangements have been made for a contractor to complete the works before the end of October 1993 using special funding from the Home and Community Care programme. The funds are provided through the State and Federal Government for use in special circumstances of hardship.

The petition complains that the construction of the fence is sub-standard, an eyesore and an embarrassment to the residents of the area. The above course of action will resolve the complaints. It is noted that the petitioners live in the vicinity of Lot 580 (1) Sentron Place, Merriwa. Accordingly, it is expected they will be aware of the remedial work carried out to the fence.

RECOMMENDATION

That Council advises the petitioners that, whilst it appreciates the time it took to effect remedial works to the fence was undesirable, the fence has now been fixed to Councils satisfaction and no further action is warranted by Council.

R FISCHER
City Building Surveyor

RF:SE

bre11002
H11109

CITY OF WANNEROO REPORT NO: H11109

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3470

SUBJECT: PROPOSED ELECTRIC FENCE: LOT 14 AVERY STREET,
NEERABUP

APPLICATION

An application has been received from Consolidated Security Systems for approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 Avery Street, Neerabup (See Attachment 'A')

COUNCIL BY-LAWS

Council's By-laws relating to Fencing and Private Tennis Court Floodlighting permit electrified fences to be erected only in rural areas for the control of livestock. This is the first application received for an electrified fence on a commercial or industrial property.

Investigation has revealed that several local authorities have permitted the use of electrified fencing around boat sale premises, timber yards, hardware stores, hire-car premises and others.

ELECTRIFIED FENCE

The fence shown on the attachment is a normal cyclone mesh with steel posts and three strands of barbed wire. The electric fence is located 100 away from the cyclone fence. If an intruder touches the fence a 7000 volt shock will be delivered. The applicant claims that this is very painful yet harmless.

The system is armed and disarmed by a liquid crystal display terminal at the main entrance to the premises. If an intruder holds onto, cuts or shorts out the electric fence, a control panel will go into an alarm, setting off external sirens and notifying the monitoring station. The applicant also claims that this will result in police and guard response to the premises.

AUSTRALIAN STANDARDS

The electrified fence must be installed in compliance with the relevant Australian Standards AS 3129-1989 Approval and test specification-Electric fence energisers and AS 3014-1991 Electrical installations-Electric fences. The inset shown on the attachment indicates the symbol for the warning sign which is required by the standards to be fixed to fence posts at least 10000 apart.

COUNCIL LIABILITY

There is a concern that if a person was injured as a result of a Council approved electric fence, could Council be held liable? Although Council's by-laws permit electrified fences on rural properties, this issue of electric fences for protection of property has not been raised before.

It is considered that a legal opinion should be obtained and also comments from Council's insurers before an approval or refusal is given to the application. The opinion and comments would also influence the inclusion of electrified fences for commercial and industrial properties into Council's by-laws.

RECOMMENDATION

That Council defer the consideration of approval or refusal of a proposed electrified fence to be installed at Lot 14 Avery Road, Neerabup, and seek a legal opinion from Council's solicitors and comments from Council's insurers and advises the applicant accordingly.

R FISCHER
City Building Surveyor

LC:lc
bre11004

H21100

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H21101

CITY OF WANNEROO REPORT NO: H21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4203

SUBJECT: PROPOSED CHEMIST USE APPLICATION, LOT 719 (10)
MINDARIE DRIVE, QUINNS ROCKS

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Gamehill Pty Ltd

CONSULTANT: BSD Consultants

INTRODUCTION

An application has been received from BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for the establishment of a Chemist on Lot 719 Mindarie Drive, Quinns Rocks.

BACKGROUND

At the June meeting this year, Council approved an application for a medical centre, child care centre and infant health centre on Lot 719 Mindarie Drive, Quinns Rocks (H20608). The approved development included a women's health medical suite and a specialist medical suite. This current application deletes both of those suites and replaces them with a Chemist.

The subject site is a triangular lot bounded by Mindarie Drive, Quinns Road and Smales Road. The land is zoned Residential Development under Town Planning Scheme No 1. A Chemist is an unlisted use in the operative scheme but falls within the definition of a shop. In the scheme, a shop is not permitted in a Residential Development zone.

PROPOSAL

The proposal is to develop a chemist as part of the approved consulting rooms, paramedical development on Lot 719. The chemist will take the floor space of the proposed specialists suite and the women's health suite occupying a floor space of 200m².

A total of 60 car parking bays has been provided on site based on Council's car parking requirements of six bays per practitioner for consulting rooms totalling 48 bays and one per 30m² of gross floor area for offices. This does not provide for council's requirement of one bay per 12.5m² of GLA for a shop, this would increase the total requirement for on site parking to a minimum of 64 bays.

The proposal has been submitted in part due to the Chemist currently located in Quinns Shopping Centre expressing an interest in relocating to be part of the medical centre. The Chemist currently feels that he will not be able to accommodate the projected future patronage in his present location.

The Quinns Rocks local shopping centre is separated from Lot 719 by 500 metres of regional reserve. This centre has a gross leasable floor area of 2015m², therefore, it would be excessive to consider rezoning a single lot so close to an existing centre to accommodate a Chemist which is already located within the centre.

The current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone.

Due to the proximity of the medical centre to the existing

shopping centre, it is recommended that Council not approve this application.

RECOMMENDATION:

THAT Council refuses the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 Mindarie Drive, Quinns Rocks, on the grounds that:

1. the proposed use is not permitted in the Residential Development zone;
2. the Quinns Rocks local shopping centre located at Lot 80 Quinns Road is in close proximity to the proposed medical centre on Lot 719 Mindarie Drive and this centre adequately services the Quinns Rocks area on a commercial basis.

O G DRESCHER
City Planner

mb:gm
pre1110
25.10.93
H21102

CITY OF WANNEROO REPORT NO: H21102

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040)
WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Inghams Enterprises
CONSULTANT: W I Hopkinson

INTRODUCTION

Council received an application on 13 August 1993 for an extension to an existing hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo (see Attachment No 1).

BACKGROUND

The application was considered at Council's meeting on 13 October 1993 (H21003) and it was resolved to advise Inghams Enterprises of Council's concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality and seek to arrange a meeting to discuss these concerns between representatives of Inghams Enterprises, the Town Clerk, City Planner, nominated Councillors and representatives of the Department of Planning and Urban Development, and the Environmental Protection Authority.

ASSESSMENT

A meeting was held on 21 October 1993 and attended by Dr Bill Hopkinson and Mr Des Cain, Inghams Enterprises; Mr Andrew Pawluk, Department of Planning and Urban Development; Mr Ron Van Delft, Environmental Protection Authority and City representatives.

Matters of concern to Council were discussed, resulting in the following information.

The main offensive activities on the site occurred during the operation of Farm 1 which has been removed as a result of negotiation by the City's Odour Monitoring Committee. From this farm one shed remains standing and is used for the storage of machinery (see Attachment No 2).

The feedmill and remaining sheds are uses which attract the 500 metre EPA buffer requirement. Through discussions it was determined that their operation, particularly the shed, has the potential to generate offensive odours six times per year,

provided the cleaning operations coincide with certain climatic conditions. It is further advised that the residential properties to the west, south-west of the subject site are the main areas affected.

The relocation of the feedmill and sheds were discussed, with the estimated cost of relocation being at least \$20 million. The feedmill has approximately a ten year life remaining, after which it is not intended to replace the facility on the subject site. The sheds are estimated to have a 20 year life remaining and Inghams would consider relocation to Muchea or a similar greenfields site following this period.

During the meeting, reference was made to rezoning applications, received by Council to the south-east of the sheds which would be affected by EPA's buffer requirement. That application will require a study to be undertaken by the applicant's consultants to establish, to the satisfaction of the Department of Planning and Urban Development whether or not urbanisation can occur.

The hatchery and its proposed extension is a use that does not generate an offensive odour and is considered compatible with residential uses. Given the costs associated with relocation and the previous removal of the offensive Farm 1, it is not considered appropriate to subject an approval to the closure or relocation of any part of the existing activities on the site. Furthermore, should landowners within the 500 metre EPA buffer area wish to rezone and develop their land for residential purposes, it is considered appropriate that supporting information be collated, at the landowner's expense, to satisfy Council and the Department of Planning and Urban Development that the resulting residential land will not be adversely affected by the poultry farm operations.

RECOMMENDATION:

THAT Council:

1. approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate development conditions;
2. requires, prior to the initiation of an amendment over land located within the 500m EPA buffer area, the provision of a report, prepared at the expense of the developer, containing information that satisfies Council

and the Department of Planning and Urban Development that the land, subject to the amendment, will not be adversely affected by the operations on Loc 1665 Wanneroo Road, Wanneroo.

O G DRESCHER
City Planner

pje:gm
pre1106
21.10.93
H21103

CITY OF WANNEROO REPORT NO: H21103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3652

SUBJECT: PROPOSED RETAIL NURSERY AND FIREWOOD SALE AREA
ON LOT 4 (244) WANNEROO ROAD, LANDSDALE

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Arturo Nominees Pty Ltd

INTRODUCTION

An application has been received from Arturo Nominees Pty Ltd for approval to develop a retail nursery and firewood sales on lot 4 (244) Wanneroo Road, Landsdale

BACKGROUND

The subject lot is zoned Rural under Council's Town Planning Scheme No 1 and a retail nursery is an "AA" use (a use that is not permitted unless approval is granted by Council) in this zone.

The subject lot is also proposed as "Category A1 Future Urban" under the North West Corridor Structure Plan released by the Department of Planning and Urban Development in March 1992.

An application was also previously received by Arturo Nominees Pty Ltd in December 1992 for a proposed retail nursery on the subject site.

A report (H20212) for this application was submitted to Council on 10 February 1993 where it was resolved:

That Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

- 1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;*
- 2. the development introduces an additional commercial activity on land along Wanneroo Road intensifying commercial development along this road in this area;*
- 3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;*
- 4. if approved, it will set an undesirable precedent.*

PROPOSAL

The proposed development is presented in Attachment No 1. The applicant proposes exactly the same development as was refused by Council in February 1993, being to convert the existing sheds on the property to a retail nursery and construct a 16 bay car park. Access to the development is proposed off Wanneroo Road.

ASSESSMENT

In the assessment of the application, two issues need to be considered: development fronting Wanneroo Road; and the implications of the North West Corridor Structure Plan. Council may recall that it has recently considered a number of similar applications for retail nurseries on rural land along Wanneroo Road at Lot 47 Wanneroo Road, Landsdale (H20304), Lot 5 Wanneroo Road, Landsdale (G20408), Lot 13 (354) Wanneroo Road, Wangara (H20242) and Lot 43 Wanneroo Road, Neerabup (G21215). Council resolved to refuse all applications on the grounds that they were premature in light of the structure planning required following the release of the North West Corridor Structure Plan and that if approved would set an undesirable precedent for further commercial type activities on rural land along Wanneroo Road.

In this instance, the North West Corridor Structure Plan earmarks this area as "Category A1 Future Urban. The Structure Plan defines this as "land having no constraints to urban development in the short term, generally within five to ten years".

With regard to the proposed development fronting, and gaining access from Wanneroo Road. Council is becoming increasingly concerned at the proliferation of Commercial activities, particularly retail nurseries along Wanneroo Road. This is for two reasons: the traffic hazard that they generate; and the aesthetic considerations of uncontrolled commercial strip development. Strict control therefore needs to be imposed on development approvals in these locations in order to prevent the escalation of these concerns.

In conclusion, based on these issues and the fact that Council had previously refused an application for a retail nursery on the subject site, I am of the opinion that the application cannot be supported.

RECOMMENDATION:

THAT Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;

2. the development introduces an additional commercial activity on land along Wanneroo Road, intensifying commercial development along this road in this area;
3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;
4. if approved, it will set an undesirable precedent.

O G DRESCHER
City Planner

sk:gm
pre1109
25.10.93
H21104

CITY OF WANNEROO REPORT NO: H21104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4164

SUBJECT: PROPOSED INDOOR SHOOTING COMPLEX : LOT 101
(52) WINTON ROAD, JOONDALUP

METRO SCHEME: Urban

LOCAL SCHEME: Service Industrial

APPLICANT/OWNER: Geluk Holdings

INTRODUCTION

An application has been received from Geluk Holdings seeking Council's approval to use Lot 101 (52) Winton Road, Joondalup, for the purpose of an indoor shooting complex.

Council is advised that the applicant has also submitted an application to use a showroom unit, currently under construction, at Lot 122 Winton Road, Joondalup, for the sale of archery, related items, firearms and fishing tackle. This application will be approved administratively by the Development Assessment Unit.

BACKGROUND

An eight showroom unit development was approved over both Lot 101 and the adjacent Lot 102 in November 1992. A condition of this approval required the amalgamation of the two lots. The Department of Planning and Urban Development issued an approval for this in January 1993. The landowner did not, however, complete the amalgamation process. To date the lot remains undeveloped.

Geluk Holdings has made an offer to purchase the property and requires Council's approval to use the site as an indoor shooting complex, so that the acquisition can proceed in the knowledge that the use is acceptable.

PROPOSAL

The shooting complex, which is only intended to utilise part of the site, will cater for the use of airguns, small bore firearms and the possibility of archery shooting.

Ten shooting booths are planned with remote controlled target settings and retrieval. Hours of operation will depend on demand, the centre is, however, likely to operate during evenings and weekends. A staff of 3-4 will be required.

Once in operation, the applicant intends to relocate the showroom activities from Lot 122 Winton Road, to the new premises on Lot 101.

Two non-related showrooms are intended to be developed over the remaining portion of the lot.

ASSESSMENT

Under Town Planning Scheme No 1 the proposal would fall within the definition of Public Amusement. This is a use not permitted within a Service Industrial Zone unless specifically approved by Council (an AA use).

From a planning point of view, the site is considered appropriate for the intended uses. Prior to any construction taking place, the applicant will require a further approval for the actual physical development. It is at this stage that issues relating to design, carparking, noise abatement etc can be assessed.

RECOMMENDATION:

THAT Council grants approval to Geluk Holdings to use Lot 101 (52) Winton Road, Joondalup, for an indoor shooting complex, subject to:

1. the issue of an Approval to Commence Development and a Building Licence for the physical development of the site prior to the commencement of any works, and
2. the necessary approvals and/or licences being obtained from the Western Australian Police Force.

O G DRESCHER
City Planner

rmp:gm
pre1048
12.10.93
H21105

CITY OF WANNEROO REPORT NO: H21105

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4225

SUBJECT: PROPOSED BULK EARTHWORKS AND INERT LANDFILL :
PT LOT M1722 MARMION AVENUE, ILUKA

METRO SCHEME: Urban

LOCAL SCHEME: Rural

OWNER: Beaumaris Land Sales

CONSULTANT: Cossill & Webley

INTRODUCTION

An application has been received from Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales, seeking Council's approval for bulk earthworks and inert landfill within Pt Lot M1722 Marmion Avenue, Iluka.

SITE DESCRIPTION AND BACKGROUND

The subject land is located towards the north east corner of Iluka, adjacent to the junction of Marmion Avenue and Burns Beach Road. The land is currently being rezoned from Rural to Residential Development through Amendment No 641 to Town Planning Scheme No 1 (G21204, H20428, H20728). The structure plan, which forms the basis of this amendment, identifies the subject area for use as a district sized area of public open space, a possible Catholic primary school, and for residential land use.

The area generally slopes towards a low point within the central north portion of the future public open space. A disused quarry is located over the central south portion of the future public open space. The site is covered in low native scrub.

PROPOSAL

The proposed works will primarily involve:

17The removal and stockpiling of sand and topsoil from the future public open space area.

18The importation, spreading and compaction of dry inert fill within the future public open space area.

19Bulk earthworking of adjacent future school and residential sites.

20The spreading of the previously stockpiled sand and topsoil over the proposed area of public open space.

At this stage, the applicant expects that these works will take approximately 12 months. As landfill material will be imported from independent sources, this timeframe may vary depending upon the extent of construction activities in the area at the time of works.

The proposed final ground levels will help facilitate the development of an oval within the future public open space, as well as the development of the Catholic primary school and adjoining residential areas.

Works are proposed to be carried out so as to retain a 40 metre wide vegetation buffer to Marmion Avenue for as long as practical.

600mm of clean sand will be placed over the rubble once landfill operations are complete and no rubble will be placed within 10 metres of sites for future retaining walls, car parks, buildings, services or drainage sumps.

A 1.8 metre high fence is to be constructed along the landfill sites boundary with Marmion Avenue.

ASSESSMENT

As the proposed land use is not listed in Town Planning Scheme No 1, the application has been advertised in accordance with the Scheme's special approval procedures. Advertising closes on 9 November 1993. At the time of writing this report, no submissions had been received. Council will, however, be advised of any submissions received prior to the close of advertising.

The proposal has been referred to the Environmental Protection Authority and the Water Authority of WA for necessary approvals and/or conditions. These authority's are yet to respond. The City's Development Approval can however be granted subject to the necessary approvals of these authorities.

Conditions relating to the standard of compaction, supervision, access, fuel storage, noise, dust, weed and litter control, hours

of operation, disposal of existing vegetation and stabilisation will need to be imposed to ensure an acceptable standard of operation.

Upon completion of works it would be appropriate to obtain for future record an accurate plan indicating the extent to which landfill has been placed over the site.

From a town planning perspective it is considered that this proposal has merit and is similar to operations previously conducted in order to fill a number of present day recreation reserves. If conducted in an acceptable manner, operations are unlikely to substantially reduce local amenity and will not affect the future use of the site.

RECOMMENDATION:

THAT Council grants approval to the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:

1. landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
2. imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
3. no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
4. any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
5. approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
6. the landfill site being fenced to the satisfaction of the City Planner and City Engineer;
7. conditions deemed appropriate by the City Planner and City Engineer in respect to the standard of compaction (including certification), supervision, access, fuel

storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation; and

8. the submission of an accurate plan indicating the extent of landfill at the completion of works.

O G DRESCHER
City Planner

rmp:rp
pre1115
H21106

CITY OF WANNEROO REPORT NO: H21106

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 755-39197, 510-2648

SUBJECT: PROPOSED AMALGAMATION OF A PORTION OF WEST COAST DRIVE HILLARYS WITH MARINE AND HARBOURS RESERVE 39197

The section of land that protrudes out of West Coast Highway, Hillarys is held in Title by Her Majesty the Queen Elizabeth the Second. The land was transferred to the Crown as a requirement of the Minister for Planning with the intent that such land would be surrendered and vested in Her Majesty and set aside for road purposes.

It was intended that this portion of road reserve would allow for future access to Reserve 39197 (Hillarys Boat Harbour). The Boat Harbour is developed and its access is defined through the roundabout at Hepburn Avenue. Therefore the subject portion of land is no longer required.

The Department of Marine and Harbours has sought approval from the Department of Land Administration (DOLA) to have the area of land amalgamated into Reserve 39197 which is set aside for "Marine purposes". As the City has no requirement for this portion of land I see no reason as to why the Department of Marine and Harbours request should not be consented to.

RECOMMENDATION:

THAT Council advises the Department of Land Administration that it has no objection to the Department of Marine and Harbours amalgamating the portion of West Coast Highway held in Certificate of Title Volume 1322 Folio 875 with Reserve 39197.

O G DRESCHER
City Planner

cd:rp
pre1102
15.10.93
H21107

CITY OF WANNEROO REPORT NO: H21107

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/1761

SUBJECT: VARIATION TO RESIDENTIAL PLANNING CODES FOR
PROPOSED 26 GROUP DWELLINGS ON LOT 198
WESTGATE WAY, MARANGAROO

METRO SCHEME: Residential

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: C Casella (Social Building Co)

INTRODUCTION

An application has been received from Mr C Casella to develop 26 group dwellings (being Stage 2 of a 49 group dwelling approval) on Lot 198 Westgate Way, Marangaroo (see Attachment No 1). Accompanying the application is a request for setback relaxation, compiling with initial approval issued under the old Residential Planning Codes.

BACKGROUND

Council previously issued an approval dated 29 March 1989 for 49 grouped dwellings on the subject site. This approval being issued over four years ago, was assessed and subsequently complied to the current Residential Planning Codes at that time.

Since issue of approval in 1989, the developer constructed Stage 1 being 23 units, and has postponed the construction of Stage 2 until all units in Stage 1 were sold.

The initial development approval was issued for a period of two years.

R CODES ASSESSMENT

The current requirement for setbacks between the proposed units are 2 metres or 2.5 metres in this situation, depending on the height and length of the appropriate wall and the existence of major openings.

The applicant proposes a setback of 1.7m to 2.3m between buildings, resulting in a shortfall of 0.3 to 0.2 metres.

Setbacks from habitable room windows to a parking area or vehicle accessway is required to be no less than 4m, unless it is for the exclusive use of the occupants of that dwelling or unless the area is screened. Units 28, 31, 41 and 37 require screening which the applicant proposes dense landscaping.

Car parking requirements for the overall development is a minimum of 76 private car bays (determined by two spaces per grouped dwelling for the first four dwellings and 1.5 car spaces for each dwelling in excess of four). The applicant provides well in excess of this amount. However, not less than 10% of the car parking requirements are to be permanently marked and retained

for visitor bays, therefore a minimum of eight visitor bays are to be provided. The applicant proposes only five visitor bays for the overall development, resulting in a shortfall of three visitor bays.

DISCUSSION

The existing development, being Stage 1, has created no problems in respect of the setbacks and their proximity to each other.

The proposed development of the site has been designed so that access is achieved between both stages by means of a loop access road.

If the applicant is to re-design his proposal so as he conforms to the current R Codes, the continuity of the road from Stage 1 into Stage 2 may be affected.

The initial approval issued on 29 March 1989 was for a period of 24 months only. A development of such a large scale is understandably developed in stages and therefore requires a longer timeframe for construction.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the setbacks between units on Lot 198 Westgate Way, Marangaroo in compliance with the initial approval issued on 29 March 1987, under the old Residential Planning Codes, subject to:

1. the applicant providing an additional three visitors car bays;
2. suitable screening being provided to Units 28, 31, 41 and 37 in the form of permanent fencing to the satisfaction of the City Planner.

O G DRESCHER
City Planner

sk:gm
prellll
26.1.93
H21108

CITY OF WANNEROO REPORT NO: H21108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 790-646

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 646 ZONING
BOUNDARY RATIONALISATION LOC M1362 WHITFORDS
AVENUE, HILLARYS

METRO SCHEME: Residential

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Whitfords Beach Pty Ltd

CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Council, at its 7 April 1993 meeting, resolved to initiate Amendment No 646 to Town Planning Scheme No 1 to relocate the proposed hotel site adjacent to Whitfords Avenue and the future Flinders Avenue alignment in Hillarys (Report H20424) (Attachment No 1).

CURRENT SITUATION

The amendment was advertised for public comment from 7 September 1993 to 22 October 1993 and three submissions were received of which two were in support and one was of objection to Amendment No 646.

Submission 1

Support by the Water Authority of Western Australia is given.

Submission 2.

Support for Amendment No 646 is given provided the proposed development blends in with the surrounding area and does not become a dominant structure like Observation City. The submission also states its concern regarding the effect the hotel will have on the animal beach, directly opposite Whitfords Avenue.

Submission 3

The objection to Amendment No 646 details their concern on the amount of traffic the hotel will generate and the egress and ingress difficulties which may arise due to the curving nature of the road.

The submission also states that there is no need for an additional liquor outlet in the area due to its proximity to Hillarys Marina, Whitfords Tavern and Mullaloo Tavern.

With regard to the issues raised by both submissions, the following is given:

- Council previously resolved to seek approval for Amendment No 393 to rezone a portion of M1362 from Special Residential A to Hotel. The amendment was gazetted on 2 June 1989.
- With regard to this, the use of a hotel in the area has been approved so Amendment No 646 is seeking a rationalisation of the zoning boundary (Attachment No 2).
- The hotel is to be located on the corner of Whitfords Avenue and the future Flinders Avenue alignment. The site is to be scaled down from approximately 2.5 ha to 1.2 ha where the majority of the site now abuts Flinders Avenue.
- The concerns raised about traffic generation and ingress and egress difficulties can be overcome through controlled access from Flinders Avenue only.
- The relocation of the hotel will have no adverse effect on the surrounding beaches.

RECOMMENDATION:

THAT Council:

1. adopts amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from Special Development A to Hotel and portion from Hotel to Special Development A;
3. forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 557;
3. authorises affixation of the Common Seal to the amending documents.

O G DRESCHER
City Planner

sk:gm
pre1117
26.10.93

H31100

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE
RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H31101

CITY OF WANNEROO : REPORT NO H31101

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

The net result of these reallocations and adjustments is a budget deficit of \$38,223.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 24 November 1993.

J B TURKINGTON
City Treasurer

TO:JW
4 November 1993

tre0008
H31102

CITY OF WANNEROO REPORT NO: H31102

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 010-0-1

SUBJECT: ORDERS FOR GOODS AND SERVICES -
APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions, clause 15(2) requires the authorisation of specific officers to sign Purchase Orders.

Complementing this authority, an internal procedure exists whereby specific officers are assigned the duty of requisitioning goods and services.

The recent inclusion of several LandCorp staff into the Parks Department has required the creation of additional Supervisor positions as follows:

1. Supervisor - Tree Pruning
2. Supervisor - Joondalup

The following existing positions have an expenditure limit of \$1,000 each:-

1. Maintenance Supervisor
2. Mowing Supervisor
3. Reticulation Supervisor
4. Bore and Pump Supervisor

The Principal Parks Supervisor has an expenditure limit of \$1,500.

The Deputy City Parks Manager has requested that the expenditure limit of all Supervisors be extended to \$2,000.

RECOMMENDATION

That Council includes the following personnel on the register of officers authorised to requisition goods and services, to a limit of \$2,000:-

Maintenance Supervisor
Mowing Supervisor
Reticulation Supervisor
Bore and Pump Supervisor
Tree Pruning Supervisor
Joondalup Supervisor

J B TURKINGTON
City Treasurer

KA:JW
27 October 1993

tre0147

H41100

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H41101

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41101

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-7

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr R F Lutter of 19 Weatherley Drive, Two Rocks to operate an offensive trade (fish shop) at Shop 7 Lot 51 Enterprise Avenue, Two Rocks.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 5 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 7 Two Rocks Shopping Plaza, Lot 51 Enterprise Avenue, Two Rocks subject to:

- 1 no objections being received by 4 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej

H41102

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41102

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-6

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr P J Thomsett of 3 Turner Close, Duncraig to operate an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 8 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig, subject to:

- 1 no objections being received by 7 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej
H41103

CITY OF WANNEROO REPORT NO: H41103

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 10 NOVEMBER 1993
FILE REF: 2357/151/33
SUBJECT: APPLICATION TO KEEP OSTRICH

Council is advised of an application from G and R Ferries of Lot 15 (33) Honeysuckle Grove, Neerabup to keep two pet ostrich.

A similar application was addressed by Council in August 1993 (H40807) in which it was proposed that each application be considered on its merits.

RECOMMENDATION

That Council approves of the keeping of two ostriches on the property located at Lot 15 (33) Honeysuckle Grove, Neerabup subject to:

- 1 approval of adjacent property owners;
- 2 compliance with the noise pollution requirements of the Environmental Protection Act;
- 3 compliance with the conditions set out by the Agriculture Protection Board for keeping ostriches with regard to boundary fencing;
- 4 obtaining a permit from Agriculture Protection Board to keep ostriches.

G A FLORANCE
City Environmental Health Manager

hre10010
mla:rej
H41104

CITY OF WANNEROO REPORT NO: H41104

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 930-19 471/1968/707

SUBJECT: APPLICATION - TRADING IN A PUBLIC PLACE

Council is advised of an application from Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo to commence sales of cool drinks along Mullaloo Beach, utilising the use of a four wheel motorbike.

Both Council Policy and Council's By-laws Relating to Reserves and Foreshores preclude selling on beaches without specific Council approval.

Currently, Council has not approved of this type of proposal in the past. A sanction of this application would undoubtedly create a precedent for similar trading along the beaches. It is believed that the needs of the Mullaloo beach front are adequately catered for with existing facilities.

RECOMMENDATION

That Council advises Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo that his application to conduct sales of cool drinks on Mullaloo Beach is not approved.

G A FLORANCE
City Environmental Health Manager

hre10006
mla:rej

H41105

CITY OF WANNEROO REPORT NO: H41105

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 264-3

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 20 October 1993.

Item 5.2 Lime Kilns - Lot 1, Flynn Drive, Neerabup

The meeting was advised that correspondence had been received from the Readymix Group seeking Council's stance on the heritage significance of the lime kilns located in Lot 1, on the south side of Flynn Drive, Neerabup.

Following discussion the meeting resolved to recommend that Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

RECOMMENDATION

That Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrell1006
H41106

CITY OF WANNEROO : REPORT NO H41106

TO: TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 261-2-1

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER
OF HIRE CHARGES

The Edgewater Playgroup has requested a waiver of the hire fee of \$152 for it's use of the Emerald Park Clubrooms on 25 and 26 September 1993 for a fund-raising event. The Playgroup intends to use the funds raised to contribute towards a storage facility and children's toilets, to be located at

this facility. It is Council's normal policy to charge for fund-raising events. In view of the purpose of this fund-raising exercise, however, it may be appropriate for Council to agree to this request.

Beaumaris Community Baptist Church has requested a reduction on the hall hire rate for their use of Jack Kikeros Hall (in Burns) for church services. It is Council's policy that church groups and other religious bodies be charged at the regular community rate. In this instance the regular community rate is \$2.10 per hour.

RECOMMENDATION

That Council:

- 1 waives the hire fee of \$152 for the use of Emerald Park on 25/26 September 1993 by the Edgewater Playgroup for a fund-raising event; and
- 2 does not agree to a reduced rate for Beaumaris Community Baptist Church's use of Jack Kikeros Hall for church services.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrell1003
H41107

CITY OF WANNEROO REPORT NO: H41107

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-4

SUBJECT: PUBLIC EXHIBITION OF A SELECTION OF THE CITY
OF WANNEROO'S ART COLLECTION

Council, at its meeting on 27 October 1993, requested a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection (Report H41016 refers).

Research has been undertaken pertaining to a public exhibition incorporating approximately one hundred art works. The results are outlined below.

COSTS

	\$	\$
Salaries/Wages		
Set up/bump out 19 hours (Temp p/time \$18.25/hr includes 8.95% on costs)	347	
Manning Exhibition 22 hours (Casual \$12.22/hr includes 20% on costs)	269	
Overtime 22 hours Security Officer (\$13.60/hr overtime rate 1.5)	449	1,065

Production Costs

Wanneroo Times @ \$110 x 2	220	
Screen hire	350	
Printing catalogue & posters	600	
Display boxes	500	
Transport	150	
Lighting	300	2,120
Total		\$3,185

The salaries and wages incorporates a curator responsible for hanging and taking down the art works. Similarly, a clerical officer is required to attend and man the display after hours. In addition, security staff will be required to work overtime in relation to supervision of the premises after hours.

An exhibition of this particular collection is justified. Many of the works within the collection are a visual documentation relevant to the City of Wanneroo's heritage.

RECOMMENDATION

That Council:

- 1 endorses the need for a public exhibition to display a selection of the City's art collection;
- 2 lists the sum of \$3,185 in the draft 1994/95 budget for the purpose of mounting a public exhibition to display a selection of the City's art collection; and
- 3 holds the exhibition once every three years.

R BANHAM

City Recreation and
Cultural Services Manager

AC:SS
rrell004
H41108

CITY OF WANNEROO REPORT NO: H41108

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-3

SUBJECT: FESTIVAL OF PERTH: THE CITY'S INVOLVEMENT IN
1994

Over the past three years the City of Wanneroo, in conjunction with the Festival of Perth, has staged three highly successful free concerts for the Wanneroo community at Neil Hawkins Park.

The concerts have attracted an estimated three thousand people to each concert in what has become a recognised part of the cultural calendar in the municipality.

The Festival of Perth organisers have recently written to the City confirming support for staging the 1994 concert. Council, in its 1993/94 Budget, has allocated \$5,752 as its contribution to the areas of:

- generator hire
- adequate toilet facilities
- parking arrangements
- rubbish facilities
- crowd control supervision
- provision of local co-ordinator
- payment to Festival - fee for support act
- payment for poster over-print for Wanneroo.

Additionally, the City of Wanneroo has agreed to encourage the caterers to have adequate food and drink to supply the general public.

A sum of \$25,000 from the Lotteries Commission has been granted directly to the Festival of Perth to cover expenses such as:

- provision of band
- provision of stage, lighting and sound equipment
- off stage collection area with tent.

The 1994 free concert incorporated within the Festival of Perth will feature Ben Zepaniah and his band. The music mixes the sounds of Reggae and Rap with the melodies of Asia and many other cultures influencing its style.

Zepaniah has toured Canada, the USA, Europe and the Caribbean and spends much of his time touring schools in an attempt to interest young people in poetry.

During his Perth visit Ben will tour schools, including one school within the City of Wanneroo.

The free community concert is to be held at Market Square, Joondalup on Sunday, 6 March 1994 and will follow a similar format to concerts staged in previous years. The concert is to be promoted at this particular location as access to parking is more readily available. Similarly, adequate lighting is provided around the area as Market Square was specifically developed for

this type of event. Additionally, the area is accessible to community members due to the location of Joondalup railway station. This arrangement ensures the City receives acknowledgement in the official 1994 Festival brochure.

In previous years Council has hosted a civic reception for the performers and associated dignitaries. It is suggested that a similar event be arranged following the concert on 6 March 1994.

RECOMMENDATION

That Council hosts a reception for Ben Zepaniah and his band following the Festival of Perth Concert at Market Square on 6 March 1994.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rrell1005
H41109

CITY OF WANNEROO REPORT NO: H41109

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1526/32/37

SUBJECT: DOG ACT APPEAL - MR & MRS DIELS, 37 BUSHLAND
RETREAT, NEERABUP

On 20 September 1993 Council refused an application by Mr & Mrs Diels of 37 Bushland Retreat, Neerabup to keep three dogs at their residence. All applications to keep more than two

dogs on residential properties are refused by Council (Council Resolution G50713).

Mr & Mrs Diels have since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mr & Mrs Diels under Section 26(5) of the Dog Act to keep three dogs at their premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the dogs are contained on the property;
4. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
5. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11002
H41110

CITY OF WANNEROO REPORT NO: H41110

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 597/76/29

SUBJECT: DOG ACT APPEAL - MS L KANOO, 29 ALLINGA
CRESCENT, CRAIGIE

On 12 August 1993 Council refused an application by Ms L Kanoo of 29 Allinga Crescent, Craigie to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Ms Kanoo has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Ms Kanoo under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11001
H41111

CITY OF WANNEROO REPORT NO: H41111

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1377/919/81

SUBJECT: DOG ACT APPEAL - MRS L BLOWERS, 81 SHEPHERDS
BUSH DRIVE, KINGSLEY

On 9 September 1993 Council refused an application by Mrs L Blowers of 81 Shepherds Bush Drive, Kingsley to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Blowers has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs Blowers under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;

3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

25 October 1993

tmt/dw/11003

H61100

CITY OF WANNEROO

BUSINESS FOR INFORMATION
SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H61101

CITY OF WANNEROO REPORT NO H61101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 201-2

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 25 October 1993. The updated 1993/94 Construction Programme is shown at Attachment 1.

A COUNCIL WORKS

21 MAJOR WORKS

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

Council's responsibility for this project is the section between Lakeside Drive and Wedgewood Drive. Landcorp is responsible for the section between Edith Cowan University entrance road and Lakeside Drive.

All drainage road crossings are now completed. The remaining, outstanding mainline drainage at the southern end will progress until completed. Installation of the side entry pits to the eastern carriageway will commence after base course construction is in its advanced stages.

Emulsion stabilised limestone base course construction has been completed over a 600 metre section north of Treetop Avenue and sub base limestone construction is continuing southwards from Treetop Avenue.

The installation of side entry pits, kerbing and final trim of the eastern carriageway is programmed for November.

Installation of street lighting is programmed to begin in early November.

Landcorp has commenced the drainage component of its section of Joondalup Drive.

.2Perry Road

All earthworks and boxing operations have been completed. Sixty percent of the limestone sub base rubbling operation is completed and compaction is proceeding from the south end. Emulsion stabilised limestone base course laying and water binding will proceed in November and the application of the stone chip seal is programmed for mid November.

22 DRAINAGE

.1Javez Drive, Quinns Rocks

The pressure line, pump liner and conversion slab installations have been completed. The outstanding works consist of providing gullies at the low point following road reconstruction, which is due to commence in late October.

Installation of the pumps and excavation of the remaining spoil from the sump will also be programmed to integrate with the roadworks.

.2Hyacinth Close Drainage Scheme

The pressure line, gravity line and sump works have now been completed. Outstanding works consist of providing a headwall to the sump structure and installation of the pump station. Landscaping of the sump area will be completed by the end of November.

23 Pedestrian and Cycle Facilities

.1Private

Clarkson	Pedestrian Accessway	Garrigan Place to Shopping Centre
Clarkson	Dual Use Path	Renshaw Boulevard (Garrigan Place to L1539)
Merriwa	Pedestrian Accessway	Picard Court to Whitsunday Avenue
Merriwa	Dual Use Path	Whitsunday Avenue (Stradbroke Gardens to Connolly Drive)

.2 Council Contractor

Padbury	Dual Use Path	O'Leary Road
Woodvale	Dual Use Path	Crinum Court (part)
Duncraig	Footpath	Methuen Way

24 TRAFFIC MANAGEMENT

.1Dorchester Avenue Roundabouts, Warwick

The construction of roundabouts at the Dugdale Street, Ballantine Road and Hawker Avenue intersections with Dorchester Avenue commenced on 16 September 1993. Intersection widening, drainage adjustments, kerb installations and crossover reinstatements are completed. Outstanding works include brick paving of traffic islands and some minor footpath links. Upgrading of street lighting in Dorchester Avenue by SECWA should be finished by the end of October. Signage and line marking will be undertaken by Main Roads WA during late October

1993. This project is scheduled for completion by mid November 1993.

.2Beltana Road/Spinaway Street/Kadina Street, Craigie

This pedestrian refuge island and intersection improvement project was programmed and undertaken during school holidays in October 1993. The improvement works included installation of a pedestrian refuge island, minor road widenings, footpaths and upgrading of intersection lighting. The outstanding works include traffic island brick paving.

.3Marmion Avenue/Freeman Way Intersection, Marmion

The installation of semi mountable kerbing, traffic island modification and a footpath from the underpass to the kerb ramp in Freeman Way were undertaken during October 1993. The outstanding work on this project is installation of a street light pole, which is programmed by SECWA for early November 1993.

25 CAR PARKS

.1Carramar Golf Course Access Road and Car Park

All kerbing and entry statements have now been completed. Backfilling of the kerb has also been undertaken. The outstanding works around the maintenance shed and club house will be programmed when the building works are nearing completion.

.2Warwick Open Space Access Road and Car Park, Warwick

Continued building activity at the Warwick Sports Club is delaying completion of the car park and footpath in the vicinity.

A water hydrant has been installed by WAWA in the proposed disabled bay area and a redesign is presently in progress for this portion of the car park to address this issue.

Lighting is programmed to be installed during November with the landscaping works to follow.

.3Kingsway Netball Car Park, Landsdale

The car park was asphalted during October in laterite asphalt. Test results indicate a higher than specified void ratio. This matter is presently being investigated with the supplier.

Linemarking, bollard installation, conduit crossings, reticulation and landscaping are being programmed during the November/early December period.

.4Santiago Car Park, Ocean Reef

The western 30 bay car park has been completed to sub base stage and kerbed, except for the entrance, which will be constructed in concrete. Asphalt surfacing of this car park will be programmed before the end of October after which line marking, landscaping and lighting can be undertaken.

The eastern 50 bay car park has been waterbound and will be kerbed by 5 November 1993. Asphalt surfacing will follow and line marking, landscaping and lighting will be programmed to be undertaken at the same time as the western car park.

26 MISCELLANEOUS

.1Marangaroo Drive - Structural Overlay, Girrawheen

The rekerbing and resurfacing of the southern carriageway of Marangaroo Drive from Curtis Way to Mirrabooka Avenue is now complete.

.2Whitford Avenue/Trappers Drive Traffic Signals, Woodvale

Main Roads WA has commenced the installation of traffic signals at the intersection of Whitford Avenue and Trappers Drive. The lights are expected to be operational by Saturday 30 October 1993.

.3Maintenance

The following car parks were re-linemarked during October 1993:

Percy Doyle Reserve Bowling Club car park, Duncraig
Halidon Street parking embayments, Kingsley
Kingsway Sporting Complex, Landsdale
Kingsley Reserve, Kingsley

Installation of light poles at the Padbury Hall car park,
Padbury has been arranged

271993/94 ROAD RESURFACING PROGRAMME

The 1993/94 Road Resurfacing Programme is programmed to
commence on 27 October.

28STREET LIGHTING

A works order has been placed for the installation of
additional street lighting in Ocean Reef Road between
Trappers Drive and Wanneroo Road, Edgewater.

Designs and capital costs quotations from SECWA for the
remaining approved arterial road street lighting projects
should be supplied in early November. Orders will then
be issued to allow these projects to be included on
SECWA's works programme.

B WASTE MANAGEMENT

The domestic collection service has continued to run to
schedule due mainly to the co-operative effort of
operators and supervisors. Mechanical, electrical and
hydraulic problems continue to occur with the one-man
trucks, however, many of these are resolved quickly by
the field mechanic.

The bulk refuse collection is operating to schedule with
the use of skid steer loaders considerably reducing the
loading times.

The first of the new recycling trucks went into service
on 22 October for a week long field evaluation. Subject
to a satisfactory report on this truck, it is likely that
the remaining trucks will be supplied by the end of the
year. This would allow the full recycling service to be
introduced to the whole of the City by early 1994.
Routes have been planned and introductory recycling
packages prepared in readiness for the extension of the
service.

The Materials Recovery Facility at Badgerup is currently being modified to accommodate the increase in recyclable materials expected with the introduction of the new routes.

The Commercial Collection Service remains stable with new customers replacing those that have been lost to private companies.

With the changeover to one-man refuse trucks, the human resource level of the Waste Management Section has gradually decreased by natural attrition from 93 to 56. With the expansion of the recycling service there will be a need to employ a further six people.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1992 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

PWC:DRB:EMT
Aere1105

H61102

CITY OF WANNEROO REPORT NO H61102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-135

SUBJECT: DRAINAGE SUMP - CORNER BEACH ROAD AND
DORCHESTER AVENUE, WARWICK

A four signature petition has been received regarding the drainage sump at the corner of Beach Road and Dorchester Avenue, Warwick (Item H91007 refers). The subject of this petition is that the sump is blocked and that this has resulted in ponding in the base for long periods following rainfall. Unpleasant odours and a generally unsatisfactory environment have resulted.

Investigation has confirmed that a clogged layer has developed on the base of this sump. This layer is interfering with the infiltration of stormwater into the ground. Such a surface layer typically develops in the base of sumps during the winter period. It can be caused by oil and grease residues, plant debris and other particles picked up by stormwater from the road.

It is standard practise for sump bases to be cleaned as part of the programmed annual summer maintenance of sumps. However, as this clogged base is causing undue inconvenience to residents, arrangements have been made to bring forward the maintenance of this sump to December.

It has been indicated by the petitioners that the adjacent new commercial development at Beach Road and Dorchester Avenue may have contributed to the formation of this layer. Whilst construction activities can result in the base being clogged it is difficult to quantify the effect. There is no clear evidence to suggest that this development has had an undue effect on the sump, however the situation will be monitored accordingly.

The petitioners have been advised of the proposed programme for the maintenance works on the sump.

Submitted for information.

R T McNALLY

City Engineer

GL:LCI
Aerell101
H61103

CITY OF WANNEROO REPORT NO: H61103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 740-88789

SUBJECT: APPEAL DETERMINATION : LOT 500 OLD YANCHEP
ROAD, CARABOODA

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: B & J Philp

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr B J Philp for the subdivision of Lot 500 Old Yanchep Road, Carabooda to create two lots (see Attachment No 1).

BACKGROUND

At Council's February 1993 meeting (H20224) it was resolved not to support the proposed subdivision and recommended to the Department of Planning and Urban Development accordingly.

The Department consequently refused the subdivision on 11 March 1993 for the following reasons:

1. The proposal does not conform with Council's Rural Subdivision Policy (1978) or the Commission's Rural Smallholdings Policy (1977).

2. The Commission is not prepared to support subdivision that could create an undesirable precedent for further fragmentation of rural land in the locality.
3. The Commission's Rural Land Use Planning Policy requires Councils to prepare a Local Rural Strategy to comprehensively plan for change and development in rural areas. In the absence of an approved Local Rural Strategy, the Committee is not prepared to approve the subdivision of rural land that would lead to unplanned development and could prejudice the future planning, development and use of the area and/or the rural land resources.

MINISTER'S DECISION

In the Minister's determination of the matter it was concluded that the Commission's decision was in line with the recommendation of the City of Wanneroo and was seen to be consistent with current policy. In view of these matters the Minister dismissed the appeal.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre1104
H61104

CITY OF WANNEROO REPORT NO: H61104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4381

SUBJECT: APPEAL DETERMINATION : LOT 368 (48) ARNISDALE
ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mr A Watt

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr A Watt for the development of a medical consulting room on Lot 368 (48) Arnisdale Road, Duncraig.

BACKGROUND

At Council's meeting on 28 July 1993, the proposal for a medical consulting room for Lot 368 (48) Arnisdale Road, Duncraig was considered. It was resolved that the application be refused as the proposal:

.1contravenes Council's Policy for medical facilities/consulting rooms in terms of location, lot size and setbacks;

.2represents ad hoc non-residential development in a residential area;

.3sets an undesirable precedent, encouraging the proliferation of non-residential development within this area.

ASSESSMENT

A member of the Town Planning Appeal Committee undertook a full investigation of the matter and drew a number of conclusions. One of particular importance to Council states:

"Council is aware of the growing demand for accommodation of this nature and has commenced a review of the area. The current real estate activity in the area aimed at converting dwelling houses

to consulting rooms has caused concern to residents as indicated by Council in its response to the appeal"

MINISTER'S DECISION

In the Minister's consideration of the matter, the Hon Richard Lewis concurred with the Investigating Committee Members assessment of the situation and, consistent with the conclusions drawn, the appeal was dismissed.

A further note was added, however, that through the determination, Council be encouraged to expedite its current review of the situation in order to alleviate what appears to be a genuine demand for medical facilities in the area.

It is advised that the review of the matter is currently being undertaken by Council officers and should be before Council for consideration in the near future.

O G DRESCHER
City Planner

pje:gm
prell08
H61105

CITY OF WANNEROO REPORT NO: H61105

TO:	TOWN CLERK
FROM:	CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL
MEETING DATE:	10 NOVEMBER 1993
FILE REF:	303-2-1
SUBJECT:	AUDIT ON COMMUNITY FACILITIES IN HILLARYS

Council, at its meeting on 22 September 1993, resolved that an audit of community facilities located in the suburb of Hillarys be undertaken and a report be submitted to Council detailing the findings.

POPULATION PROFILE

In establishing an effective level of community facilities in the Hillarys area, it may be useful to examine the most recent ABS Census figures (1991) for the area covering Hillarys and Kallaroo.

AGE GROUPS	TOTAL POPULATION	% GROWTH SINCE 1986
0-4	731	9
5-9	939	7
10-14	1182	22
15-19	1073	45
20-24	582	44
25-29	475	-9
30-39	1806	-2
40-49	2107	77
50-54	520	100
55-59	305	28
60-64	285	33
65-69	238	36
70-74	185	50
75-79	93	52
80-84	39	85
85+	18	125
TOTAL POPULATION 10,578		

It is estimated that with the release of a further 940 housing units on to the market the population could increase by a further 2,820. These units are expected to attract second home buyers and possibly older people into the group housing area. It can be concluded, therefore, that though a steady increase will be maintained in the school age group the population will be predominantly in the middle aged groupings.

COMMUNITY FACILITIES

The following facilities and services are available within the suburb of Hillarys.

Council Facilities

A pre-school development located opposite Mawson Park is owned by Council and located on a leased site. Council is aware that the Pre-school needs to be relocated, however, this is the subject of a separate report.

Two Tennis Court complexes, located in Fenton Way (one court), and Banks venue (two courts).

There are three major parks: Hillarys Park, Mawson Park and James Cook Park which provide for sporting and passive recreation. Other small parks are located in Parkinson Place and Angove Drive.

Broadbeach Park in Broadbeach Boulevard, currently under construction is a mixture of active and passive activities and has been totally funded by the local developer.

One Library serving the suburbs of Hillarys, Kallaroo, Craigie, Padbury.

The Senior Citizens Centre in Hillarys services the suburbs of Hillarys, Kallaroo, Padbury, Craigie and Beldon.

State Government Facilities

One primary school located in Lynburner Drive.

The Ern Halliday Recreation Camp located near Whitfords Avenue and Angove Drive.

At the Jean Beadle Community Centre the following community based agencies are located:

- . Family Centre
- . Occasional Care Centre
- . Long Day Care Centre
- . Youth Centre
- . Skillshare

Commonwealth Government

Post Office located at the shopping centre.

Private Facilities

St Marks Anglican Community School

Commercial Facilities

A major shopping centre including Tavern, Service Station, Indoor Sporting Facilities and a Health Club.

Adjacent Facilities

Many facilities are available in adjacent suburbs. These include:

- . Child Health Clinics located in Padbury and Kallaroo
- . Major recreation facilities located adjacent on Padbury, Craigie and at the Hillarys Marina
- . Community Halls are accessible in Sorrento, Kallaroo and Padbury.

CONCLUSIONS

The population profile indicates that demand on junior facilities over the next few years will remain static or reduce, and it will be some years before there is a significant rise in the number of seniors. Therefore, in the absence of written expressed community demand, it appears that the suburb is well provided with facilities, notwithstanding there has not been any in depth survey.

Care should be exercised in making decisions concerning further Council facilities for Hillarys based on this audit without carrying a similar audit for the whole district as there is significant movement of people to facilities in adjoining suburbs.

Submitted for your information.

R FISCHER
City Building Surveyor

RF:SE

brel0005
H61106

CITY OF WANNEROO REPORT NO: H61106

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 210 - 0

SUBJECT: HEALTH (ASBESTOS) REGULATIONS 1992

At its meeting on 25 August, 1993, Council expressed concern that Regulation 6(d) of the Health (Asbestos) Regulations 1992 did not adequately cover problems associated with second hand transported buildings that are not designed to be transportable (H10823 refers).

A letter was written to the Executive Director of Public Health expressing Council's concern. The response received on 14 October, 1993 is as follows:

"Thank you for your letter dated 19 September, 1993 in which your Council has expressed concerns over the application of Regulation 6(d) with respect to the relocation of asbestos clad buildings.

In answer to your letter I wish to emphasise that this regulation was not intended to prohibit such activities providing that the building is not substantially dismantled, in which case an offence would occur.

There is no doubt that many of the old timber frame buildings while not designed to be moveable are capable nevertheless, of being transported whole or in two or three parts. Providing that the asbestos cement material

along the cut surface is disposed of and replaced by non-asbestos material at reconstruction, regulation 6(d) is deemed to be complied with.

Of course during any handling or re-use of secondhand asbestos cement material 'reasonable measures' must be taken in accordance with regulation 7(4).

The Health Department is currently reviewing the Asbestos Regulations to clarify some areas and enhance their practical application. It is not proposed, given the above explanation that there will be any substantial change to regulation 6(d)."

Submitted for information.

R FISCHER
City Building Surveyor

LC:lc
bre10002

H61107

CITY OF WANNEROO REPORT NO: H61107

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 865-3

SUBJECT: LOBBY REQUEST - VEHICLE EXHAUST EMISSIONS - ex
H40804, H40804A

Following a request from the City of Subiaco for support in lobbying the Minister for the Environment to initiate a programme similar to the "Dob In A Smokie" campaign run by Victoria, Council resolved to support the request (H40804, H40804A) and also to write to:

- 1 The State Environmental Protection Authority;
- 2 Police Traffic Branch;

- 3 Victorian Environment Protection Authority;
- 4 New South Wales Pollution Control Division; and
- 5 Keep Australia Beautiful Council;

seeking information on what action can be taken to reduce vehicle emission pollution and details of any proposed legislation which may be introduced to control this problem.

Correspondence has now been received from all above, except the Keep Australia Beautiful Council (Attachments refer).

In summary the responses advise as follows:

- 1 The State Environmental Protection Authority - "smoky vehicle" complaints were received from the public between September 1990 and February 1992, but the campaign was discontinued on advice from the Police Department due to administrative difficulties". It was further reported that:

"The main problems identified during the trial included many inaccurate vehicle descriptions (eg reported colour, make and model did not match the vehicle registration number); many vehicles were in fact not smoky at all; the system was open to abuse by vindictive reports; and a backlog of several months developed due to the limited Police resources available for the task. Given that only a small number of the total vehicles reported were actually found to be smoky, and the large amount of Police time devoted out of necessity to each complaint, a decision to continue the campaign could not be justified.

It may be possible for a much simpler system of control to be adopted, using the *Environmental Protection Act 1986*, rather than the Road Traffic Act. For this to occur however, a reallocation of resources would have to be agreed."

- 2 Police Traffic Branch - a proposed programme to "Dob In A Smokie" would be supported. Where faulty vehicles are sighted by Police a "work notice" is issued. In the event of a general complaint it is referred to the Environmental Protection Authority for necessary attention under its legislation.
- 3 Victorian Environment Protection Authority -

"The smoky vehicle campaign, which has been running, on and off, for the last five years, is usually conducted as part of our annual Clear Air Campaign.

A media release is distributed at the start of each campaign advising that people have the opportunity of reporting smoky vehicles they see on the roads to the Environment Protection Authority. They do this by ringing EPA's Pollution Watch Line. I have enclosed a form that is used to take down the details.

The information received is run through the state government's Road Transport Authority computer to obtain address details. A letter is then sent to the owner of the vehicle advising their car had been reported as emitting excessive amounts of smoke and it would be advisable to have it checked (a copy of the letter is enclosed). No legal action can be taken as part of the public spotting program.

4 New South Wales Pollution Control Division -

"The EPA conducts a smoky vehicle enforcement program in New South Wales. EPA officers are authorised to detect and issue \$96 penalty notices to the owners of offending vehicles. Officers are also empowered to issue defective vehicle notices and notices to require the owners of offending vehicles to present the vehicles for inspection and testing to a place specified in the notice.

In addition, the EPA accepts vehicle reports from council officers, RTA officers and Police regarding smoky vehicles. A warning letter is sent to the owner of a vehicle on receipt of a smoky vehicle report. The EPA also accepts observations from members of the public, however, a second independent observation is required before any action is taken."

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hrel0013
gaf:rej

H11100

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H11101

CITY OF WANNEROO REPORT NO H11101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-8

SUBJECT: NORTH EAST DUNCRAIG TRAFFIC STUDY

Council, at its September 1993 meeting, approved the membership of the North East Duncraig Traffic Management Group (Item H10905 refers). Unfortunately, Mr A Kompler of 18 Ripley Way was inadvertently omitted from this list.

Mr Kompler's membership is supported by the Study Group.

RECOMMENDATION

That Council:

29approves the inclusion of Mr Kompler of 18 Ripley Way to the membership of the North East Duncraig Traffic Management Group;

30advises Mr Kompler accordingly.

R T McNALLY
City Engineer

DP:AT
Aere1106

H11102

CITY OF WANNEROO REPORT NO H11102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-6

SUBJECT: EDDYSTONE AVENUE TRAFFIC STUDY

Council considered a report on the future planning of Eddystone Avenue at its meeting in September 1993 (Item H10906 refers). It deferred consideration of this matter for one month, pending a further report being submitted on:

- (a) the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- (b) the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive;
- (c) the construction of a service road on both sides of Eddystone Avenue.

The estimated cost of the extension of the dual carriageway in Eddystone Avenue, from Sandalford Drive to south of Gradient Way, is \$60,000.

With regard to the two options of the service road, the proposed treatments are as follows:

Option No 1 - Service Road on Western Verge

This treatment utilises the constructed western road reserve to create a landscaped service road having access from the existing Eddystone Avenue pavement. As the existing pavement is located within the eastern portion of the road reserve, the treatment mainly improves the amenity for those residents on the west

side. However, a parking embayment treatment can be constructed on the eastern pavement and this would provide a reasonable distance of 2-3 metres for those residents to park and access properties away from the through traffic movements. The estimated cost of this option, as shown on Attachment 1, is \$340,000.

Option 2 - Service Road on Both Sides of Eddystone Avenue

This option provides for an equal treatment of residential amenity and access to Eddystone Avenue. It does, however, require the relocation of the majority of the existing carriageway to the centre of the road reserve and therefore reduces any possible cost savings. This option, as shown on Attachment 2, is estimated to cost \$570,000.

Also, this treatment will involve major reconstruction works and disruption to residential and through traffic movements.

As a cost comparison, the extension of the dual carriageway, from Sandalford Drive to Craigie Drive, is estimated to cost \$380,000. While this treatment is not recommended in the traffic study, it indicates the significant costs involved in relocating the existing road pavement and drainage.

Programme

Provision has been made in the 1994/95 year of the Five Year Capital Expenditure Programme for commencement of the Eddystone Avenue upgrading project. The actual extent of works and funding provision will need to be considered on a priority basis with other road projects as part of the 1994/95 budget deliberations.

Conclusion

On a cost effective basis, the option of a service road on the western verge with a parking embayment treatment incorporated as part of the eastern carriageway appears desirable. This parking embayment treatment can also be established on the northern section of Eddystone Avenue as part of the dualling programme.

RECOMMENDATION

That Council:

31reiterates that the function of Eddystone Avenue is an important regional road connecting to Joondalup Drive;

32lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;

33lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along the western side of Eddystone Avenue together with a parking embayment treatment on the eastern carriageway, between Gradient Way and Craigie Drive;

34advises Eddystone Avenue residents accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell108
H11103

CITY OF WANNEROO REPORT NO H11103

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-1334

SUBJECT: PEDESTRIAN CROSSING - KINGSLEY DRIVE/DALMAIN STREET, KINGSLEY

At its August 1993 meeting, Council considered a report (Item H10809 refers) regarding the perceived safety concerns of

the guard control crossing at the roundabout at Kingsley Drive and Dalmain Street, Kingsley. Council deferred consideration of this matter, pending a further on site meeting with the petition co-ordinator, Councillor Wood, Police Traffic Branch and Main Roads WA.

The on site meeting was held on 28 September. However, Councillor Wood was unable to attend this meeting. The Police Traffic Branch reiterated that the location of the guard control crossing was satisfactory.

Main Roads WA has agreed to install supplementary roundabout and children crossing advisory signs south of Dalmain Street.

The matter of a Transperth bus parking south of the roundabout in Kingsley Drive obscuring sight lines has been referred to that authority for its urgent attention.

RECOMMENDATION

That Council advises the petition co-ordinator that the Police Traffic Branch and Main Roads WA consider the location of the guard control crossing in Kingsley Drive near Dalmain Street to be satisfactory with improvements to the advisory signing being implemented accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell109
H11104

CITY OF WANNEROO REPORT NO H11104

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-416

SUBJECT: PETITION REQUESTING INVESTIGATION OF
STORMWATER DRAIN AND WIDENING OF MILNER
STREET, QUINNS ROCKS

An eight signature petition has been received from residents of Quinns Rocks requesting that Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks and the widening of Milner Street to allow two cars to pass more easily.

The blocked drain has been inspected and cleared of plant debris and sand.

With regard to the widening of Milner Street, Council considered a report at its October 1989 meeting (Item D11009 refers) on the Quinns Rocks Traffic Management Study and approved and commenced the construction of the following road improvements in priority order:

Item	Road Name		Completed
1	Mindarie Drive	Quinns Road to Piper Street	Yes
2	Fraser Road	Piper Street to Ashley Avenue	Yes
3(a)	Hazel Avenue	Ashley Avenue to Robinson Avenue and co-ordinate improvements with Fraser Road	Yes
(b)		to Hall Avenue and Hazel Avenue to Ocean Avenue	Yes
)		Hazel Avenue to Ocean Drive	No
	Robinson Ave		
(c)			
)			
4	Rees Drive	Upgrade and widen road to 90m adjacent to school	Yes
	White Road		
	Ainge Road		
5	Tapping Way	Piper Street to Robinson Road	No
6	Rees Drive	Mindarie Drive to Gumblossom	

		Way	Yes
7	Javez Drive	Beverley Crescent to Tapping Way	Und
			er
			Con
			st
8	Piper Street	Fraser Road to Tapping Way	No
9	Ocean Drive	Quinns Road to Tapping Way (North)	No

The outstanding construction of Robinson Avenue and Tapping Way has been postponed pending finalisation of the proposed construction of the Water Authority of WA sewer rising main and the subdivisional and development adjacent to Tapping Way.

The next project, Javez Drive, is currently under construction leaving the funding for the next number of years to be allocated for the three remaining large projects of Robinson Avenue, Piper Street and Ocean Drive.

Milner Street is currently a 5m wide, unkerbed road approximately 200m in length. It is a minor access road serving residential lots and a small recreation reserve. The width of Milner Road is considered satisfactory for this purpose. It is, therefore, suggested that further consideration of the upgrading of Milner Street be deferred until the prioritised programme for Quinns Rocks streets, adopted by Council in October 1989, is completed.

RECOMMENDATION

That Council advises the petitioners that:

35the blocked drain in Milner Street, Quinns Rocks has been cleared;

36the upgrading of Milner Street will not be considered until the prioritised programme of upgrading of roads in Quinns Rocks, adopted by Council in October 1989, has been completed.

R T McNALLY
City Engineer

GR:EMT:AT
Aere1103
H11105

CITY OF WANNEROO REPORT NO H11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS : CONTRACT NO 31-93/94

Council has approved funds of \$65,000 in the 1993/94 Budget, Account No 29399, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale.

Tender No 31-93/94 for the construction of two illuminated tennis courts, adjacent to the existing tennis courts on Timberlane Park in Woodvale, was advertised on 25 and 28 September 1993.

The location of the proposed tennis courts on this reserve, in relation to the existing courts, is shown on Attachment 1. Tender submissions are shown on Attachment 2.

Lighting Standard

Council normally provides a recreational standard of lighting for all new courts. However, Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard. The club has also requested the cost to upgrade four existing courts to

competition standard lighting. The tender submissions for these items are also shown on Attachment 2.

Upgrading to competition standards of lighting incorporates the following costs:

Increased Capital Costs :	Depends on the court location and existing supply.
Replacement Luminary Costs :	Approximately one third higher irrespective of type purchased.
Power Costs :	Double the cost of Recreational Lighting

The Parks Department has indicated its concerns for setting a precedent in upgrading tennis court lighting standards to competition standards.

The Department has been requested, by various groups, to upgrade existing facilities to competition standards of lighting. The number of requests involve 54 courts out of a total of 69 courts supplied by Council. The capital and associated running costs in carrying out this upgrading would be extreme. Council would normally ask any group requiring specific competition lighting to fund all the installation and associated operational costs. Due to the high costs associated with maintenance of the facilities, the average club is unable to meet these requirements.

With respect to this particular installation at Timberlane Park, the proposed courts are the furthest away from the clubroom but closer to housing development. Even with environmental type lighting fittings, the extra illuminance produced by a competition standard of lighting could be obtrusive.

The apparent trend towards evening tennis competitions and the need to upgrade the standard of court lighting requires further detailed evaluation by Council's Recreation and Cultural Services Department. There are a number of tennis clubs now operating within the City and the upgrading of court lighting to competition standard will be a substantial expense to these clubs. The type of lighting fixtures needs to be carefully assessed to ensure that the impact on adjoining residences is minimal.

It is recommended that Council continues with its policy of providing recreational lighting to the tennis courts at Timberlane park and any further upgrading be subject to a report by the City Recreation and Cultural Services Manager.

Power Supply Upgrade

Recent discussions with SECWA highlighted a deficiency in the existing power supply to Timberlane Park. To accommodate the proposed tennis courts and oval reticulation, a total upgrade of the existing SECWA cabinet is required. The cost of carrying out this work is \$7,396. As the upgrade involves the proposed tennis court lights, a half share of \$3,698 should be allocated from Engineering Account No 29399 - Timberlane park - Construction of Two Illuminated Tennis Courts. The balance of the cost will be accommodated from Account No 29194 - Timberlane Park - Oval Development.

Tender Evaluation

The lowest tender received was from Sportcoat at \$50,112, which included recreational standard of lighting. This company has previously constructed tennis courts for Council and its work has been considered satisfactory. Sportcoat has included in its tender, the use of Spectra Tennis Ace luminaires which are of the environmental type. The computer generated illumination diagram, submitted with the tender, shows that the illumination levels of the court will be above the minimum specified requirements. This tender is therefore recommended.

The tender option from Sportcoat for the two tennis courts with competition lighting is the only tender which conforms with Council's specification. The tender price of \$62,440 for this option highlights additional cost of \$12,328 for the upgrading of court lighting.

It is recommended that Kingsley Tennis Club be advised of the extra costs required for upgrading to competition standard of lighting, including initial capital costs as well as associated maintenance and running costs.

RECOMMENDATION

That Council:

37approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;

38awards Contract No 31-93/94, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale, to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;

39authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;

40advises Kingsley Tennis Club of the extra costs for upgrading to competition standard of lighting, including all capital costs, future maintenance and extra power costs;

41authorises the signing of the tender documents;

42seeks a report from the City Recreation and cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

R T McNALLY
City Engineer

MR:AT:EMT
Aerell107

TENDERER	TENDER AMOUNT RECREATIONA L	COURTS WITH COMPETITI ON	UPGRADING FOUR EXISTING COURTS TO COMPETITION
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Recreation

Sportcoat

Standard

Illuminance
both confor
Specificat
Recreation

Independent
Paving and
Earthworks

Illuminance
both confor
Specificat

Competition

Illuminance
Luminaire
Recreation

Sport
Surfaces

Illuminance
do not con
Specificat

Competition

Illuminance
Luminaire
No lighting
details su
tender

Mike Lynch
Construction

H11106

CITY OF WANNEROO REPORT NO H11106

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 622-0

SUBJECT: BY-LAWS RELATING TO MARANGAROO AND CARRAMAR GOLF COURSES

By-laws are required under the Local Government Act to set aside golf course reserves for the playing of golf and to enable fees to be charged.

Council adopted By-laws relating to Marangaroo Golf Course at its November 1987 meeting. (Item B11121 refers) There is now a requirement to amend these By-laws to provide for Carramar Golf Course.

The proposed amendment shown at Attachment 1 includes a broad definition of "the golf course reserve" which allows Marangaroo, Carramar and future Golf Courses to be covered by these renamed By-laws.

RECOMMENDATION

That Council:

1. adopts the proposed amendments to its By-laws Relating to Marangaroo Golf Course as attached to Report H11106 to allow for the playing of golf and charging of fees at Carramar Golf Course and future golf courses.
2. authorises the affixation of the Common Seal to and endorses the signing of the documents.
3. authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed By-laws promulgated.

R T McNALLY
City Engineer

DRB:LCI
Aerell102
H11107

CITY OF WANNEROO REPORT NO: H11107

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 3797/110/1

SUBJECT: PROPOSED OUTBUILDING: LOT 110 (1) ARROWSMITH
RISE, MARANGAROO

APPLICATION

An application has been submitted for approval to construct an outbuilding comprising a garage and games room at Lot 110 (1) Arrowsmith Rise, Marangaroo, which has an area greater than 60 square metres (see Attachment 'A').

COUNCIL POLICY

Council requires that applications for outbuildings which exceed 60 square metres in area are to be submitted to Council for consideration. Council's Policy also requires that the written comments of the adjoining owners must also be submitted and a statement provided that the outbuilding will not be used for habitable, commercial or industrial purposes.

ADJOINING OWNERS COMMENTS

Written comments have been submitted by both adjoining owners and they have indicated that they have no objections to the proposed outbuilding.

BACKGROUND

The revoked Uniform Building By-laws contained a by-law which limited the size of outbuildings on residential lots to 46.5 square metres. The Building Code of Australia or the Residential Planning Codes do not place any restriction on the size of an outbuilding except that the combined area of the dwelling and any outbuilding/s shall not exceed 50% of the area of the Lot.

In this instance the Lot is 687 square metres in area. The proposed outbuilding will be 105 square metres and the dwelling is 131 square metres, a total of 236 square metres or 35% of the Lot area.

RECOMMENDATION

That Council approve the proposed outbuilding to be constructed at Lot 110 (1) Arrowsmith Rise, Marangaroo, subject to the applicant submitting a statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

R FISCHER
City Building Surveyor

LC:lc
bre11001

H11108

CITY OF WANNEROO REPORT NO: H11108

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 2845/580/1

SUBJECT: PETITION OBJECTING TO FENCE: 1 SENTRON PLACE,
MERRIWA

Council, at its 13 October 1993 meeting received a 23 signature petition from residents of Merriwa, objecting to a fence located at 1 Sentron Place, Merriwa, item H91004 refers.

In March 1993, the District Building Surveyor served a site instruction on the owner of Lot 580 (1) Sentron Place requiring the fence to be brought into compliance with Councils fencing By-law. Lot 580 is a corner lot and the owner had commenced building a timber post and rail fence on the secondary street boundary.

The posts and rails were not in accordance with Councils minimum specification. Despite repeated requests to the owners to rectify the works, little was done. Complaints about the appearance of the fence were received from a number of sources.

In July 1993, I met with the owners. It was clear that they were finding it difficult to complete the fence for a variety of reasons. However, it was agreed they would complete the works by the end of September 1993. Some attempt to carry out the work was made but due to difficulties including financial hardship the works were not completed. Arrangements for Councils Welfare Officer to visit and assist if possible were made.

As a result, arrangements have been made for a contractor to complete the works before the end of October 1993 using special funding from the Home and Community Care programme. The funds are provided through the State and Federal Government for use in special circumstances of hardship.

The petition complains that the construction of the fence is sub-standard, an eyesore and an embarrassment to the residents of the area. The above course of action will resolve the complaints. It is noted that the petitioners live in the vicinity of Lot 580 (1) Sentron Place, Merriwa. Accordingly, it is expected they will be aware of the remedial work carried out to the fence.

RECOMMENDATION

That Council advises the petitioners that, whilst it appreciates the time it took to effect remedial works to the fence was undesirable, the fence has now been fixed to Councils satisfaction and no further action is warranted by Council.

R FISCHER
City Building Surveyor

RF:SE

bre11002
H11109

CITY OF WANNEROO REPORT NO: H11109

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3470

SUBJECT: PROPOSED ELECTRIC FENCE: LOT 14 AVERY STREET,
NEERABUP

APPLICATION

An application has been received from Consolidated Security Systems for approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 Avery Street, Neerabup (See Attachment 'A')

COUNCIL BY-LAWS

Council's By-laws relating to Fencing and Private Tennis Court Floodlighting permit electrified fences to be erected only in rural areas for the control of livestock. This is the first application received for an electrified fence on a commercial or industrial property.

Investigation has revealed that several local authorities have permitted the use of electrified fencing around boat sale premises, timber yards, hardware stores, hire-car premises and others.

ELECTRIFIED FENCE

The fence shown on the attachment is a normal cyclone mesh with steel posts and three strands of barbed wire. The electric fence is located 100 away from the cyclone fence. If an intruder touches the fence a 7000 volt shock will be delivered. The applicant claims that this is very painful yet harmless.

The system is armed and disarmed by a liquid crystal display terminal at the main entrance to the premises. If an intruder holds onto, cuts or shorts out the electric fence, a control panel will go into an alarm, setting off external sirens and

notifying the monitoring station. The applicant also claims that this will result in police and guard response to the premises.

AUSTRALIAN STANDARDS

The electrified fence must be installed in compliance with the relevant Australian Standards AS 3129-1989 Approval and test specification-Electric fence energisers and AS 3014-1991 Electrical installations-Electric fences. The inset shown on the attachment indicates the symbol for the warning sign which is required by the standards to be fixed to fence posts at least 10000 apart.

COUNCIL LIABILITY

There is a concern that if a person was injured as a result of a Council approved electric fence, could Council be held liable? Although Council's by-laws permit electrified fences on rural properties, this issue of electric fences for protection of property has not been raised before.

It is considered that a legal opinion should be obtained and also comments from Council's insurers before an approval or refusal is given to the application. The opinion and comments would also influence the inclusion of electrified fences for commercial and industrial properties into Council's by-laws.

RECOMMENDATION

That Council defer the consideration of approval or refusal of a proposed electrified fence to be installed at Lot 14 Avery Road, Neerabup, and seek a legal opinion from Council's solicitors and comments from Council's insurers and advises the applicant accordingly.

R FISCHER
City Building Surveyor

LC:lc
bre11004

H21100

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H21101

CITY OF WANNEROO REPORT NO: H21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4203

SUBJECT: PROPOSED CHEMIST USE APPLICATION, LOT 719 (10)
MINDARIE DRIVE, QUINNS ROCKS

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Gamehill Pty Ltd

CONSULTANT: BSD Consultants

INTRODUCTION

An application has been received from BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for the establishment of a Chemist on Lot 719 Mindarie Drive, Quinns Rocks.

BACKGROUND

At the June meeting this year, Council approved an application for a medical centre, child care centre and infant health centre on Lot 719 Mindarie Drive, Quinns Rocks (H20608). The approved development included a women's health medical suite and a specialist medical suite. This current application deletes both of those suites and replaces them with a Chemist.

The subject site is a triangular lot bounded by Mindarie Drive, Quinns Road and Smales Road. The land is zoned Residential Development under Town Planning Scheme No 1. A Chemist is an unlisted use in the operative scheme but falls within the definition of a shop. In the scheme, a shop is not permitted in a Residential Development zone.

PROPOSAL

The proposal is to develop a chemist as part of the approved consulting rooms, paramedical development on Lot 719. The chemist will take the floor space of the proposed specialists suite and the women's health suite occupying a floor space of 200m².

A total of 60 car parking bays has been provided on site based on Council's car parking requirements of six bays per practitioner for consulting rooms totalling 48 bays and one per 30m² of gross floor area for offices. This does not provide for council's requirement of one bay per 12.5m² of GLA for a shop, this would increase the total requirement for on site parking to a minimum of 64 bays.

The proposal has been submitted in part due to the Chemist currently located in Quinns Shopping Centre expressing an interest in relocating to be part of the medical centre. The Chemist currently feels that he will not be able to accommodate the projected future patronage in his present location.

The Quinns Rocks local shopping centre is separated from Lot 719 by 500 metres of regional reserve. This centre has a gross leasable floor area of 2015m², therefore, it would be excessive to consider rezoning a single lot so close to an existing centre to accommodate a Chemist which is already located within the centre.

The current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone.

Due to the proximity of the medical centre to the existing

shopping centre, it is recommended that Council not approve this application.

RECOMMENDATION:

THAT Council refuses the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 Mindarie Drive, Quinns Rocks, on the grounds that:

1. the proposed use is not permitted in the Residential Development zone;
2. the Quinns Rocks local shopping centre located at Lot 80 Quinns Road is in close proximity to the proposed medical centre on Lot 719 Mindarie Drive and this centre adequately services the Quinns Rocks area on a commercial basis.

O G DRESCHER
City Planner

mb:gm
pre1110
25.10.93
H21102

CITY OF WANNEROO REPORT NO: H21102

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040)
WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Inghams Enterprises
CONSULTANT: W I Hopkinson

INTRODUCTION

Council received an application on 13 August 1993 for an extension to an existing hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo (see Attachment No 1).

BACKGROUND

The application was considered at Council's meeting on 13 October 1993 (H21003) and it was resolved to advise Inghams Enterprises of Council's concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality and seek to arrange a meeting to discuss these concerns between representatives of Inghams Enterprises, the Town Clerk, City Planner, nominated Councillors and representatives of the Department of Planning and Urban Development, and the Environmental Protection Authority.

ASSESSMENT

A meeting was held on 21 October 1993 and attended by Dr Bill Hopkinson and Mr Des Cain, Inghams Enterprises; Mr Andrew Pawluk, Department of Planning and Urban Development; Mr Ron Van Delft, Environmental Protection Authority and City representatives.

Matters of concern to Council were discussed, resulting in the following information.

The main offensive activities on the site occurred during the operation of Farm 1 which has been removed as a result of negotiation by the City's Odour Monitoring Committee. From this farm one shed remains standing and is used for the storage of machinery (see Attachment No 2).

The feedmill and remaining sheds are uses which attract the 500 metre EPA buffer requirement. Through discussions it was determined that their operation, particularly the shed, has the potential to generate offensive odours six times per year,

provided the cleaning operations coincide with certain climatic conditions. It is further advised that the residential properties to the west, south-west of the subject site are the main areas affected.

The relocation of the feedmill and sheds were discussed, with the estimated cost of relocation being at least \$20 million. The feedmill has approximately a ten year life remaining, after which it is not intended to replace the facility on the subject site. The sheds are estimated to have a 20 year life remaining and Inghams would consider relocation to Muchea or a similar greenfields site following this period.

During the meeting, reference was made to rezoning applications, received by Council to the south-east of the sheds which would be affected by EPA's buffer requirement. That application will require a study to be undertaken by the applicant's consultants to establish, to the satisfaction of the Department of Planning and Urban Development whether or not urbanisation can occur.

The hatchery and its proposed extension is a use that does not generate an offensive odour and is considered compatible with residential uses. Given the costs associated with relocation and the previous removal of the offensive Farm 1, it is not considered appropriate to subject an approval to the closure or relocation of any part of the existing activities on the site. Furthermore, should landowners within the 500 metre EPA buffer area wish to rezone and develop their land for residential purposes, it is considered appropriate that supporting information be collated, at the landowner's expense, to satisfy Council and the Department of Planning and Urban Development that the resulting residential land will not be adversely affected by the poultry farm operations.

RECOMMENDATION:

THAT Council:

1. approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate development conditions;
2. requires, prior to the initiation of an amendment over land located within the 500m EPA buffer area, the provision of a report, prepared at the expense of the developer, containing information that satisfies Council

and the Department of Planning and Urban Development that the land, subject to the amendment, will not be adversely affected by the operations on Loc 1665 Wanneroo Road, Wanneroo.

O G DRESCHER
City Planner

pje:gm
pre1106
21.10.93
H21103

CITY OF WANNEROO REPORT NO: H21103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3652

SUBJECT: PROPOSED RETAIL NURSERY AND FIREWOOD SALE AREA
ON LOT 4 (244) WANNEROO ROAD, LANDSDALE

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Arturo Nominees Pty Ltd

INTRODUCTION

An application has been received from Arturo Nominees Pty Ltd for approval to develop a retail nursery and firewood sales on lot 4 (244) Wanneroo Road, Landsdale

BACKGROUND

The subject lot is zoned Rural under Council's Town Planning Scheme No 1 and a retail nursery is an "AA" use (a use that is not permitted unless approval is granted by Council) in this zone.

The subject lot is also proposed as "Category A1 Future Urban" under the North West Corridor Structure Plan released by the Department of Planning and Urban Development in March 1992.

An application was also previously received by Arturo Nominees Pty Ltd in December 1992 for a proposed retail nursery on the subject site.

A report (H20212) for this application was submitted to Council on 10 February 1993 where it was resolved:

That Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

- 1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;*
- 2. the development introduces an additional commercial activity on land along Wanneroo Road intensifying commercial development along this road in this area;*
- 3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;*
- 4. if approved, it will set an undesirable precedent.*

PROPOSAL

The proposed development is presented in Attachment No 1. The applicant proposes exactly the same development as was refused by Council in February 1993, being to convert the existing sheds on the property to a retail nursery and construct a 16 bay car park. Access to the development is proposed off Wanneroo Road.

ASSESSMENT

In the assessment of the application, two issues need to be considered: development fronting Wanneroo Road; and the implications of the North West Corridor Structure Plan. Council may recall that it has recently considered a number of similar applications for retail nurseries on rural land along Wanneroo Road at Lot 47 Wanneroo Road, Landsdale (H20304), Lot 5 Wanneroo Road, Landsdale (G20408), Lot 13 (354) Wanneroo Road, Wangara (H20242) and Lot 43 Wanneroo Road, Neerabup (G21215). Council resolved to refuse all applications on the grounds that they were premature in light of the structure planning required following the release of the North West Corridor Structure Plan and that if approved would set an undesirable precedent for further commercial type activities on rural land along Wanneroo Road.

In this instance, the North West Corridor Structure Plan earmarks this area as "Category A1 Future Urban. The Structure Plan defines this as "land having no constraints to urban development in the short term, generally within five to ten years".

With regard to the proposed development fronting, and gaining access from Wanneroo Road. Council is becoming increasingly concerned at the proliferation of Commercial activities, particularly retail nurseries along Wanneroo Road. This is for two reasons: the traffic hazard that they generate; and the aesthetic considerations of uncontrolled commercial strip development. Strict control therefore needs to be imposed on development approvals in these locations in order to prevent the escalation of these concerns.

In conclusion, based on these issues and the fact that Council had previously refused an application for a retail nursery on the subject site, I am of the opinion that the application cannot be supported.

RECOMMENDATION:

THAT Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;

2. the development introduces an additional commercial activity on land along Wanneroo Road, intensifying commercial development along this road in this area;
3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;
4. if approved, it will set an undesirable precedent.

O G DRESCHER
City Planner

sk:gm
pre1109
25.10.93
H21104

CITY OF WANNEROO REPORT NO: H21104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4164

SUBJECT: PROPOSED INDOOR SHOOTING COMPLEX : LOT 101
(52) WINTON ROAD, JOONDALUP

METRO SCHEME: Urban

LOCAL SCHEME: Service Industrial

APPLICANT/OWNER: Geluk Holdings

INTRODUCTION

An application has been received from Geluk Holdings seeking Council's approval to use Lot 101 (52) Winton Road, Joondalup, for the purpose of an indoor shooting complex.

Council is advised that the applicant has also submitted an application to use a showroom unit, currently under construction, at Lot 122 Winton Road, Joondalup, for the sale of archery, related items, firearms and fishing tackle. This application will be approved administratively by the Development Assessment Unit.

BACKGROUND

An eight showroom unit development was approved over both Lot 101 and the adjacent Lot 102 in November 1992. A condition of this approval required the amalgamation of the two lots. The Department of Planning and Urban Development issued an approval for this in January 1993. The landowner did not, however, complete the amalgamation process. To date the lot remains undeveloped.

Geluk Holdings has made an offer to purchase the property and requires Council's approval to use the site as an indoor shooting complex, so that the acquisition can proceed in the knowledge that the use is acceptable.

PROPOSAL

The shooting complex, which is only intended to utilise part of the site, will cater for the use of airguns, small bore firearms and the possibility of archery shooting.

Ten shooting booths are planned with remote controlled target settings and retrieval. Hours of operation will depend on demand, the centre is, however, likely to operate during evenings and weekends. A staff of 3-4 will be required.

Once in operation, the applicant intends to relocate the showroom activities from Lot 122 Winton Road, to the new premises on Lot 101.

Two non-related showrooms are intended to be developed over the remaining portion of the lot.

ASSESSMENT

Under Town Planning Scheme No 1 the proposal would fall within the definition of Public Amusement. This is a use not permitted within a Service Industrial Zone unless specifically approved by Council (an AA use).

From a planning point of view, the site is considered appropriate for the intended uses. Prior to any construction taking place, the applicant will require a further approval for the actual physical development. It is at this stage that issues relating to design, carparking, noise abatement etc can be assessed.

RECOMMENDATION:

THAT Council grants approval to Geluk Holdings to use Lot 101 (52) Winton Road, Joondalup, for an indoor shooting complex, subject to:

1. the issue of an Approval to Commence Development and a Building Licence for the physical development of the site prior to the commencement of any works, and
2. the necessary approvals and/or licences being obtained from the Western Australian Police Force.

O G DRESCHER
City Planner

rmp:gm
pre1048
12.10.93
H21105

CITY OF WANNEROO REPORT NO: H21105

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4225

SUBJECT: PROPOSED BULK EARTHWORKS AND INERT LANDFILL :
PT LOT M1722 MARMION AVENUE, ILUKA

METRO SCHEME: Urban

LOCAL SCHEME: Rural

OWNER: Beaumaris Land Sales

CONSULTANT: Cossill & Webley

INTRODUCTION

An application has been received from Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales, seeking Council's approval for bulk earthworks and inert landfill within Pt Lot M1722 Marmion Avenue, Iluka.

SITE DESCRIPTION AND BACKGROUND

The subject land is located towards the north east corner of Iluka, adjacent to the junction of Marmion Avenue and Burns Beach Road. The land is currently being rezoned from Rural to Residential Development through Amendment No 641 to Town Planning Scheme No 1 (G21204, H20428, H20728). The structure plan, which forms the basis of this amendment, identifies the subject area for use as a district sized area of public open space, a possible Catholic primary school, and for residential land use.

The area generally slopes towards a low point within the central north portion of the future public open space. A disused quarry is located over the central south portion of the future public open space. The site is covered in low native scrub.

PROPOSAL

The proposed works will primarily involve:

43The removal and stockpiling of sand and topsoil from the future public open space area.

44The importation, spreading and compaction of dry inert fill within the future public open space area.

45Bulk earthworking of adjacent future school and residential sites.

46The spreading of the previously stockpiled sand and topsoil over the proposed area of public open space.

At this stage, the applicant expects that these works will take approximately 12 months. As landfill material will be imported from independent sources, this timeframe may vary depending upon the extent of construction activities in the area at the time of works.

The proposed final ground levels will help facilitate the development of an oval within the future public open space, as well as the development of the Catholic primary school and adjoining residential areas.

Works are proposed to be carried out so as to retain a 40 metre wide vegetation buffer to Marmion Avenue for as long as practical.

600mm of clean sand will be placed over the rubble once landfill operations are complete and no rubble will be placed within 10 metres of sites for future retaining walls, car parks, buildings, services or drainage sumps.

A 1.8 metre high fence is to be constructed along the landfill sites boundary with Marmion Avenue.

ASSESSMENT

As the proposed land use is not listed in Town Planning Scheme No 1, the application has been advertised in accordance with the Scheme's special approval procedures. Advertising closes on 9 November 1993. At the time of writing this report, no submissions had been received. Council will, however, be advised of any submissions received prior to the close of advertising.

The proposal has been referred to the Environmental Protection Authority and the Water Authority of WA for necessary approvals and/or conditions. These authority's are yet to respond. The City's Development Approval can however be granted subject to the necessary approvals of these authorities.

Conditions relating to the standard of compaction, supervision, access, fuel storage, noise, dust, weed and litter control, hours

of operation, disposal of existing vegetation and stabilisation will need to be imposed to ensure an acceptable standard of operation.

Upon completion of works it would be appropriate to obtain for future record an accurate plan indicating the extent to which landfill has been placed over the site.

From a town planning perspective it is considered that this proposal has merit and is similar to operations previously conducted in order to fill a number of present day recreation reserves. If conducted in an acceptable manner, operations are unlikely to substantially reduce local amenity and will not affect the future use of the site.

RECOMMENDATION:

THAT Council grants approval to the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:

1. landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
2. imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
3. no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
4. any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
5. approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
6. the landfill site being fenced to the satisfaction of the City Planner and City Engineer;
7. conditions deemed appropriate by the City Planner and City Engineer in respect to the standard of compaction (including certification), supervision, access, fuel

storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation; and

8. the submission of an accurate plan indicating the extent of landfill at the completion of works.

O G DRESCHER
City Planner

rmp:rp
pre1115
H21106

CITY OF WANNEROO REPORT NO: H21106

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 755-39197, 510-2648

SUBJECT: PROPOSED AMALGAMATION OF A PORTION OF WEST COAST DRIVE HILLARYS WITH MARINE AND HARBOURS RESERVE 39197

The section of land that protrudes out of West Coast Highway, Hillarys is held in Title by Her Majesty the Queen Elizabeth the Second. The land was transferred to the Crown as a requirement of the Minister for Planning with the intent that such land would be surrendered and vested in Her Majesty and set aside for road purposes.

It was intended that this portion of road reserve would allow for future access to Reserve 39197 (Hillarys Boat Harbour). The Boat Harbour is developed and its access is defined through the roundabout at Hepburn Avenue. Therefore the subject portion of land is no longer required.

The Department of Marine and Harbours has sought approval from the Department of Land Administration (DOLA) to have the area of land amalgamated into Reserve 39197 which is set aside for "Marine purposes". As the City has no requirement for this portion of land I see no reason as to why the Department of Marine and Harbours request should not be consented to.

RECOMMENDATION:

THAT Council advises the Department of Land Administration that it has no objection to the Department of Marine and Harbours amalgamating the portion of West Coast Highway held in Certificate of Title Volume 1322 Folio 875 with Reserve 39197.

O G DRESCHER
City Planner

cd:rp
pre1102
15.10.93
H21107

CITY OF WANNEROO REPORT NO: H21107

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/1761

SUBJECT: VARIATION TO RESIDENTIAL PLANNING CODES FOR
PROPOSED 26 GROUP DWELLINGS ON LOT 198
WESTGATE WAY, MARANGAROO

METRO SCHEME: Residential

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: C Casella (Social Building Co)

INTRODUCTION

An application has been received from Mr C Casella to develop 26 group dwellings (being Stage 2 of a 49 group dwelling approval) on Lot 198 Westgate Way, Marangaroo (see Attachment No 1). Accompanying the application is a request for setback relaxation, compiling with initial approval issued under the old Residential Planning Codes.

BACKGROUND

Council previously issued an approval dated 29 March 1989 for 49 grouped dwellings on the subject site. This approval being issued over four years ago, was assessed and subsequently complied to the current Residential Planning Codes at that time.

Since issue of approval in 1989, the developer constructed Stage 1 being 23 units, and has postponed the construction of Stage 2 until all units in Stage 1 were sold.

The initial development approval was issued for a period of two years.

R CODES ASSESSMENT

The current requirement for setbacks between the proposed units are 2 metres or 2.5 metres in this situation, depending on the height and length of the appropriate wall and the existence of major openings.

The applicant proposes a setback of 1.7m to 2.3m between buildings, resulting in a shortfall of 0.3 to 0.2 metres.

Setbacks from habitable room windows to a parking area or vehicle accessway is required to be no less than 4m, unless it is for the exclusive use of the occupants of that dwelling or unless the area is screened. Units 28, 31, 41 and 37 require screening which the applicant proposes dense landscaping.

Car parking requirements for the overall development is a minimum of 76 private car bays (determined by two spaces per grouped dwelling for the first four dwellings and 1.5 car spaces for each dwelling in excess of four). The applicant provides well in excess of this amount. However, not less than 10% of the car parking requirements are to be permanently marked and retained

for visitor bays, therefore a minimum of eight visitor bays are to be provided. The applicant proposes only five visitor bays for the overall development, resulting in a shortfall of three visitor bays.

DISCUSSION

The existing development, being Stage 1, has created no problems in respect of the setbacks and their proximity to each other.

The proposed development of the site has been designed so that access is achieved between both stages by means of a loop access road.

If the applicant is to re-design his proposal so as he conforms to the current R Codes, the continuity of the road from Stage 1 into Stage 2 may be affected.

The initial approval issued on 29 March 1989 was for a period of 24 months only. A development of such a large scale is understandably developed in stages and therefore requires a longer timeframe for construction.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the setbacks between units on Lot 198 Westgate Way, Marangaroo in compliance with the initial approval issued on 29 March 1987, under the old Residential Planning Codes, subject to:

1. the applicant providing an additional three visitors car bays;
2. suitable screening being provided to Units 28, 31, 41 and 37 in the form of permanent fencing to the satisfaction of the City Planner.

O G DRESCHER
City Planner

sk:gm
prellll
26.1.93
H21108

CITY OF WANNEROO REPORT NO: H21108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 790-646

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 646 ZONING
BOUNDARY RATIONALISATION LOC M1362 WHITFORDS
AVENUE, HILLARYS

METRO SCHEME: Residential

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Whitfords Beach Pty Ltd

CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Council, at its 7 April 1993 meeting, resolved to initiate Amendment No 646 to Town Planning Scheme No 1 to relocate the proposed hotel site adjacent to Whitfords Avenue and the future Flinders Avenue alignment in Hillarys (Report H20424) (Attachment No 1).

CURRENT SITUATION

The amendment was advertised for public comment from 7 September 1993 to 22 October 1993 and three submissions were received of which two were in support and one was of objection to Amendment No 646.

Submission 1

Support by the Water Authority of Western Australia is given.

Submission 2.

Support for Amendment No 646 is given provided the proposed development blends in with the surrounding area and does not become a dominant structure like Observation City. The submission also states its concern regarding the effect the hotel will have on the animal beach, directly opposite Whitfords Avenue.

Submission 3

The objection to Amendment No 646 details their concern on the amount of traffic the hotel will generate and the egress and ingress difficulties which may arise due to the curving nature of the road.

The submission also states that there is no need for an additional liquor outlet in the area due to its proximity to Hillarys Marina, Whitfords Tavern and Mullaloo Tavern.

With regard to the issues raised by both submissions, the following is given:

- Council previously resolved to seek approval for Amendment No 393 to rezone a portion of M1362 from Special Residential A to Hotel. The amendment was gazetted on 2 June 1989.
- With regard to this, the use of a hotel in the area has been approved so Amendment No 646 is seeking a rationalisation of the zoning boundary (Attachment No 2).
- The hotel is to be located on the corner of Whitfords Avenue and the future Flinders Avenue alignment. The site is to be scaled down from approximately 2.5 ha to 1.2 ha where the majority of the site now abuts Flinders Avenue.
- The concerns raised about traffic generation and ingress and egress difficulties can be overcome through controlled access from Flinders Avenue only.
- The relocation of the hotel will have no adverse effect on the surrounding beaches.

RECOMMENDATION:

THAT Council:

1. adopts amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from Special Development A to Hotel and portion from Hotel to Special Development A;
3. forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 557;
3. authorises affixation of the Common Seal to the amending documents.

O G DRESCHER
City Planner

sk:gm
pre1117
26.10.93

H31100

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE
RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H31101

CITY OF WANNEROO : REPORT NO H31101

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

The net result of these reallocations and adjustments is a budget deficit of \$38,223.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 24 November 1993.

J B TURKINGTON
City Treasurer

TO:JW
4 November 1993

tre0008
H31102

CITY OF WANNEROO REPORT NO: H31102

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 010-0-1

SUBJECT: ORDERS FOR GOODS AND SERVICES -
APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions, clause 15(2) requires the authorisation of specific officers to sign Purchase Orders.

Complementing this authority, an internal procedure exists whereby specific officers are assigned the duty of requisitioning goods and services.

The recent inclusion of several LandCorp staff into the Parks Department has required the creation of additional Supervisor positions as follows:

1. Supervisor - Tree Pruning
2. Supervisor - Joondalup

The following existing positions have an expenditure limit of \$1,000 each:-

1. Maintenance Supervisor
2. Mowing Supervisor
3. Reticulation Supervisor
4. Bore and Pump Supervisor

The Principal Parks Supervisor has an expenditure limit of \$1,500.

The Deputy City Parks Manager has requested that the expenditure limit of all Supervisors be extended to \$2,000.

RECOMMENDATION

That Council includes the following personnel on the register of officers authorised to requisition goods and services, to a limit of \$2,000:-

Maintenance Supervisor
Mowing Supervisor
Reticulation Supervisor
Bore and Pump Supervisor
Tree Pruning Supervisor
Joondalup Supervisor

J B TURKINGTON
City Treasurer

KA:JW
27 October 1993

tre0147

H41100

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H41101

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41101

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-7

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr R F Lutter of 19 Weatherley Drive, Two Rocks to operate an offensive trade (fish shop) at Shop 7 Lot 51 Enterprise Avenue, Two Rocks.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 5 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 7 Two Rocks Shopping Plaza, Lot 51 Enterprise Avenue, Two Rocks subject to:

- 1 no objections being received by 4 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej

H41102

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41102

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-6

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr P J Thomsett of 3 Turner Close, Duncraig to operate an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 8 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig, subject to:

- 1 no objections being received by 7 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej
H41103

CITY OF WANNEROO REPORT NO: H41103

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 10 NOVEMBER 1993
FILE REF: 2357/151/33
SUBJECT: APPLICATION TO KEEP OSTRICH

Council is advised of an application from G and R Ferries of Lot 15 (33) Honeysuckle Grove, Neerabup to keep two pet ostrich.

A similar application was addressed by Council in August 1993 (H40807) in which it was proposed that each application be considered on its merits.

RECOMMENDATION

That Council approves of the keeping of two ostriches on the property located at Lot 15 (33) Honeysuckle Grove, Neerabup subject to:

- 1 approval of adjacent property owners;
- 2 compliance with the noise pollution requirements of the Environmental Protection Act;
- 3 compliance with the conditions set out by the Agriculture Protection Board for keeping ostriches with regard to boundary fencing;
- 4 obtaining a permit from Agriculture Protection Board to keep ostriches.

G A FLORANCE
City Environmental Health Manager

hre10010
mla:rej
H41104

CITY OF WANNEROO REPORT NO: H41104

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 930-19 471/1968/707

SUBJECT: APPLICATION - TRADING IN A PUBLIC PLACE

Council is advised of an application from Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo to commence sales of cool drinks along Mullaloo Beach, utilising the use of a four wheel motorbike.

Both Council Policy and Council's By-laws Relating to Reserves and Foreshores preclude selling on beaches without specific Council approval.

Currently, Council has not approved of this type of proposal in the past. A sanction of this application would undoubtedly create a precedent for similar trading along the beaches. It is believed that the needs of the Mullaloo beach front are adequately catered for with existing facilities.

RECOMMENDATION

That Council advises Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo that his application to conduct sales of cool drinks on Mullaloo Beach is not approved.

G A FLORANCE
City Environmental Health Manager

hre10006
mla:rej

H41105

CITY OF WANNEROO REPORT NO: H41105

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 264-3

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 20 October 1993.

Item 5.2 Lime Kilns - Lot 1, Flynn Drive, Neerabup

The meeting was advised that correspondence had been received from the Readymix Group seeking Council's stance on the heritage significance of the lime kilns located in Lot 1, on the south side of Flynn Drive, Neerabup.

Following discussion the meeting resolved to recommend that Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

RECOMMENDATION

That Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrell1006
H41106

CITY OF WANNEROO : REPORT NO H41106

TO: TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 261-2-1

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER
OF HIRE CHARGES

The Edgewater Playgroup has requested a waiver of the hire fee of \$152 for it's use of the Emerald Park Clubrooms on 25 and 26 September 1993 for a fund-raising event. The Playgroup intends to use the funds raised to contribute towards a storage facility and children's toilets, to be located at

this facility. It is Council's normal policy to charge for fund-raising events. In view of the purpose of this fund-raising exercise, however, it may be appropriate for Council to agree to this request.

Beaumaris Community Baptist Church has requested a reduction on the hall hire rate for their use of Jack Kikeros Hall (in Burns) for church services. It is Council's policy that church groups and other religious bodies be charged at the regular community rate. In this instance the regular community rate is \$2.10 per hour.

RECOMMENDATION

That Council:

- 1 waives the hire fee of \$152 for the use of Emerald Park on 25/26 September 1993 by the Edgewater Playgroup for a fund-raising event; and
- 2 does not agree to a reduced rate for Beaumaris Community Baptist Church's use of Jack Kikeros Hall for church services.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrell003
H41107

CITY OF WANNEROO REPORT NO: H41107

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-4

SUBJECT: PUBLIC EXHIBITION OF A SELECTION OF THE CITY
OF WANNEROO'S ART COLLECTION

Council, at its meeting on 27 October 1993, requested a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection (Report H41016 refers).

Research has been undertaken pertaining to a public exhibition incorporating approximately one hundred art works. The results are outlined below.

COSTS

	\$	\$
Salaries/Wages		
Set up/bump out 19 hours (Temp p/time \$18.25/hr includes 8.95% on costs)	347	
Manning Exhibition 22 hours (Casual \$12.22/hr includes 20% on costs)	269	
Overtime 22 hours Security Officer (\$13.60/hr overtime rate 1.5)	449	1,065

Production Costs

Wanneroo Times @ \$110 x 2	220	
Screen hire	350	
Printing catalogue & posters	600	
Display boxes	500	
Transport	150	
Lighting	300	2,120
Total		\$3,185

The salaries and wages incorporates a curator responsible for hanging and taking down the art works. Similarly, a clerical officer is required to attend and man the display after hours. In addition, security staff will be required to work overtime in relation to supervision of the premises after hours.

An exhibition of this particular collection is justified. Many of the works within the collection are a visual documentation relevant to the City of Wanneroo's heritage.

RECOMMENDATION

That Council:

- 1 endorses the need for a public exhibition to display a selection of the City's art collection;
- 2 lists the sum of \$3,185 in the draft 1994/95 budget for the purpose of mounting a public exhibition to display a selection of the City's art collection; and
- 3 holds the exhibition once every three years.

R BANHAM

City Recreation and
Cultural Services Manager

AC:SS
rrell004
H41108

CITY OF WANNEROO REPORT NO: H41108

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-3

SUBJECT: FESTIVAL OF PERTH: THE CITY'S INVOLVEMENT IN
1994

Over the past three years the City of Wanneroo, in conjunction with the Festival of Perth, has staged three highly successful free concerts for the Wanneroo community at Neil Hawkins Park.

The concerts have attracted an estimated three thousand people to each concert in what has become a recognised part of the cultural calendar in the municipality.

The Festival of Perth organisers have recently written to the City confirming support for staging the 1994 concert. Council, in its 1993/94 Budget, has allocated \$5,752 as its contribution to the areas of:

- generator hire
- adequate toilet facilities
- parking arrangements
- rubbish facilities
- crowd control supervision
- provision of local co-ordinator
- payment to Festival - fee for support act
- payment for poster over-print for Wanneroo.

Additionally, the City of Wanneroo has agreed to encourage the caterers to have adequate food and drink to supply the general public.

A sum of \$25,000 from the Lotteries Commission has been granted directly to the Festival of Perth to cover expenses such as:

- provision of band
- provision of stage, lighting and sound equipment
- off stage collection area with tent.

The 1994 free concert incorporated within the Festival of Perth will feature Ben Zepaniah and his band. The music mixes the sounds of Reggae and Rap with the melodies of Asia and many other cultures influencing its style.

Zepaniah has toured Canada, the USA, Europe and the Caribbean and spends much of his time touring schools in an attempt to interest young people in poetry.

During his Perth visit Ben will tour schools, including one school within the City of Wanneroo.

The free community concert is to be held at Market Square, Joondalup on Sunday, 6 March 1994 and will follow a similar format to concerts staged in previous years. The concert is to be promoted at this particular location as access to parking is more readily available. Similarly, adequate lighting is provided around the area as Market Square was specifically developed for

this type of event. Additionally, the area is accessible to community members due to the location of Joondalup railway station. This arrangement ensures the City receives acknowledgement in the official 1994 Festival brochure.

In previous years Council has hosted a civic reception for the performers and associated dignitaries. It is suggested that a similar event be arranged following the concert on 6 March 1994.

RECOMMENDATION

That Council hosts a reception for Ben Zepaniah and his band following the Festival of Perth Concert at Market Square on 6 March 1994.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rrell1005
H41109

CITY OF WANNEROO REPORT NO: H41109

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1526/32/37

SUBJECT: DOG ACT APPEAL - MR & MRS DIELS, 37 BUSHLAND
RETREAT, NEERABUP

On 20 September 1993 Council refused an application by Mr & Mrs Diels of 37 Bushland Retreat, Neerabup to keep three dogs at their residence. All applications to keep more than two

dogs on residential properties are refused by Council (Council Resolution G50713).

Mr & Mrs Diels have since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mr & Mrs Diels under Section 26(5) of the Dog Act to keep three dogs at their premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the dogs are contained on the property;
4. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
5. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11002
H41110

CITY OF WANNEROO REPORT NO: H41110

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 597/76/29

SUBJECT: DOG ACT APPEAL - MS L KANOO, 29 ALLINGA
CRESCENT, CRAIGIE

On 12 August 1993 Council refused an application by Ms L Kanoo of 29 Allinga Crescent, Craigie to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Ms Kanoo has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Ms Kanoo under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11001

H41111

CITY OF WANNEROO REPORT NO: H41111

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1377/919/81

SUBJECT: DOG ACT APPEAL - MRS L BLOWERS, 81 SHEPHERDS
BUSH DRIVE, KINGSLEY

On 9 September 1993 Council refused an application by Mrs L Blowers of 81 Shepherds Bush Drive, Kingsley to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Blowers has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs Blowers under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;

3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

25 October 1993

tmt/dw/11003

H61100

CITY OF WANNEROO

BUSINESS FOR INFORMATION
SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H61101

CITY OF WANNEROO REPORT NO H61101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 201-2

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 25 October 1993. The updated 1993/94 Construction Programme is shown at Attachment 1.

A COUNCIL WORKS

47 MAJOR WORKS

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

Council's responsibility for this project is the section between Lakeside Drive and Wedgewood Drive. Landcorp is responsible for the section between Edith Cowan University entrance road and Lakeside Drive.

All drainage road crossings are now completed. The remaining, outstanding mainline drainage at the southern end will progress until completed. Installation of the side entry pits to the eastern carriageway will commence after base course construction is in its advanced stages.

Emulsion stabilised limestone base course construction has been completed over a 600 metre section north of Treetop Avenue and sub base limestone construction is continuing southwards from Treetop Avenue.

The installation of side entry pits, kerbing and final trim of the eastern carriageway is programmed for November.

Installation of street lighting is programmed to begin in early November.

Landcorp has commenced the drainage component of its section of Joondalup Drive.

.2Perry Road

All earthworks and boxing operations have been completed. Sixty percent of the limestone sub base rubbling operation is completed and compaction is proceeding from the south end. Emulsion stabilised limestone base course laying and water binding will proceed in November and the application of the stone chip seal is programmed for mid November.

48 DRAINAGE

.1Javez Drive, Quinns Rocks

The pressure line, pump liner and conversion slab installations have been completed. The outstanding works consist of providing gullies at the low point following road reconstruction, which is due to commence in late October.

Installation of the pumps and excavation of the remaining spoil from the sump will also be programmed to integrate with the roadworks.

.2Hyacinth Close Drainage Scheme

The pressure line, gravity line and sump works have now been completed. Outstanding works consist of providing a headwall to the sump structure and installation of the pump station. Landscaping of the sump area will be completed by the end of November.

49 Pedestrian and Cycle Facilities

.1Private

Clarkson	Pedestrian Accessway	Garrigan Place to Shopping Centre
Clarkson	Dual Use Path	Renshaw Boulevard (Garrigan Place to L1539)
Merriwa	Pedestrian Accessway	Picard Court to Whitsunday Avenue
Merriwa	Dual Use Path	Whitsunday Avenue (Stradbroke Gardens to Connolly Drive)

.2 Council Contractor

Padbury	Dual Use Path	O'Leary Road
Woodvale	Dual Use Path	Crinum Court (part)
Duncraig	Footpath	Methuen Way

50 TRAFFIC MANAGEMENT

.1Dorchester Avenue Roundabouts, Warwick

The construction of roundabouts at the Dugdale Street, Ballantine Road and Hawker Avenue intersections with Dorchester Avenue commenced on 16 September 1993. Intersection widening, drainage adjustments, kerb installations and crossover reinstatements are completed. Outstanding works include brick paving of traffic islands and some minor footpath links. Upgrading of street lighting in Dorchester Avenue by SECWA should be finished by the end of October. Signage and line marking will be undertaken by Main Roads WA during late October

1993. This project is scheduled for completion by mid November 1993.

.2Beltana Road/Spinaway Street/Kadina Street, Craigie

This pedestrian refuge island and intersection improvement project was programmed and undertaken during school holidays in October 1993. The improvement works included installation of a pedestrian refuge island, minor road widenings, footpaths and upgrading of intersection lighting. The outstanding works include traffic island brick paving.

.3Marmion Avenue/Freeman Way Intersection, Marmion

The installation of semi mountable kerbing, traffic island modification and a footpath from the underpass to the kerb ramp in Freeman Way were undertaken during October 1993. The outstanding work on this project is installation of a street light pole, which is programmed by SECWA for early November 1993.

51 CAR PARKS

.1Carramar Golf Course Access Road and Car Park

All kerbing and entry statements have now been completed. Backfilling of the kerb has also been undertaken. The outstanding works around the maintenance shed and club house will be programmed when the building works are nearing completion.

.2Warwick Open Space Access Road and Car Park, Warwick

Continued building activity at the Warwick Sports Club is delaying completion of the car park and footpath in the vicinity.

A water hydrant has been installed by WAWA in the proposed disabled bay area and a redesign is presently in progress for this portion of the car park to address this issue.

Lighting is programmed to be installed during November with the landscaping works to follow.

.3Kingsway Netball Car Park, Landsdale

The car park was asphalted during October in laterite asphalt. Test results indicate a higher than specied void ratio. This matter is presently being investigated with the supplier.

Linemarking, bollard installation, conduit crossings, reticulation and landscaping are being programmed during the November/early December period.

.4Santiago Car Park, Ocean Reef

The western 30 bay car park has been completed to sub base stage and kerbed, except for the entrance, which will be constructed in concrete. Asphalt surfacing of this car park will be programmed before the end of October after which line marking, landscaping and lighting can be undertaken.

The eastern 50 bay car park has been waterbound and will be kerbed by 5 November 1993. Asphalt surfacing will follow and line marking, landscaping and lighting will be programmed to be undertaken at the same time as the western car park.

52 MISCELLANEOUS

.1Marangaroo Drive - Structural Overlay, Girrawheen

The rekerbing and resurfacing of the southern carriageway of Marangaroo Drive from Curtis Way to Mirrabooka Avenue is now complete.

.2Whitford Avenue/Trappers Drive Traffic Signals, Woodvale

Main Roads WA has commenced the installation of traffic signals at the intersection of Whitford Avenue and Trappers Drive. The lights are expected to be operational by Saturday 30 October 1993.

.3Maintenance

The following car parks were re-linemarked during October 1993:

Percy Doyle Reserve Bowling Club car park, Duncraig
Halidon Street parking embayments, Kingsley
Kingsway Sporting Complex, Landsdale
Kingsley Reserve, Kingsley

Installation of light poles at the Padbury Hall car park,
Padbury has been arranged

531993/94 ROAD RESURFACING PROGRAMME

The 1993/94 Road Resurfacing Programme is programmed to
commence on 27 October.

54STREET LIGHTING

A works order has been placed for the installation of
additional street lighting in Ocean Reef Road between
Trappers Drive and Wanneroo Road, Edgewater.

Designs and capital costs quotations from SECWA for the
remaining approved arterial road street lighting projects
should be supplied in early November. Orders will then
be issued to allow these projects to be included on
SECWA's works programme.

B WASTE MANAGEMENT

The domestic collection service has continued to run to
schedule due mainly to the co-operative effort of
operators and supervisors. Mechanical, electrical and
hydraulic problems continue to occur with the one-man
trucks, however, many of these are resolved quickly by
the field mechanic.

The bulk refuse collection is operating to schedule with
the use of skid steer loaders considerably reducing the
loading times.

The first of the new recycling trucks went into service
on 22 October for a week long field evaluation. Subject
to a satisfactory report on this truck, it is likely that
the remaining trucks will be supplied by the end of the
year. This would allow the full recycling service to be
introduced to the whole of the City by early 1994.
Routes have been planned and introductory recycling
packages prepared in readiness for the extension of the
service.

The Materials Recovery Facility at Badgerup is currently being modified to accommodate the increase in recyclable materials expected with the introduction of the new routes.

The Commercial Collection Service remains stable with new customers replacing those that have been lost to private companies.

With the changeover to one-man refuse trucks, the human resource level of the Waste Management Section has gradually decreased by natural attrition from 93 to 56. With the expansion of the recycling service there will be a need to employ a further six people.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1992 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

PWC:DRB:EMT
Aere1105

H61102

CITY OF WANNEROO REPORT NO H61102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-135

SUBJECT: DRAINAGE SUMP - CORNER BEACH ROAD AND
DORCHESTER AVENUE, WARWICK

A four signature petition has been received regarding the drainage sump at the corner of Beach Road and Dorchester Avenue, Warwick (Item H91007 refers). The subject of this petition is that the sump is blocked and that this has resulted in ponding in the base for long periods following rainfall. Unpleasant odours and a generally unsatisfactory environment have resulted.

Investigation has confirmed that a clogged layer has developed on the base of this sump. This layer is interfering with the infiltration of stormwater into the ground. Such a surface layer typically develops in the base of sumps during the winter period. It can be caused by oil and grease residues, plant debris and other particles picked up by stormwater from the road.

It is standard practise for sump bases to be cleaned as part of the programmed annual summer maintenance of sumps. However, as this clogged base is causing undue inconvenience to residents, arrangements have been made to bring forward the maintenance of this sump to December.

It has been indicated by the petitioners that the adjacent new commercial development at Beach Road and Dorchester Avenue may have contributed to the formation of this layer. Whilst construction activities can result in the base being clogged it is difficult to quantify the effect. There is no clear evidence to suggest that this development has had an undue effect on the sump, however the situation will be monitored accordingly.

The petitioners have been advised of the proposed programme for the maintenance works on the sump.

Submitted for information.

R T McNALLY

City Engineer

GL:LCI
Aerell101
H61103

CITY OF WANNEROO REPORT NO: H61103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 740-88789

SUBJECT: APPEAL DETERMINATION : LOT 500 OLD YANCHEP
ROAD, CARABOODA

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: B & J Philp

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr B J Philp for the subdivision of Lot 500 Old Yanchep Road, Carabooda to create two lots (see Attachment No 1).

BACKGROUND

At Council's February 1993 meeting (H20224) it was resolved not to support the proposed subdivision and recommended to the Department of Planning and Urban Development accordingly.

The Department consequently refused the subdivision on 11 March 1993 for the following reasons:

1. The proposal does not conform with Council's Rural Subdivision Policy (1978) or the Commission's Rural Smallholdings Policy (1977).

2. The Commission is not prepared to support subdivision that could create an undesirable precedent for further fragmentation of rural land in the locality.
3. The Commission's Rural Land Use Planning Policy requires Councils to prepare a Local Rural Strategy to comprehensively plan for change and development in rural areas. In the absence of an approved Local Rural Strategy, the Committee is not prepared to approve the subdivision of rural land that would lead to unplanned development and could prejudice the future planning, development and use of the area and/or the rural land resources.

MINISTER'S DECISION

In the Minister's determination of the matter it was concluded that the Commission's decision was in line with the recommendation of the City of Wanneroo and was seen to be consistent with current policy. In view of these matters the Minister dismissed the appeal.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre1104
H61104

CITY OF WANNEROO REPORT NO: H61104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4381

SUBJECT: APPEAL DETERMINATION : LOT 368 (48) ARNISDALE
ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mr A Watt

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr A Watt for the development of a medical consulting room on Lot 368 (48) Arnisdale Road, Duncraig.

BACKGROUND

At Council's meeting on 28 July 1993, the proposal for a medical consulting room for Lot 368 (48) Arnisdale Road, Duncraig was considered. It was resolved that the application be refused as the proposal:

.1contravenes Council's Policy for medical facilities/consulting rooms in terms of location, lot size and setbacks;

.2represents ad hoc non-residential development in a residential area;

.3sets an undesirable precedent, encouraging the proliferation of non-residential development within this area.

ASSESSMENT

A member of the Town Planning Appeal Committee undertook a full investigation of the matter and drew a number of conclusions. One of particular importance to Council states:

"Council is aware of the growing demand for accommodation of this nature and has commenced a review of the area. The current real estate activity in the area aimed at converting dwelling houses

to consulting rooms has caused concern to residents as indicated by Council in its response to the appeal"

MINISTER'S DECISION

In the Minister's consideration of the matter, the Hon Richard Lewis concurred with the Investigating Committee Members assessment of the situation and, consistent with the conclusions drawn, the appeal was dismissed.

A further note was added, however, that through the determination, Council be encouraged to expedite its current review of the situation in order to alleviate what appears to be a genuine demand for medical facilities in the area.

It is advised that the review of the matter is currently being undertaken by Council officers and should be before Council for consideration in the near future.

O G DRESCHER
City Planner

pje:gm
pre1108
H61105

CITY OF WANNEROO REPORT NO: H61105

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 303-2-1

SUBJECT: AUDIT ON COMMUNITY FACILITIES IN HILLARYS

Council, at its meeting on 22 September 1993, resolved that an audit of community facilities located in the suburb of Hillarys be undertaken and a report be submitted to Council detailing the findings.

POPULATION PROFILE

In establishing an effective level of community facilities in the Hillarys area, it may be useful to examine the most recent ABS Census figures (1991) for the area covering Hillarys and Kallaroo.

AGE GROUPS	TOTAL POPULATION	% GROWTH SINCE 1986
0-4	731	9
5-9	939	7
10-14	1182	22
15-19	1073	45
20-24	582	44
25-29	475	-9
30-39	1806	-2
40-49	2107	77
50-54	520	100
55-59	305	28
60-64	285	33
65-69	238	36
70-74	185	50
75-79	93	52
80-84	39	85
85+	18	125

TOTAL POPULATION 10,578

It is estimated that with the release of a further 940 housing units on to the market the population could increase by a further 2,820. These units are expected to attract second home buyers and possibly older people into the group housing area. It can be concluded, therefore, that though a steady increase will be maintained in the school age group the population will be predominantly in the middle aged groupings.

COMMUNITY FACILITIES

The following facilities and services are available within the suburb of Hillarys.

Council Facilities

A pre-school development located opposite Mawson Park is owned by Council and located on a leased site. Council is aware that the Pre-school needs to be relocated, however, this is the subject of a separate report.

Two Tennis Court complexes, located in Fenton Way (one court), and Banks venue (two courts).

There are three major parks: Hillarys Park, Mawson Park and James Cook Park which provide for sporting and passive recreation. Other small parks are located in Parkinson Place and Angove Drive.

Broadbeach Park in Broadbeach Boulevard, currently under construction is a mixture of active and passive activities and has been totally funded by the local developer.

One Library serving the suburbs of Hillarys, Kallaroo, Craigie, Padbury.

The Senior Citizens Centre in Hillarys services the suburbs of Hillarys, Kallaroo, Padbury, Craigie and Beldon.

State Government Facilities

One primary school located in Lynburner Drive.

The Ern Halliday Recreation Camp located near Whitfords Avenue and Angove Drive.

At the Jean Beadle Community Centre the following community based agencies are located:

- . Family Centre
- . Occasional Care Centre
- . Long Day Care Centre
- . Youth Centre
- . Skillshare

Commonwealth Government

Post Office located at the shopping centre.

Private Facilities

St Marks Anglican Community School

Commercial Facilities

A major shopping centre including Tavern, Service Station, Indoor Sporting Facilities and a Health Club.

Adjacent Facilities

Many facilities are available in adjacent suburbs. These include:

- . Child Health Clinics located in Padbury and Kallaroo
- . Major recreation facilities located adjacent on Padbury, Craigie and at the Hillarys Marina
- . Community Halls are accessible in Sorrento, Kallaroo and Padbury.

CONCLUSIONS

The population profile indicates that demand on junior facilities over the next few years will remain static or reduce, and it will be some years before there is a significant rise in the number of seniors. Therefore, in the absence of written expressed community demand, it appears that the suburb is well provided with facilities, notwithstanding there has not been any in depth survey.

Care should be exercised in making decisions concerning further Council facilities for Hillarys based on this audit without carrying a similar audit for the whole district as there is significant movement of people to facilities in adjoining suburbs.

Submitted for your information.

R FISCHER
City Building Surveyor

RF:SE

brel0005
H61106

CITY OF WANNEROO REPORT NO: H61106

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 210 - 0

SUBJECT: HEALTH (ASBESTOS) REGULATIONS 1992

At its meeting on 25 August, 1993, Council expressed concern that Regulation 6(d) of the Health (Asbestos) Regulations 1992 did not adequately cover problems associated with second hand transported buildings that are not designed to be transportable (H10823 refers).

A letter was written to the Executive Director of Public Health expressing Council's concern. The response received on 14 October, 1993 is as follows:

"Thank you for your letter dated 19 September, 1993 in which your Council has expressed concerns over the application of Regulation 6(d) with respect to the relocation of asbestos clad buildings.

In answer to your letter I wish to emphasise that this regulation was not intended to prohibit such activities providing that the building is not substantially dismantled, in which case an offence would occur.

There is no doubt that many of the old timber frame buildings while not designed to be moveable are capable nevertheless, of being transported whole or in two or three parts. Providing that the asbestos cement material

along the cut surface is disposed of and replaced by non-asbestos material at reconstruction, regulation 6(d) is deemed to be complied with.

Of course during any handling or re-use of secondhand asbestos cement material 'reasonable measures' must be taken in accordance with regulation 7(4).

The Health Department is currently reviewing the Asbestos Regulations to clarify some areas and enhance their practical application. It is not proposed, given the above explanation that there will be any substantial change to regulation 6(d)."

Submitted for information.

R FISCHER
City Building Surveyor

LC:lc
bre10002

H61107

CITY OF WANNEROO REPORT NO: H61107

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 865-3

SUBJECT: LOBBY REQUEST - VEHICLE EXHAUST EMISSIONS - ex
H40804, H40804A

Following a request from the City of Subiaco for support in lobbying the Minister for the Environment to initiate a programme similar to the "Dob In A Smokie" campaign run by Victoria, Council resolved to support the request (H40804, H40804A) and also to write to:

- 1 The State Environmental Protection Authority;
- 2 Police Traffic Branch;

- 3 Victorian Environment Protection Authority;
- 4 New South Wales Pollution Control Division; and
- 5 Keep Australia Beautiful Council;

seeking information on what action can be taken to reduce vehicle emission pollution and details of any proposed legislation which may be introduced to control this problem.

Correspondence has now been received from all above, except the Keep Australia Beautiful Council (Attachments refer).

In summary the responses advise as follows:

- 1 The State Environmental Protection Authority - "smoky vehicle" complaints were received from the public between September 1990 and February 1992, but the campaign was discontinued on advice from the Police Department due to administrative difficulties". It was further reported that:

"The main problems identified during the trial included many inaccurate vehicle descriptions (eg reported colour, make and model did not match the vehicle registration number); many vehicles were in fact not smoky at all; the system was open to abuse by vindictive reports; and a backlog of several months developed due to the limited Police resources available for the task. Given that only a small number of the total vehicles reported were actually found to be smoky, and the large amount of Police time devoted out of necessity to each complaint, a decision to continue the campaign could not be justified.

It may be possible for a much simpler system of control to be adopted, using the *Environmental Protection Act 1986*, rather than the Road Traffic Act. For this to occur however, a reallocation of resources would have to be agreed."

- 2 Police Traffic Branch - a proposed programme to "Dob In A Smokie" would be supported. Where faulty vehicles are sighted by Police a "work notice" is issued. In the event of a general complaint it is referred to the Environmental Protection Authority for necessary attention under its legislation.
- 3 Victorian Environment Protection Authority -

"The smoky vehicle campaign, which has been running, on and off, for the last five years, is usually conducted as part of our annual Clear Air Campaign.

A media release is distributed at the start of each campaign advising that people have the opportunity of reporting smoky vehicles they see on the roads to the Environment Protection Authority. They do this by ringing EPA's Pollution Watch Line. I have enclosed a form that is used to take down the details.

The information received is run through the state government's Road Transport Authority computer to obtain address details. A letter is then sent to the owner of the vehicle advising their car had been reported as emitting excessive amounts of smoke and it would be advisable to have it checked (a copy of the letter is enclosed). No legal action can be taken as part of the public spotting program.

4 New South Wales Pollution Control Division -

"The EPA conducts a smoky vehicle enforcement program in New South Wales. EPA officers are authorised to detect and issue \$96 penalty notices to the owners of offending vehicles. Officers are also empowered to issue defective vehicle notices and notices to require the owners of offending vehicles to present the vehicles for inspection and testing to a place specified in the notice.

In addition, the EPA accepts vehicle reports from council officers, RTA officers and Police regarding smoky vehicles. A warning letter is sent to the owner of a vehicle on receipt of a smoky vehicle report. The EPA also accepts observations from members of the public, however, a second independent observation is required before any action is taken."

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hrel0013
gaf:rej

H91100A

CITY OF WANNEROO

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
ON WEDNESDAY, 10 NOVEMBER 1993

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, Mayor	South-West
	Ward	
	P NOSOW - Deputy Mayor	South Ward
	H M WATERS	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS from 7.40 pm	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	F D FREAME	South-West
	Ward	
	N RUNDLE	South-West
	Ward	
	G W CURTIS	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
Environmental Health Manager:	G FLORANCE
Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Executive Assistant:	P HIGGS
Committee Clerk:	D VINES

An apology for absence was tendered by Cr Davies.

There were 22 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.35 pm.

CONFIRMATION OF MINUTES

H91101 MINUTES OF COUNCIL MEETING, 27 OCTOBER 1993

MOVED Cr Gilmore, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 27 October 1993 be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Curtis asked the following questions at the 27 October Council Meeting:

- Q1** In what way will the carve up of the Perth City Council into smaller municipalities have an affect upon the Mindarie Regional Council?
- Q2** How will the daily operations of the refuse from the new municipalities differ to the existing arrangements from the Perth City Council into the Mindarie landfill site?
- A1 & 2** It will not be possible to respond properly to these questions until after the Commissioners are appointed following the dissolution of the existing Perth City Council and the Commissioners put into place the infrastructure of the new towns so that on and after election day each new town can perform the functions imposed upon a municipality by law which includes the collection and disposal of refuse.

The Mindarie Regional Council has resolved:

"That the Premier of Western Australia and the Minister for Local Government be advised that the Council believes that the equity of all ratepayers of the City of Perth in Lot 17 Mindarie should be maintained."

Cr Nosow asked the following questions at the 27 October Council Meeting:

- Q1** Can the City Parks Manager explain in light of the statement made by the Olympic Kingsway Soccer Club President that the Council had been informed weeks before the end of the season that a Cup Final game would be held at the Kingsway Ground, why was it that the goal posts were removed and the goal mouth area dug up prior to this match?
- Q2** As a result of the Soccer Federation switching its match to another ground, the Kingsway Olympic Club lost the potential to earn a substantial amount of income on the day, is there any mechanism or insurance cover through Council to compensate the Club for this loss of income?
- A1 & 2** These questions are still under investigation and will be responded to at the meeting of Council scheduled for Wednesday, 24 November 1993.

Cr Waters asked the following question at the 27 October Council Meeting:

- Q1** Could I have test samples taken from the bores from around lot 17 Mindarie, around the tip and a report provided outlining the results?
- A1** The land used for Tamala Park has been leased to the Mindarie Regional Council and arrangements would need to be made with Council for sampling of the bores. There should be no problem with obtaining permission if additional samples are required.

The CSIRO was appointed by the MRC to monitor the Tamala Park Landfill and has been monitoring the bores at Tamala Park regularly. The two bores immediately down hydraulic gradient of the first fill area have been tested at six weekly intervals for the last year.

The CSIRO has just delivered to the Mindarie Regional Council its monitoring report for the 1992/93 financial year. Two copies of the report are being forwarded to Council so that one copy can be placed in the public library.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION**AUSTRALIA DAY AWARDS**

Wanneroo City Council is calling for nominations for the prestigious Australia Day Citizen of the Year awards.

The awards, run each year by Council in association with the Australia Day Council, brings together nominees from all walks of life.

Three awards will be presented on Australia Day, 26 January 1994.

They are the Australia Day Citizen of the Year, the Australia Day Young Citizen of the Year and the Community Event of the Year.

OFFICIAL HANDING OVER OF STOREROOM FOR 1ST BAMBARA SCOUTS

Last Sunday I represented Council at the official handing over of a storeroom at the MacDonald Sports Complex to the 1st Bambara Scout Group.

The new storeroom, affectionately nicknamed "The Den" by the scouts, has made a real difference to Bambara's activities.

Rather than having all their equipment scattered all over the place in boxes at various people's homes, they now have equipment on the spot.

ANNUAL TROPHY PRESENTATIONS OF THE SORRENTO SOCCER CLUB.

Cr Curtis advised that he had deputised for the Mayor at the Annual Trophy Presentations of the Sorrento Soccer Club.

According to Cr Curtis, the evening went well and was fully attended by the members of the Soccer Club and the Federation and he was very impressed with the rapport within the Club and the affinity with the City of Wanneroo.

WELLNESS DAY

Cr Freame advised that Wellness Day was held on Wednesday 20 October throughout Western Australia and the City of Wanneroo participated in the day for the second year in a row. She

advised that the results were much more encouraging than last year with a participation rate of 20,462 people, the overall State had a participation rate of 180,000 people, including 56 local authorities.

Cr Dammers entered the Chamber at this point, the time being 7.40 pm.

SUSPENSION OF STANDING ORDERS - CLAUSES 73 AND 96(1)

MOVED Cr Wood, **SECONDED** Cr Nosow that, in accordance with Council's resolution H50814, point 9, Clauses 73 & 96(1), ie "No member, unless that member is the mover of the Motion, shall speak twice on the same Motion" be suspended for the duration of the meeting.

CARRIED

PETITIONS, MEMORIALS AND DEPUTATIONS

1993 PRIMARY SCHOOL'S DEBATING PROGRAMME

Cr Rundle advised that on Tuesday, 9 November she had the pleasure of deputising for the Mayor at the District Schools Debating Championship. She presented a Certificate of Appreciation for the City of Wanneroo's involvement in the 1993 Primary School's Debating Programme.

JOHN TONKIN GREENING AWARDS

Cr Rundle advised that she had deputised for the Mayor on Friday, 5 November at the John Tonkin Greening Awards, at Government House and announced that the City of Wanneroo has won a highly commended award for its Green Plan.

H91102 HILLARYS PRE-SCHOOL - REQUEST FOR RELOCATION - [895-11]

Cr Freame tabled a letter on behalf of the Hillarys Pre-School indicating their willingness to be sited at a place other than Mawson Park and asked that it be considered in conjunction with the petition on Page vi of the Agenda and Item H91128 of the Town Clerk's Report.

MOVED Cr Freame, **SECONDED** Cr Curtis that the letter from Hillarys Pre-School regarding its siting, be received and considered in conjunction with Item H91128, Town Clerk's Report.

CARRIED

H91103 VANDALISM - PENNISTONE BASKETBALL COURTS - [061-284]

Cr Wood tabled a letter from Ms Clare Tang, advising of vandalism at Pennistone basketball courts and requesting Council consideration of the replacement of basketball rings and drinking taps.

MOVED Cr Freame, **SECONDED** Cr Curtis that the letter from Ms Tang, advising of vandalism at Pennistone basketball courts, be received and referred to the Parks Department for a report to Council.

CARRIED

H91104 PETITION - CRIME AT BLACKALL PARK, GREENWOOD - [061-38]

Cr Wood tabled a 10-signature petition from residents of Greenwood advising of crime at Blackall Park, Greenwood and requesting a meeting with Council representatives to discuss these problems.

MOVED Cr Freame, **SECONDED** Cr Curtis that the petition from residents of Greenwood outlining crime at Blackall Park, Greenwood and requesting a meeting with Council representatives, be received and referred to the Parks Department for a report to Council.

CARRIED

H91105 PETITION OBJECTING TO THE CLOSING OF ALLEY CONNECTING SUPERMARKET AREA TO PROFESSIONAL CENTRE, SHEPPARD WAY, MARMION - [30/853]

Cr Major tabled a 934-signature petition objecting to the closing of the alley connecting the supermarket area to the professional centre, Sheppard Way, Marmion.

MOVED Cr Freame, **SECONDED** Cr Curtis that the petition objecting to the closing of the alley connecting the supermarket area to the professional centre, Sheppard Way, Marmion, be received and referred to the Town Planning Department for a report to Council.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GRADE SEPARATED INTERCHANGES - WANNEROO ROAD - ex G11207

"defers consideration of the need for a grade separated interchange at the Whitfords Avenue and Wanneroo Road intersection pending further discussions with the Main Roads Department and the Department of Planning and Urban Development on this matter."

Further evaluation of the impact of design options has been sought from Main Roads Department. A report will be submitted on receipt of advice from Main Roads, WA.

H91106 DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222

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

An approach has been made to the owner of Lot 24 Kingsway for approval to construct a temporary drainage disposal facility on his property. A report will be submitted on receipt of a response to this proposal.

MOVED Cr Marwick, **SECONDED** Cr Dammers that a Council writes a letter to the owners of Lot 24 Kingsway requesting a response to this proposal.

CARRIED

CITY'S BUILDING AND ENGINEERING DEPARTMENTS' VIEWS ON THE PROPOSAL TO ESTABLISH A COMMUNITY MURAL ARTS PROGRAMME ON ITS BUS SHELTERS AND UNDERPASSES - ex H10535A

"submits a report comparing issues relating to using Contractors and a dedicated workforce to the September Technical Services Committee."

A combined report relating to this matter, the Graffiti Task Force and the "Report on the Working Party on Graffiti" will be presented to the Council in November.

PETITION REQUESTING ROUNDABOUTS - BALWARRA WAY AND PIPER STREET, QUINNS ROCKS - ex G10811

"consideration of the installation of roundabouts in Tapping Way at the Balwarra Way and Piper Street junctions, be deferred pending development of the adjacent subdivision and associated installation of roundabouts at the connecting access roads."

This petition will be considered with Item H91005 - Petition Objecting to Roundabout in Tapping Way, Quinns. A report will be presented to the November round of meetings.

PETITION REQUESTING CONSIDERATION OF THE CLOSURE OF THE WEST SIDE OF BANNISTER ROAD (MARMION AVENUE END) PADBURY TO ALL VEHICULAR TRAFFIC - ex G10817

"consideration of the traffic treatment of Bannister Road be deferred pending the State Government's legislation of the 40 kph speed zone in residential streets."

Main Roads WA has released interim procedures for the approval of local traffic area (40 km/h) signs for urban areas. These interim procedures are currently being evaluated to determine applicability to Bannister Road. A report is proposed for the second meeting in November.

VEHICLE SPEEDS/TRAFFIC VOLUMES - RANDELL CRESCENT, OCEAN REEF - ex G11208

"defers consideration of the traffic treatment of Randell Crescent pending the State Government's consideration of a lower speed zone in residential streets."

Main Roads WA has released interim procedures for the approval of local traffic area (40 kph) signs for urban areas. These interim procedures are currently being evaluated to determine applicability to Randell Crescent. A report is proposed for the second meeting in November.

ANNUAL TENDER NOS 125-130, 132, 133-91/92 - ex H10403A

Cr Major stated his intention to declared an interest in this item.

"consideration of extending tender reference 208-130-91/92 Graffiti Coating Aust Pty Ltd be deferred."

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

PETITION FOR TRAFFIC TREATMENTS: LITTORINA AVENUE, HEATHRIDGE - ex H10612

"consideration of the need for traffic treatments along Littorina Avenue be deferred pending resolution of the car park location for the Eddystone Primary School and State Government assessment of a lower speed limit adjacent to school sites."

Council has approved funds in the 1993/94 Budget for the construction of a car park adjacent to Eddystone Primary School.

This proposal is subject to a 50% contribution from the Ministry of Education. A report will be submitted when the concept plan and contributory funding has been approved.

INSTALLATION OF SMOKE DETECTORS - ex H10633

"consideration of requiring the installation of 240 volt smoke detectors in all new buildings be deferred pending the outcome of the Australian Uniform Building Regulations Co-ordinating Council's deliberations."

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

PETITION TO PROHIBIT PARKING ON THE NORTHERN SIDE OF CREANEY DRIVE OPPOSITE CREANEY PRIMARY SCHOOL - ex H90304

"the petition from residents of Creaney Drive, requesting Council consideration of placing "No Parking" signs on the verge and roadway on the northern side of Creaney Drive, opposite Creaney Primary School be received and referred to Technical Services Committee."

An evaluation of matters relating to verge parking and access to the Creaney Primary School has been completed. The preferred options have been referred to the school for comment. The school will undertake a further evaluation in conjunction with Council's Traffic Section when Term 4 commences. A report will be submitted on receipt of advice from the school.

COMPUTERISED RETICULATION - ex H50801

"a report be provided to Technical Services Committee outlining the expected cost savings that could be expected from:

- (i) the installation of the computerised reticulation system;

- (ii) by increasing the minimum area of Public Open Space that can be reticulated from 1.6 ha to 4 ha."

This matter is currently being investigated; a report will be submitted to 24 November Council meeting.

LIQUID PETROLEUM GAS CONVERSIONS FOR MUNICIPAL VEHICLES ex H10838

"a report be submitted to Technical Services Committee on the feasibility of converting the City's petrol and diesel driven vehicles to Liquid Petroleum Gas."

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

SPEED HUMPS - ex - H90826

"that, in view of the possibility of injuries (particularly spinal) of ambulance patients being aggravated by travelling across "speed humps", a report be submitted to Technical Services Committee examining the ongoing installation of this form of traffic control measure."

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

PETITION - HEPBURN HEIGHTS PUBLIC OPEN SPACE - HOLLETON TERRACE ENTRANCE - ex H10933

"the petition from residents of Holleton Terrace concerning the condition of the cul-de-sac and the entrance to Hepburn Heights public open space be received and referred to Engineering Department for a report to Council."

A meeting was held with residents of Holleton Terrace on 30 September. As any proposals impact on a Water Authority Reserve, comments are currently being sought from that Authority. A report will be presented on receipt of approval from Water Authority of Western Australia.

PETITION OBJECTING TO THE CONNECTION OF SPRINGWOOD WAY TO WOODVALE DRIVE, WOODVALE - ex H10907

"consideration of the connection of Springwood Way at Woodvale Drive be deferred pending the City Planner and City Engineer liaising with the subdivision developer, Department of Planning and Urban Development and the petitioning residents on the preferred option for the road closure."

A questionnaire has been distributed to residents of Springwood Way and discussions initiated with the developer. A report will be presented following evaluation of the questionnaire results and further discussions with interested parties.

DEPARTMENTAL HEADS' VEHICLES - ex H10936

"a report be submitted to Council on the options available to Council for the provision of Department Heads vehicles."

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

AUDIT ON COMMUNITY FACILITIES IN HILLARYS - ex H10938

"an audit of community facilities located in the suburb of Hillarys be undertaken and a report submitted to Council detailing the findings."

"the Minutes of the Meeting of the Hillarys Community Pre-School together with the request for Council support, be received and referred to Building Department for a report to Council. - ex H90905"

"the petition requesting Council support in the relocation of the Hillarys Community Pre-school be received and referred to Building Department for a report to Council - ex H91008."

CITY BUILDING SURVEYOR'S REPORT H61105

EDDYSTONE AVENUE TRAFFIC STUDY - ex H10906

"consideration of the Eddystone Avenue Traffic Study be deferred for one month;

a further report be submitted to Council on:

- (a) the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- (b) the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive as shown on Attachment 3 to Report H10906.
- (c) the construction of a service road on both sides of Eddystone Avenue."

CITY ENGINEER'S REPORT H11101

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

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

This matter is being deferred pending further discussions.

PROPOSED REZONING OF LOTS 22-26 & 1 ELLIOT ROAD, WANNEROO -
ex H20512

"consideration of proposed rezoning of Lots 22-26 and 1 Elliot Road, Wanneroo be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED MODIFICATION: AMENDMENT NO 595 REZONING VARIOUS LOTS,
EAST ROAD AND WANNEROO ROAD, WANNEROO - ex H20522

"consideration of Proposed Modifications: Amendment No 595 Rezoning Various Lots, East Road and Wanneroo Road, Wanneroo be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION: LOT 2 PINJAR ROAD/FLYNN DRIVE, NEERABUP - ex 20613

"defers consideration of the proposed subdivision for Portion Lot 2 Flynn Drive/Pinjar Road, Neerabup pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION AND MODIFICATION TO STRUCTURE PLAN:
LOTS 20, 200, 201, 202 AND 209 ELLIOT ROAD, WANNEROO - ex H20616

"defers consideration of the subdivision application submitted by Russell Taylor and William Burrell on behalf of Taylor Woodrow Pty Ltd in respect of Lots 20, 200, 201, 202 and 209 Elliot Road, Wanneroo pending the final approval of a Local Structure Plan for South Wanneroo by both the Department of Planning and Urban Development and Council and pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

CLOSE OF ADVERTISING: AMENDMENT NO 639 REZONING LOT 500 AND PT LOT 23 WANNEROO ROAD, KINGSLEY - ex H20729

"Council defers consideration of the proposed rezoning of Lot 500 and Pt Lot 23 Wanneroo Road, Kingsley pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

SUBDIVISION OF LOT 6 COOGEE ROAD, MARIGINIUP - ex H20222

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

The road alignment study has not been completed. A report will be submitted in due course.

PROPOSED REZONING OF VARIOUS LOTS - SWAN LOCATION 2540, WANGARA
- ex H20828

defers consideration of the application for rezoning various lots in Swan Location 2540 Wangara from "Rural" to "Light Industrial" and "Mixed Business" pending advice from the Minister for Planning regarding the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION, LOCATIONS 1914 AND 1803 MADELEY STREET AND QUEENSWAY ROAD, LANDSDALE - ex H20834

"defers consideration of the proposed subdivision for Portion Locations 1914 and 1803 Madeley Street/Queensway Road, Landsdale pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION, LOTS 15 AND 16 AND PT LOT 17 WYATT ROAD, WANNEROO - ex H20835

"defers consideration of the subdivision application submitted by Landvision on behalf of M, G and C Monte in respect of Lots 16 and 16 and Pt Lot 17 Wyatt Road, Wanneroo pending the final approval of a local structure plan for South Wanneroo by both the Department of Planning and Urban Development and Council and pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

CONVERSION OF PUBLIC OPEN SPACE TO RESIDENTIAL USE - SOUTH-WEST WARD - ex F90345

- "1 identifies all parcels of public open space (dry parks) in Craigie, Padbury, Hillarys and Kallaroo which are too small for development for recreational purposes;
- 2 outlines the procedures necessary to convert this land from public open space for sale for residential purposes;
- 3 defines any restrictions on the use of lands funds generated by sale of this land."

The Parks Department is completing a more detailed assessment of each parcel of public open space so that a tour of inspection will be arranged for Friday, 26 November 1993.

PROPOSED REZONING: LOT 101 AND PORTION LOT 125 LUISINI DRIVE - ex G90586

- "1 consideration of the application for rezoning of Lot 101 and Portion Lot 125 Luisini Drive from "Rural" to "Light Industrial and Commercial" as submitted by G Lewis on behalf of Mr and Mrs A Ricciardo be deferred and referred back to Town Planning Department;
- 2 the applicant be advised that Council will consider the proposal subject to the provision of a structure plan of the total area bounded by Wanneroo Road, Ghangara Road, Hartman Drive and the existing industrial area."

Structure planning has been completed; a report will be submitted in due course.

AMENDMENT NO 648 TO TOWN PLANNING SCHEME NO 1: REZONING OF LOT 300 (543) WANNEROO ROAD, WOODVALE - ex H20517

- "consideration of Amendment No 648 to Town Planning Scheme No 1 be deferred pending discussions with the Hon

Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PETITION EXPRESSING CONCERN REGARDING THE UNSIGHTLY APPEARANCE OF WRECKED CARS ON 1 FAIRLAWN GARDENS AND 1 KALGAN CLOSE, HEATHRIDGE - ex H90806

"the petition expressing concern regarding the unsightly appearance of wrecked cars on 1 Fairlawn Gardens and 1 Kalgan Close, Heathridge be received and referred to Town Planning Department."

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

PROPOSED MOBILE TELEPHONE SERVICE INSTALLATION ON RESERVE 40802, HILLARYS - ex H20910

"a report be submitted to Council on the background and current trends of the excision of Council Reserves for leasing purposes and the provision of funds to maintain the reserve."

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

ANZAC DAY CEREMONY - ex H40435

"a report be submitted to Community Services Committee detailing Council's current and future involvement in the Anzac Day ceremony arranged for schools within the City of Wanneroo."

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

DOG DEFECACTION PROBLEMS - CITY OF WANNEROO RESERVES - ex H40506

"a report be submitted to Community Services Committee on the cost and number of adhesive health warning signs required for installation in the City's parks."

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

LOBBY REQUEST - VEHICLE EXHAUST EMISSIONS - ex H40804A

"a report be submitted to the October meeting of Community Services Committee on developments as a result of further advice received."

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61107

PROTECTIVE CLOTHING FOR RANGERS - ex H10642

"a report be submitted to Community Services Committee on the feasibility of providing protective padded clothing for rangers for use during dog catching".

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

SECURITY PROBLEMS - TRAIN STATIONS - ex H90735

"Council writes to the Minister for Transport requesting his suggestions on possible solutions to alleviate the security problems being experienced at train stations;

a report be submitted to Community Services Committee outlining the advice received from the Minister for Transport."

TOWN CLERK'S REPORT ITEM H91123

HEADWORKS CHARGES - ex H10318

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

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

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex H20406

"a further six monthly report on the Ocean Reef coastal land project be submitted to the October 1993 meeting of Council."

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

GRAFFITI - FORREST RESERVE, PADBURY ex H30943

"correspondence concerning graffiti problems at Forrest Reserve, Padbury be received and a report submitted to Council."

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

OLYMPIC KINGSWAY SOCCER CLUB - ex H30917

"a report be submitted to Council on the maintenance costs associated with the Olympic Kingsway Soccer Club."

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

LETTER FROM FRIENDS OF HEPBURN AND PINNAROO BUSHLAND - ex H91003

"the letter from the Friends of Hepburn and Pinnaroo Bushland be received and referred to Town Planning Department for a report to Council."

A letter of reply has been sent to the Friends of Hepburn and Pinnaroo Bushland.

PETITION OBJECTING TO FENCE - 1 SENTRON PLACE, MERRIWA - ex H91004

"the petition from residents of Merriwa objecting to a fence located at 1 Sentron Place, Merriwa, be received and referred to the Building Department for a report to Council."

CITY BUILDING SURVEYOR'S REPORT H11108

PETITION OBJECTING TO ROUNDABOUT - TAPPING WAY, QUINNS ROCKS - ex H91005

"the petition objecting to the roundabout being installed opposite 105 Tapping Way, Quinns Rocks, be received and referred to the Engineering Department for a report to Council."

This petition will be considered with Item G10811 - Petition Requesting Roundabouts in Tapping Way, Quinns. A report will be presented to the November round of meetings.

PETITION REQUESTING INVESTIGATION OF STORMWATER DRAIN, AND
WIDENING OF MILNER STREET, QUINNS ROCKS - ex H91006

"the petition from residents of Quinns Rocks requesting Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT H11104

PETITION OBJECTING TO BLOCKED DRAINAGE SUMP - WARWICK - ex
H91007

"the petition from residents of Warwick objecting to the blocked drainage sump adjacent to the new Entertainment Centre in Warwick be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT H61102

PETITION OBJECTING TO THE CLOSURE OF THE WALKWAY CONNECTING
SUPERMARKET AREA TO PROFESSIONAL CENTRE, SHEPPARD WAY, MARMION -
ex H91009

"the petition objecting to the closure of the walkway connecting the supermarket area to the professional centre, Sheppard Way, Marmion be received and referred to Town Planning Department for a report to Council."

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

PETITION REQUESTING CONSIDERATION OF FENCING CUL DE SAC, COMO
PLACE, JOONDALUP - ex H91010

"the petition requesting Council consideration of fencing off the cul de sac in Como Place, Joondalup be received and referred to Engineering Department for a report to Council."

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

PROPOSED RECODING, ST MARKS DRIVE, HILLARYS - ex H21005

"that consideration of the recoding of Lots 8, 10 and 12 St Marks Drive, Hillarys be deferred pending a road volume study for the area and surrounds."

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

RECREATION ASSOCIATIONS - PROPOSED PROJECTS - ex H41008

"that Council authorises the City Recreation and Cultural Services Manager to formally discuss with the joining Recreation Associations the intent of the "Community and Recreation Strategic Planning Review Committee" and report back to Council accordingly."

A report on this matter will be presented to Council after a meeting has been held with the joint Recreation Associations to discuss this matter.

LETTER OBJECTING TO DEVELOPMENT ADJACENT TO LOT 580 BAYPORT CIRCUIT, MINDARIE - ex H91023

"the letter objecting to the development taking place in the "lakes area" and green belt, adjacent to Lot 580 Bayport Circuit, Mindarie, be received and referred to Town Planning Department for a report to Council."

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

PETITION REQUESTING TREE BARRIER - NEMESIA COURT, DRUMMER WAY AND FORTESCUE LOOP, HEATHRIDGE - ex H91024

"the petition from residents of Nemesia Court, Drummer Way and Fortescue Loop, Heathridge requesting Council consideration of planting a barrier of trees and bushes, running parallel northwards, along Marmion Avenue to help alleviate the noise levels be received and referred to Engineering Department for a report to Council."

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

DRAFT ENVIRONMENTAL PROTECTION (GNANGARA MOUND PRIVATE LAND GROUND WATER) POLICY 1993 - ex H21022

"consideration of the draft Environmental Protection (Gnangara Mound Private Land) Policy be deferred until the next meeting of Council."

TOWN CLERK'S REPORT ITEMS H91118 AND H91118A

APPLICATION - KEEPING OF PIGEONS - ex H41015

"consideration of the application from Mr A Hodgkinson of Lot 605 (4) Cumberland Way, Beldon to keep pigeons be deferred until the 10 November 1993 Council meeting."

TOWN CLERK'S REPORT ITEM H91127

MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - ex H41016

"a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection, be provided to Council."

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H41107

BROKEN FOOTPATH - MIRRABOOKA AVENUE, MIRRABOOKA - ex H91038

"a report be provided to Council on how the piece of footpath outside 52 and 62 Mirrabooka Avenue, Mirrabooka may have been damaged."

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

PHASING OUT HEPTACHLOR - ex H91039

"a report be provided to Council outlining the most appropriate method to phase out Heptachlor as a household termite deterrent."

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

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

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS**MANAGEMENT COMMITTEES**

- A QUINNS ROCKS MANAGEMENT COMMITTEE
Meeting held on 5 October 1993
- B MILDENHALL SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held on 5 October 1993
- C GREENWOOD/WARWICK COMMUNITY CENTRE MANAGEMENT COMMITTEE
Meeting held on 7 October 1993
- D WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held on 12 October 1993
- E YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held on 14 October 1993
- F WANNEROO SENIORS COMMUNITY CENTRE MANAGEMENT COMMITTEE
21 October 1993
- G BURNS BEACH RECREATION MANAGEMENT COMMITTEE
Meeting held on 21 October 1993

MOVED Cr Marwick, **SECONDED** Cr Wood that the Minutes listed at Items A to G be received.

CARRIED

ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEE
Meeting held on 11 October 1993
- B HISTORICAL SITES ADVISORY COMMITTEE
Meeting held on 20 October 1993

MOVED Cr Marwick, **SECONDED** Cr Wood that the Minutes listed at Items A to B be received.

CARRIED

OTHER COMMITTEES

- A JUNIOR COUNCIL
Meeting held on 29 September 1993

B QUINNS ROCKS RECREATION ASSOCIATION
Meeting held on 5 October 1993

MOVED Cr Marwick, **SECONDED** Cr Wood that the Minutes listed at Items A to B be received.

CARRIED

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

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

Mrs A Hines asked the following questions at the 27 October Council Meeting:

Q1 When was the Common Seal affixed to the sale of Lots 12 and 13 Griffiths Road, Wanneroo?

A1 The Common Seal was affixed to the documents on 11 October 1993 which was after the Special Meeting of Council of 6 October 1993.

Q2 When was the advert lodged with the media and which person lodged this news of the sale officially?

A2 The Land Officer arranged the advertisement on 8 October 1993 for publication on Tuesday 12 October 1993. The source of the news article on the same day is unknown.

Q3 When did the Minister give his actual decision on this sale?

A3 The Minister for Local Government gave his approval to the sale of the land on 2 August 1993.

Q4 How many Councillors were aware of the real facts prior to the meeting in July?

What were those full facts, and was the sale of the two blocks in relation to the existing chicken farm?

Why defer this?

A4 This matter was first reported to the Finance and Administrative Resources Committee meeting on Wednesday

21 July 1993 by Report H30732 which outlined the full facts for Council's consideration.

This matter was subsequently deferred as a result of a series of rescission motions, with this matter being finally resolved at the Special Meeting of Council on 6 October 1993.

Q5 What was the real reason for calling a Special Council Meeting and keeping it secret?

What was the urgency that could not wait one more week? please explain.

Was this a smart move to stifle public scrutiny?

What and whom was so worried?

A5 As this matter had been deferred by way of a rescission motion on three previous occasions, the Mayor called a Special Meeting of Council in an endeavour to resolve this matter.

It is certainly not Council's intention to keep any Council meetings secret and this meeting, like all others, was conveyed to Councillors in the normal way.

It has not been Council's normal practise to advertise Council meetings in the press.

Q6 (i) How many people can afford to pay a visit to the Council each workday to see if someone had a Special Meeting going on?

(ii) Item G50706 - Who is responsible for putting in this item on rescission notices? It is an insult to the public who want to see Councillors do the right thing in the eye of the public. Whatever? This large faction will always win now.

A6 (i) Not known.

(ii) Item G50706 in respect of Rescission Motions was moved by Cr Dammers at the 29 July 1992 meeting of Policy and Resources Committee.

Q7 Item H61006 - 13 October not answered, Question 5
Page III:

Q5 Can Council absorb 12 extra staff from Landcorp and at what expense?

A5 Understood in part, that they will be employed only for project in Joondalup. That Landcorp will absorb costs for works \$600,000.

A7 **Q5 Page III** - Council is absorbing twelve Landcorp employees to carry out all construction works associated with the implementation of landscapes within the Joondalup City area.

These employees will only be employed on the Joondalup project and all costs in connection with these works will be met by Landcorp.

Landcorp's estimate for these works in the 1993/94 financial year is approximately \$600,000.

Q8 (i) Who pays their wages?

(ii) Will they in any way take jobs from any of our own workers?

A8 (i) Answered at 7 above.

(ii) No - with the additional workload associated with the Joondalup development, the employment of additional staff would have been necessitated.

Q9 **Item H21035 - Proposed Amendment to Rezone from Rural to Urban Crown Reserve 35890, Lot 17 Mindarie Regional Council.**

As Mr Ralph Fardon is now Consultant to the State Government. Is also the Manager of Mindarie Regional Council. Also is it correct, that his salary or pay packet comes from all three Councils, third each.

I know he is very experienced, being he was with Stirling for a long time.

But I ask is there not a large conflict of interest as the matter stands?

- A8** The proposed amendment under the Metropolitan Region Scheme to rezone from Rural to Urban, portion of Lot 17 and part of Reserve 35890 was an initiative of the Department of Planning and Urban Development, the Council merely dealt with the item as a matter of course as it does with all other amendments initiated by Government.

Mr Fardon's salary is met by the Mindarie Regional Council.

As these two items are quite unrelated I fail to see where a conflict of interest may lie.

- Q10** Why is there nothing in our agenda to comment on an amendment in relation to rezoning of Lot 3071 Dundobar Road, Wanneroo?

It was put out on the same day as the one for Mindarie and has to be answered by the identical date. Why?

What is this explanation, is this too touchy? or sensitive?

- A10** This amendment to the Metropolitan Region Scheme deals with a parcel of land within the East Wanneroo Town Planning Scheme No 21 area.

As this amendment stemmed from a Council initiative via the North West District Planning Committee (Report G21121) the matter was not reported further to Council.

In the case of Lot 17 Mindarie, however, the Metropolitan Region Scheme Amendment was initiated by the Department of Planning and Urban Development and was contrary to the Council's proposal to rezone the land from Rural to Urban Deferred. In view of this change the matter was reported.

Mr Clary Isaac asked the following questions at the 27 October 1993 Council Meeting:

- Q** I am sure you are fully aware of the contentious issue of Lot 17 Mindarie where the Council is dumping rubbish next to a sacred Aboriginal site, my concern is about

extension of that which is on page 12, Item H21035, on this section here where they are going to propose an amendment, it involves a bit of Crown land, Reserve 35890.

The concerns I have about this, and I am sure the Council is fully aware of the Aboriginal peoples' concern of this lot here and I am sure you are aware that it extends further into this new reserve area, has there been any anthropological or ethnographic study done on this site? if so who are the Aboriginal people who have been spoken to and consulted by the Council of Wanneroo and if this has been done, could their names and the name of the company of these people be made public?

Furthermore, that is Crown Land and I think it should be noted that in changing and trying to repropose an amendment of this land, this Crown Land, the Wanneroo Shire is depriving Aborigines of the little bit of Crown Land that is here in this State, and is claimable under Mabo, and I want to make that point quite clear, and I will register the actions of the Council over this matter.

A No aboriginal sites were recorded within this area of proposed rezoning under the Metropolitan Region Scheme.

Coastal Planning Study: Burns Beach to Jindalee (Hames Sharley Australia) does not mention any Aboriginal site at this area.

Survey of Aboriginal Sites (Schwede) undertaken for Refuse Disposal Sites identified Aboriginal sites at Dune Rim only.

Names contacted for that survey:

- . Corrie Bodney
- . Robert Brophy
- . Ken Colbung
- . Joe Wallam

The Mindarie Regional Council commissioned Dr Patricia Baines to undertake an Archaeological and Ethnographic Assessment of Lot 17. The study commenced in August

1992 and is nearing completion. It is hoped that it will be completed by the end of the year.

Mrs Audrey Hine submitted the following questions:

Queries to a few items from previous meeting held on 27 October 1993 - Page 16 of the Agenda.

Q1 As I understand, on 23 July 1993 agreement was made by Council to sell land by private treaty to Quito Pty Ltd:

- (a) subject to the consent of the Minister for Local Government;
- (b) authorises the signing and affixation of Common Seal to contract.

Then on 6 October a Special Council Meeting was called.

On 8 October a Land Officer arranged advert to be lodged for publication on Tuesday 12 October.

On 11 October the official Common Seal was affixed.

On 2 August Local Government Minister gave his approval to the land sale.

A1 Yes, that was what was recorded in the Minutes and that is correct.

Queries from Page 16 of the Agenda:

Q2 I asked what was the real reason for calling a Special Council Meeting that could not wait for our Public Council Meeting on 13 October?

A2 Previously answered. Refer to Council Agenda 10 November 1993, Page XVI, answer 5.

Q3 Was there a fourth rescission notice lodged to Council?
By whom was it lodged?

A3 To my understanding there was no fourth rescission motion.

- Q4** Which councillors then lodged a notice to call a Special meeting that could not wait another week? What was the urgency?
- A4** Crs Moloney, Nosow, Rundle.
- Cr Cooper advised that he had supported the request to call the Special Meeting and wished to be recorded accordingly.
- Q5** Is it correct the Mayor is expected then to call that meeting? Please correct me if I am wrong publicly.
- A5** The Standing Orders By-laws states that "If the Mayor refuses or neglects to call a meeting of the Council after receiving a request for that purpose signed by at least three members, those members may call a meeting of the Council by serving notice in writing signed by them stating the business to be transacted on each of the other members of the Council at least twenty four hours before the time of the commencement of the Meeting."
- Q6** It is clearly stated again that Landcorp will absorb costs of works \$600,00.
- A6** Council will absorb twelve Landcorp employees.
- Q7** Does the City then pay the wages for the twelve extra Landcorp employees.
- A7** Yes.
- Q8** Has the City budgeted for this expense?
- A8** There is no additional expense to the City, the work that will be undertaken by these men will be met by Landcorp.
- Q9** (a) Are the twelve people public servants, contract staff or what category (classification).
- (b) Are they agreed transfers?
- A9** (a) The twelve persons will be employed as Local Government employees under Municipal Employees Award.

(b) Yes.

Q10 Were the jobs advertised?

A10 No.

Q11 Re: Item H21102 - Proposed Extension to Hatchery Loc 1665 (1040) Wanneroo Road, Wanneroo.

(a) Could Council give the exact measurements from sheds to boundary as shown on drawing. From north to south west side and from west to east.

A11 (a) From the eastern edge of the sheds to the rear boundary, approximately 150 metres. From the southern edge of the sheds to the southern boundary approximately 102 metres. From the western edge of the sheds to Wanneroo Road at the entry, approximately 610 metres. From the northern edge of the sheds to the northern boundary, approximately 190 metres.

Q11 (b) Could Council please explain (Point 2 of Recommendation) "requires, prior to the initiation of an amendment over land located within the 500m EPA buffer zone a report be prepared at the expense of the developer, containing information that satisfies Council and DPUD.

A11 (b) The intent of this condition is that all subdividers within the 500 metre Environmental Protection Authority buffer zone will be required to prepare a report to the satisfaction of Council and the Department of Planning and Urban Development, to ensure that the future residents will not be affected by the operation of the poultry sheds. The Department of Planning and Urban Development is currently preparing a policy setting out the criteria for the evaluation.

Q12 Could the Mayor initiate a move to amend or put forward that Council will advertise publicly when a Special Council meeting should be called and try and stop secrecy and suspicion.

- A12** Yes the Mayor could certainly initiate that move but it would not be enforceable because generally Special Council Meetings are called at short notice and to arrange for it to be published in the Wanneroo Times to advise the public would not always be possible.

BUSINESS REQUIRING ACTION**H91107 TECHNICAL SERVICES**

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

CARRIED

Cr Moloney entered the Chamber at this point, the time being 7.59 pm.

DECLARATIONS OF PECUNIARY INTEREST

Nil

H11101 NORTH EAST DUNCRAIG TRAFFIC STUDY - [510-0-8]**CITY ENGINEER'S REPORT H11101**

In September, Council approved the membership of the North East Duncraig Traffic Management Group (Item H10905 refers). The City Engineer advises that Mr A Kompler of 18 Ripley Way was inadvertently omitted from this list. Mr Kompler's membership is supported by the Study Group.

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

- 1 approves the inclusion of Mr Kompler of 18 Ripley Way to the membership of the North East Duncraig Traffic Management Group;
- 2 advises Mr Kompler accordingly.

CARRIED

H11102 EDDYSTONE AVENUE TRAFFIC STUDY - [510-0-6]**CITY ENGINEER'S REPORT H11102**

In September, Council deferred consideration on the future planning of Eddystone Avenue pending a further report being submitted on:

- 1 the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- 2 the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive;
- 3 the construction of a service road on both sides of Eddystone Avenue.

The City Engineer provides details of the cost of constructing the extension of the dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way and two options for the construction of service roads on Eddystone Avenue.

Provision has been made in the 1994/95 year of the Five Year Capital Expenditure Programme for the commencement of the Eddystone Avenue upgrading project. The extent of the works and funding provision will need to be considered on a priority basis.

RECOMMENDATION

That Council:

- 1 reiterates that the function of Eddystone Avenue is an important regional road connecting Joondalup Drive;
- 2 lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- 3 lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along the western side of Eddystone Avenue together with a parking embayment treatment on the eastern carriageway between Gradient Way and Craigie Drive;
- 4 advises Eddystone Avenue residents accordingly.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that:

- 1 CITY ENGINEER'S REPORT H11102 be received;
- 2 City Engineer's Recommendation **NOT BE ADOPTED** - Item H11102A refers.

CARRIED

H11102A EDDYSTONE AVENUE TRAFFIC STUDY - [510-0-6]

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

- 1 reiterates that the function of Eddystone Avenue is an important regional road connecting Joondalup Drive;
- 2 lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- 3 lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along both sides of Eddystone Avenue between Gradient Way and Craigie Drive - as in Option 2 of Report H11102;
- 4 advises Eddystone Avenue residents accordingly.

CARRIED

Appendix VIII refers

H11103 PEDESTRIAN CROSSING - KINGSLEY DRIVE/DALMAIN STREET, KINGSLEY - [510-1334]

CITY ENGINEER'S REPORT H11103

In August Council deferred consideration of a report regarding the perceived safety concerns of the guard control crossing at the roundabout at Kingsley Drive and Dalmain Street, Kingsley pending an on-site meeting with the petition co-ordinator, Cr Wood, Police Traffic Branch and Main Roads WA.

The on-site meeting was held on 28 September when the Police Traffic Branch reiterated the location of the guard control crossing was satisfactory.

The City Engineer reports on the Main Roads WA decision to instal additional cautionary signage south of Dalmain Street.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council advises the petition co-ordinator that the Police Traffic Branch and Main Roads WA consider the location of the guard control crossing in Kingsley Drive near Dalmain Street to be satisfactory with improvements to the advisory signing being implemented accordingly.

CARRIED

H11104 PETITION REQUESTING INVESTIGATION OF STORMWATER DRAIN AND WIDENING OF MILNER STREET, QUINNS ROCKS - [510-416]

CITY ENGINEER'S REPORT H11104

An 8-signature petition has been received from residents of Quinns Rocks requesting that Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks and the widening of Milner Street, Quinns Rocks.

The City Engineer reports that a stormwater drain has been inspected and cleared of plant debris and sand.

In October 1989, Council considered a report on the Quinns Rocks Traffic Management Study and commenced construction of road improvements in Quinns Rocks on a priority order.

The City Engineer provides details of the remaining projects still to be undertaken and suggests that the upgrading of Milner Street be deferred pending completion of the prioritised programme.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council advises the petitioners that:

- 1 the blocked drain in Milner Street, Quinns Rocks has been cleared;
- 2 the upgrading of Milner Street will not be considered until the prioritised programme of upgrading of roads in Quinns Rocks, adopted by Council in October 1989, has been completed.

CARRIED

H11105 TIMBERLANE PARK, WOODVALE TENNIS COURTS: CONTRACT NO
31-93/94 - [061-390-3]

CITY ENGINEER'S REPORT H11105

Tenders have been called for the construction of two illuminated tennis courts adjacent to the existing tennis courts on Timberlane Park in Woodvale.

The Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard.

The City Engineer provides details of the costs involved in upgrading to competition lighting and gives reasons why Council should continue its policy of providing recreational lighting to the tennis courts at Timberlane Park.

He reports on the tender submissions received.

RECOMMENDATION

That Council:

- 1 approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;
- 2 awards Contract No 31-93/94 for the construction of two illuminated tennis courts on Timberlane Park, Woodvale to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;
- 3 authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;
- 4 advises Kingsley Tennis Club of the extra costs for upgrading to completion standard of lighting, including all capital costs, future maintenance and extra power costs;
- 5 authorises the signing of the tender documents;

- 6 seeks a report from the City Recreation and Cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

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

- 1 CITY ENGINEER'S REPORT H11105 be received;
- 2 City Engineer's recommendation - **NOT BE ADOPTED** - Item H51105A refers.

CARRIED

H11105A TIMBERLANE PARK, WOODVALE TENNIS COURTS: CONTRACT NO 31-93/94 - [061-390-3]

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

- 1 consideration of recreation standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale, be deferred until the 24 November 1993 meeting of Council;
- 2 a meeting be held between Council officers and Kingsley Tennis Club to discuss the lighting required;
- 3 a report be provided to Policy and Special Purposes outlining Council's current policy with respect to recreational lighting to the tennis courts at Timberlane Park for a possible review of this policy.

CARRIED

H11106 BY-LAWS RELATING TO MARANGAROO AND CARRAMAR GOLF COURSES - [622-0]

CITY ENGINEER'S REPORT H11106

By-laws are required under the Local Government Act to set aside golf course reserves for the playing of golf and to enable fees to be charged.

The City Engineer reports on proposed amendments which will include a broad definition of the "golf course reserve" which allows Marangaroo, Carramar and future golf courses to be covered by these renamed By-laws.

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

- 1 adopts the proposed amendments to its By-laws Relating to Marangaroo Golf Course as attached to Report H11106 to allow for the playing of golf and charging of fees at Carramar Golf Course and future golf courses;
- 2 authorises the affixation of the Common Seal to and endorses the signing of the documents;
- 3 authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed By-laws promulgated.

CARRIED

H11107 PROPOSED OUTBUILDING: LOT 110 (1) ARROWSMITH RISE, MARANGAROO - [3797/110/1]

CITY BUILDING SURVEYOR'S REPORT H11107

The owner of Lot 110 (1) Arrowsmith Rise, Marangaroo is seeking Council approval to construct an outbuilding 105m².

The City Building Surveyor reports that the proposed outbuilding and dwelling will not exceed 50% of the area of the lot and complies with the Building Code of Australia. Adjoining owners have submitted that they have no objections to the outbuilding.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council approves the proposed outbuilding to be constructed at Lot 110 (1) Arrowsmith Rise, Marangaroo, subject to the applicant submitting a statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

CARRIED

H11108 PETITION OBJECTING TO FENCE: 1 SENTRON PLACE, MERRIWA - [2845/580/1]

CITY BUILDING SURVEYOR'S REPORT H11108

At its meeting of 13 October, Council received a 23-signature petition from residents of Merriwa objecting to a fence located at 1 Sentron Place, Merriwa (Item H91004 refers).

The City Building Surveyor provides details of the fence which was subject to a site instruction being served on the owner by

the District Building Surveyor in March 1993 requiring the fence to be brought into compliance with Council's Fencing By-law.

The owners were not able to complete the works due to hardship and financial difficulties.

The City Building Surveyor advises that arrangements have been made with a contractor to complete the works before the end of October which will resolve the petitioners' complaints.

Cr Waters requested further investigation of the fence at 1 Sentron Place.

The Town Clerk advised that he would discuss the matter with Cr Waters.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council advises the petitioners that, whilst it appreciates the time it took to effect remedial works to the fence was undesirable, the fence has now been fixed to Council's satisfaction and no further action is warranted by Council.

CARRIED

H11109 PROPOSED ELECTRIC FENCE: LOT 14 AVERY STREET, NEERABUP - [30/3470]

CITY BUILDING SURVEYOR'S REPORT H11109

Consolidated Security Systems is seeking Council approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 Avery Street, Neerabup.

The City Building Surveyor provides details of the fence and advises that Council's By-laws relating to Fencing and Private Tennis Court Floodlighting permit electrified fences in rural areas only for the control of livestock.

He suggests that a legal opinion be sought from Council's solicitors prior to the application being granted.

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

- 1 defers consideration of approval or refusal of a proposed electrified fence to be installed at Lot 14 Avery Road, Neerabup;

- 2 seeks a legal opinion from Council's solicitors and comments from Council's insurers;
- 3 advises the applicant accordingly.

CARRIED

H91108 TOWN PLANNING

MOVED Cr Dammers, **SECONDED** Cr Nosow that the Town Planning Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Cr Nosow declared an interest in Item H21103

H21101 PROPOSED CHEMIST USE APPLICATION, LOT 719 (10) MINDARIE DRIVE, QUINNS ROCKS - [30/4203]

CITY PLANNER'S REPORT H21101

BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd seek Council approval for the establishment of a Chemist on Lot 719 (10) Mindarie Drive, Quinns Rocks.

The City Planner reports on the background relating to the subject site and gives details of the proposal.

He advises that the current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone. Due to the proximity of the medical centre to the existing shopping centre, it is recommended that Council not approve this application.

MOVED Cr Freame, **SECONDED** Cr Waters that consideration of the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 (10) Mindarie Drive, Quinns Rocks be deferred, pending receipt of a further application.

CARRIED

H21102 PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040) WANNEROO ROAD, WANNEROO - [30/58]

CITY PLANNER'S REPORT H21102

The City Planner reports on an application for an extension to an existing hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo.

He provides an assessment of the application and advises that the hatchery and its proposed extension is a use that does not generate an offensive odour and is considered compatible with residential uses. Given the costs associated with relocation and the previous removal of the offensive Farm 1, it is not considered appropriate to subject an approval to the closure or relocation of any part of the existing activities on the site. Furthermore, should landowners within the 500 metre EPA buffer area wish to rezone and develop their land for residential purposes, it is considered appropriate that supporting information be collated, at the landowner's expense, to satisfy Council and the Department of Planning and Urban Development that the resulting residential land will not be adversely affected by the poultry farm operations.

RECOMMENDATION

That Council:

- 1 approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate development conditions;
- 2 requires, prior to the initiation of an amendment over land located within the 500m EPA buffer area, the provision of a report, prepared at the expense of the developer, containing information that satisfies Council and the Department of Planning and Urban Development that the land, subject to the amendment, will not be adversely affected by the operations on Loc 1665 Wanneroo Road, Wanneroo.

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

- 1 CITY PLANNER'S REPORT H21102 be received;
- 2 City Planner's recommendation **NOT BE ADOPTED** - Item H21102A refers.

CARRIED

H21102A PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040) WANNEROO ROAD, WANNEROO - [30/58]

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

- 1 consideration of the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo, be deferred;
- 2 a meeting be held with representatives of Inghams Enterprises to discuss the long term operation of the poultry sheds on Loc 1665, Wanneroo Road, Wanneroo.

CARRIED

H21103 PROPOSED RETAIL NURSERY AND FIREWOOD SALE AREA ON LOT 4 (244) WANNEROO ROAD, LANDSDALE - [30/3652]**CITY PLANNER'S REPORT H21103**

The City Planner reports on an application from Arturo Nominee Pty Ltd for approval to develop a retail nursery and firewood sales on Lot 4 (244) Wanneroo Road, Landsdale.

An application was also previously received by Arturo Nominees Pty Ltd in December 1992 for a proposed retail nursery on the subject site and refused in February 1993.

The City Planner gives details of the application proposing exactly the same development as was refused by Council in February 1993. He provides an assessment of the application and advises that the application cannot be supported.

Cr Nosow declared an interest in this item.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

- 1 the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;
- 2 the development introduces an additional commercial activity on land along Wanneroo Road, intensifying commercial development along this road in this area;

3 the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;

4 if approved, it will set an undesirable precedent.

CARRIED

Cr Nosow abstained from voting.

H21104 PROPOSED INDOOR SHOOTING COMPLEX: LOT 101 (52) WINTON ROAD, JOONDALUP - [30/4164]

CITY PLANNER'S REPORT H21104

Geluk Holdings seeks Council approval to use Lot 101 (52) Winton Road, Joondalup for the purpose of an indoor shooting complex.

The City Planner reports on the background relating to the subject site and gives details of the proposal.

He advises that, under Town Planning Scheme No 1, the proposal would fall within the definition of Public Amusement. This is a use not permitted within a Service Industrial Zone unless specifically approved by Council (an AA use).

From a planning point of view, the site is considered appropriate for the intended uses. Prior to any construction taking place, the applicant will require a further approval for the actual physical development. It is at this stage that issues relating to design, carparking, noise abatement etc can be assessed.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council grants approval to Geluk Holdings to use Lot 101 (52) Winton Road, Joondalup for an indoor shooting complex, subject to:

1 the issue of an Approval to Commence Development and a Building Licence for the physical development of the site prior to the commencement of any works;

2 the necessary approvals and/or licences being obtained from the Western Australian Police Force.

CARRIED

H21105 PROPOSED BULK EARTHWORKS AND INERT LANDFILL: PT LOT M1722 MARMION AVENUE, ILUKA - [30/4225]

CITY PLANNER'S REPORT H21105

Consulting Engineers, Cossell and Webley on behalf of Beaumaris Land Sales, seek Council approval for bulk earthworks and inert landfill within Pt Lot M1722 Marmion Avenue, Iluka.

The City Planner reports on the background relating to the subject land and gives details of the proposal.

He provides an assessment of the proposal and advises that from a town planning perspective it is considered that this proposal has merit and is similar to operations previously conducted in order to fill a number of present day recreation reserves. If conducted in an acceptable manner, operations are unlikely to substantially reduce local amenity and will not affect the future use of the site.

RECOMMENDATION

That Council approves the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:

- 1 landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
- 2 imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
- 3 no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
- 4 any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
- 5 approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
- 6 the landfill site being fenced to the satisfaction of the City Planner and City Engineer;

- 7 conditions deemed appropriate by the City Planner and City Engineer with respect to the standard of compaction (including certification), supervision, access, fuel storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation;
- 8 the submission of an accurate plan indicating the extent of landfill at the completion of works.

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

- 1 CITY PLANNER'S REPORT H21105 be received;
- 2 Council approves the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:
- (a) landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
 - (b) imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
 - (c) no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
 - (d) any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
 - (e) approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
 - (f) the landfill site being fenced to the satisfaction of the City Planner and City Engineer;

- (g) conditions deemed appropriate by the City Planner and City Engineer with respect to the standard of compaction (including certification), supervision, access, fuel storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation;
- (h) the submission of an accurate plan indicating the extent of landfill at the completion of works.
- (i) no burning of any material whatsoever on site.

CARRIED

H21106 PROPOSED AMALGAMATION OF A PORTION OF WEST COAST DRIVE, HILLARYS WITH MARINE AND HARBOURS RESERVE 39197 - [755-39197, 510-2648]

CITY PLANNER'S REPORT H21106

The City Planner reports that the Department of Marine and Harbours has sought approval from the Department of Land Administration to have a portion of land on West Coast Drive, Hillarys amalgamated into Reserve 39197 which is set aside for "Marine purposes".

He advises that as the City has no requirement for this portion of land, there is no reason why the Department of Marine and Harbours' request should not be consented to.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council advises the Department of Land Administration that it has no objection to the Department of Marine and Harbours amalgamating the portion of West Coast Highway held in Certificate of Title Volume 1322 Folio 875 with Reserve 39197.

CARRIED

H21107 VARIATION TO RESIDENTIAL PLANNING CODES FOR PROPOSED 26 GROUP DWELLINGS ON LOT 198 WESTGATE WAY, MARANGAROO - [30/1761]

CITY PLANNER'S REPORT H21107

Mr C Casella seeks Council approval to develop 26 group dwellings (being Stage 2 of a 49 group dwelling approval) on Lot 198 Westgate Way, Marangaroo.

Accompanying the application is a request for setback relaxation, complying with initial approval issued under the old Residential Planning Codes.

The City Planner reports on the background relating to the subject site and gives details of R Codes assessment.

He advises that the existing development, being Stage 1, has created no problems in respect of the setbacks and their proximity to each other. The proposed development of the site has been designed so that access is achieved between both stages by means of a loop access road.

If the applicant is to re-design his proposal so as he conforms to the current R Codes, the continuity of the road from Stage 1 into Stage 2 may be affected.

The initial approval issued on 29 March 1989 was for a period of 24 months only. A development of such a large scale is understandably developed in stages and therefore requires a longer timeframe for construction.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the setbacks between units on Lot 198 Westgate Way, Marangaroo in compliance with the initial approval issued on 29 March 1987, under the old Residential Planning Codes, subject to:

- 1 the applicant providing an additional three visitors car bays;
- 2 suitable screening being provided to Units 28, 31, 41 and 37 in the form of permanent fencing to the satisfaction of the City Planner.

CARRIED

H21108 CLOSE OF ADVERTISING: AMENDMENT NO 646 ZONING BOUNDARY RATIONALISATION LOC M1362 WHITFORDS AVENUE, HILLARYS - [790-646]

CITY PLANNER'S REPORT H21108

In April 1993 (Item H20424 refers) Council resolved to initiate Amendment No 646 to Town Planning Scheme No 1 to relocate the

proposed hotel site adjacent to Whitfords Avenue and the future Flinders Avenue alignment in Hillarys.

The City Planner reports that the amendment was advertised for public comment from 7 September to 22 October 1993 and three submissions were received, of which two were in support and one was of objection to Amendment 646.

He gives details of the submissions and comments on the issues raised.

RECOMMENDATION

That Council:

- 1 adopts Amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from "Special Development A" to "Hotel" and portion from "Hotel" to "Special Development A";
- 2 forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 646;
- 3 authorises affixation of the Common Seal to the amending documents.

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

- 1 CITY PLANNER'S REPORT H21108 be received;
- 2 Council:
 - (a) adopts Amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from "Special Development A" to "Hotel" and portion from "Hotel" to "Special Development A";
 - (b) forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 646;
 - (c) authorises affixation of the Common Seal to the amending documents;

- (d) reminds all parties of its current policy to restrict the heights of buildings in this area to a maximum of four stories.

CARRIED

H91109 FINANCE & ADMINISTRATIVE RESOURCES

MOVED Cr Cooper, **SECONDED** Cr Moloney that the Finance and Administrative Resources Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

H31101 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT H31101

The City Treasurer reports on various requests for authorisation to reallocate funds within the 1993/94 Budget and gives details of the necessary adjustments to the Budget estimates.

The net result of these reallocations and adjustments is a budget deficit of \$37,223.

MOVED Cr Marwick, **SECONDED** Cr Gilmore that, in accordance with the provisions of Section 547 (12) of the Local Government Act, Council authorises, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 10 November 1993.

**CARRIED BY AN
ABSOLUTE MAJORITY**

H31102 ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS - [010-0-1]

CITY TREASURER'S REPORT H31102

The City Treasurer reports on the authorisation of specific officers to sign Purchase Orders.

He advises that the recent inclusion of several LandCorp staff into the Parks Department has required the creation of additional Supervisor positions. Existing Supervisor positions

have an expenditure limit of \$1,000 each, the Principal Parks Supervisor has an expenditure limit of \$1,500.

The Deputy City Parks Manager has requested that the expenditure limit of all Supervisors be extended to \$2,000.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council includes the following personnel on the register of officers authorises to requisition goods and services, to a limit of \$2,000:

Maintenance Supervisor
Mowing Supervisor
Reticulation Supervisor
Bore and Pump Supervisor
Tree Pruning Supervisor
Joondalup Supervisor

CARRIED

H91110 COMMUNITY SERVICES

MOVED Cr Gilmore, **SECONDED** Cr Freame that the Community Services reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

H41101 APPLICATION - OFFENSIVE TRADE - [30/2888-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41101

Mr R F Lutter of 19 Weatherley Drive, Two Rocks is seeking Council approval to operate an offensive trade (fish shop) at Shop 7, Lot 51 Enterprise Avenue, Two Rocks.

The applicant advertised his intentions in the West Australian on 5 October 1993 and to date no objections have been received.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the establishment of an offensive trade (fish shop) at Shop 7 Two Rocks Shopping Plaza , Lot 51 Enterprise Avenue, Two Rocks subject to:

1 no objections being received by 4 November 1993;

- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out;
 - 3 the premises complying with all Health Act provisions.
- CARRIED**

H41102 APPLICATION - OFFENSIVE TRADE - [30/302-6]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41102

Mr P J Thomsett of 3 Turner Close, Duncraig trading as C-Side Cafe is seeking Council approval to operate an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Sorrento.

In accordance with the Model Health By-laws, the applicant advertised his intentions in the West Australian Newspaper on 8 October 1993. To date no objections have been received.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the establishment of an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Sorrento subject to:

- 1 no objections being received by 7 November 1993;
 - 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out;
 - 3 the premises complying with all Health Act provisions.
- CARRIED**

H41103 APPLICATION TO KEEP OSTRICHES - [2357/151/33]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41103

G and R Ferries of Lot 15 (33) Honeysuckle Grove, Neerabup is seeking Council approval to keep two pet ostriches.

A similar application was addressed by Council in August (Item H40807 refers) in which it was proposed that each application be considered on its merits.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves of the keeping of two ostriches on the property located at Lot 15 (33) Honeysuckle Grove, Neerabup subject to:

- 1 approval of adjacent property owners;

- 2 compliance with the noise pollution requirements of the Environmental Protection Act;
- 3 compliance with the conditions set out by the Agriculture Protection Board for keeping ostriches with regard to boundary fencing;
- 4 the applicant obtaining a permit from Agriculture Protection Board to keep ostriches.

CARRIED

H41104 APPLICATION - TRADING IN A PUBLIC PLACE - [930-19, 471/1968/707]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41104

Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo is seeking Council approval to sell cool drinks along Mullaloo Beach using a four wheel motorbike.

The City Environmental Health Manager gives reasons why he does not support this application and considers that approval of this request would undoubtedly create a precedent.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo that his application to conduct sales of cool drinks on Mullaloo Beach is refused.

CARRIED

H41105 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H41105

The City Recreation and Cultural Services Manager reports on matters arising from minutes of the Historical Sites Advisory Committee.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the

subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places;

- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

CARRIED

H41106 RECREATION FACILITIES - REQUEST FOR WAIVER OF HIRE CHARGES - [261-2-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41106**

The Edgewater Playgroup has requested a waiver of the hire fee of \$152 for its use of Emerald Park Clubrooms on 25 and 26 September 1993 for a fund raising event.

The City Recreation and Cultural Services Manager reports that the funds raised will be used to contribute towards the cost of a storage facility and children's toilets.

Beaumaris Community Baptist Church has requested a reduction on the hall hire rate for its use of Jack Kikeros Hall for church services.

The City Recreation and Cultural Services Manager advises that it is Council's policy to charge church groups at the regular community rate.

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

- 1 waives the hire fee of \$152 for the use of Emerald Park on 25/26 September 1993 by the Edgewater Playgroup for a fund-raising event;
- 2 does not agree to a reduced rate for Beaumaris Community Baptist Church's use of Jack Kikeros Hall for church services.

CARRIED

**H41107 PUBLIC EXHIBITION OF A SELECTION OF THE CITY OF
WANNEROO'S ART COLLECTION - [429-1-4]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41107**

In October, Council requested a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection (Item H41016 refers).

Research has been undertaken into the cost of setting up a public exhibition incorporating approximately 100 art works.

The City Recreation and Cultural Services Manager presents the results of this research and considers that an exhibition of the City's art collection is justified as many of the works are a visual documentation relevant to the City of Wanneroo's heritage.

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

- 1 endorses the need for a public exhibition to display a selection of the City's art collection;
- 2 lists the sum of \$3,185 in the draft 1994/95 budget for the purpose of mounting a public exhibition to display a selection of the City's art collection;
- 3 holds the exhibition once every three years.

CARRIED

**H41108 FESTIVAL OF PERTH: THE CITY'S INVOLVEMENT IN 1994 -
[429-1-3]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41108**

Over the past three years the City of Wanneroo in conjunction with the Festival of Perth has staged three highly successful free concerts for the Wanneroo community at Neil Hawkins Park.

The City Recreation and Cultural Services Manager provides details of the proposed 1994 concert which has the support of the Festival of Perth and the Lotteries Commission.

The concert will be held at Market Square, Joondalup on 4 March 1994 and will feature Ben Zapaniah and his band. The new location provides easy access to car parks, the Joondalup

Railway Station and lighting of the area of Market Square is specifically developed for this type of event.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council hosts a reception for Ben Zepaniah and his band following the Festival of Perth Concert at Market Square on 6 March 1994.

CARRIED

H41109 DOG ACT APPEAL - MR AND MRS DIELS, 37 BUSHLAND RETREAT, NEERABUP - [1526/32/37]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT H41109

In September 1993 Council refused an application by Mr & Mrs Diels of 37 Bushland Retreat, Neerabup to keep three dogs at their residence.

The Manager, Municipal Law & Fire Services advises that Mr & Mrs Diels lodged an appeal to the Minister for Local Government and were granted an exemption under Section 26(5) of the Dog Act to keep three dogs at their premises subject to certain conditions.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

H41110 DOG ACT APPEAL - MS L KANOO, 29 ALLINGA CRESCENT, CRAIGIE - [597/76/29]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT H41110

In August 1993, Council refused an application by Ms L Kanoo of 29 Allinga Crescent, Craigie to keep three dogs at her residence.

The Manager, Municipal Law and Fire Services advises that Mrs Kanoo lodged an appeal to the Minister for Local Government and was granted an exemption under Section 26(5) of the Dog Act to keep three dogs at her premises subject to certain conditions.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

H41111 DOG ACT APPEAL - MRS L BLOWERS, 81 SHEPHERDS BUSH DRIVE, KINGSLEY - [1377/919/81]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT H41111

In September 1993, Council refused an application by Mrs L Blowers of 81 Shepherds Bush Drive, Kingsley to keep three dogs at her residence.

The Manager, Municipal Law and Fire Services advises that Mrs Blowers lodged an appeal to the Minister for Local Government and was granted an exemption under Section 26(5) of the Dog Act to keep three dogs at her premises subject to certain conditions.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

H91111 DEPUTATION TO MINISTER - DOG ACT APPEALS - [970-2-1]

MOVED Cr Cooper, **SECONDED** Cr Gilmore that Council seeks a deputation with the Hon Minister for Local Government to discuss Dog Act Appeals.

CARRIED

H91112 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Nosow, **SECONDED** Cr Rundle that the Report of the Policy and Special Purposes Committee Meeting, held on 3 November 1993, be received.

CARRIED

ATTENDANCES

Councillors:	G A MAJOR - JP, Mayor - Chairman South-West Ward	
	P NOSOW - Deputy Mayor, from	
	5.33 pm	South Ward
	M J GILMORE	South Ward
	A V DAMMERS	Central Ward
	W H MARWICK	Central Ward
	B A COOPER from 6.02 pm	Central Ward

H M WATERS - Observer to	
7.52 pm	North Ward
L A EWEN-CHAPPELL - Observer	
from 5.37 pm	Central Ward
K H WOOD - Observer from 5.36 pm	
to 7.36 pm	South Ward
I D MACLEAN - Observer to	
7.14 pm	South Ward
F D FREAME - Observer from	
5.47 pm	South-West Ward
N RUNDLE - Observer	South-West Ward
G W CURTIS - Observer from	
5.33 pm to 7.20 pm	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
Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Municipal Law &	
Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Minute Clerk:	J CARROLL to 7.10 pm
Minute Clerk:	R GARLICK

APOLOGIES

An apology for late attendance was tendered by Cr Cooper.

An apology for absence was tendered by Cr Moloney.

CONFIRMATION OF MINUTES

The Minutes of the Policy and Resources Committee Meeting held on 23 August 1993 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.31 pm
Closed: 8.23 pm

**H51101 ACCESS TO COUNCIL RECORDS - TOWN CLERK'S VERBAL REPORT
- [702-0]****TOWN CLERK'S VERBAL REPORT**

The Town Clerk reported on requests for access to Council records and briefly discussed the Freedom of Information Act which came into effect from 1 November 1993.

MOVED Cr Nosow, **SECONDED** Cr Rundle that TOWN CLERK'S VERBAL REPORT be received.

CARRIED**H51102 APPRECIATION DINNERS - RECREATION
ASSOCIATIONS/MANAGEMENT COMMITTEES - [264-3, 703-1-7]****TOWN CLERK'S REPORT H51102**

The Town Clerk reports on hosting appreciation dinners for Recreation Associations/Management Committees.

He advises that Management Committees have been dissolved in phase, with the process of progressively appointing professional Managers.

Various Recreation Associations are still operating and up until now, Council has afforded the Associations the same benefits as the Management Committees even though they have no formal links to Council and are, indeed, incorporated legal identities in their own rights.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council does not host annual Appreciation Dinners for Recreation Associations once they have lost their Management profile, effective as from the 1994/95 Council year.

CARRIED**H51103 PUBLIC RELATIONS SECTION - STRUCTURE AND ROLE - [404-0]**

This matter was listed on the agenda to enable general discussion on the future role and structure of the section to take place.

The Town Clerk reported on the existing vacancy of a Public Relations Officer. Prior to proceeding to fill the position he sought Councillors' views on the question of Council Public

Relations etc and to this end referred to previous reports in the matter.

MOVED Cr Nosow, **SECONDED** Cr Rundle that a further report on the Public Relations Section together with previous reports be submitted for consideration to the next Policy and Special Purposes Committee meeting.

CARRIED

H51104 COUNCIL MEETINGS - TRIAL MEETING STRUCTURE - [702-0]

This item was listed on the agenda to provide members with the opportunity of discussing any operational concerns they may have with the Council meeting system that is being trialled and to put forward suggested improvements.

Councillors discussed various concerns and suggestions at length. A general concern amongst Councillors was that there was the absence of sufficient debate and discussion.

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

- 1 Council agendas provided to Councillors to contain full reports;
- 2 reports (except reports marked "Not for Publication") be made available to the public a minimum of seven days prior to Council meetings.

CARRIED

H51105 POLICY RELATING TO TENDERS - FACSIMILE TRANSMITTED TENDERS - [720-1]

DEPUTY TOWN CLERK'S REPORT H51105

The Deputy Town Clerk reports on the delay of tenders transmitted by facsimile a few minutes before closing time.

He advises that it is considered necessary to stipulate an earlier cut off time for receipt of facsimile tenders so they can reach the tender boxes prior to closing time. An amendment to Council's Tenders Policy will also be necessary.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council amends the "Tenders B3-16" policy by including the following:

"Facsimile Tenders

A facsimile tender will be accepted provided it is received in its entirety in sufficient time to be placed in the tender box, ie approximately half of one hour prior to the advertised closing time and this requirement shall be included in conditions of tender documentation when applicable."

CARRIED**H51106 ANIMAL LIBERATION INITIATIVE - [200-0]****DEPUTY TOWN CLERK'S REPORT H51106**

In August 1993 (Item H50806 refers) Council resolved to defer consideration of a ban on the use of Council's reserves by circuses which keep caged exotic animals, pending receipt of a submission by the Circus Federation of Australia.

The Deputy Town Clerk reports on the submission from the Circus Federation of Australia on current circus operations within Australia, assessing the treatment of caged exotic animals, to provide the basis for the development of a Code of Ethics to ensure the acceptable treatment of circus animals in Australia.

He outlines Council's existing policy in respect of circuses and advises that the current policy serves to protect reserves from wear and tear, and to locate circuses where local area parking is available.

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

- 1 Council's existing policy in respect of circuses be amended as follows:

"Circuses that are certified members of the Circus Federation of Australia shall only be accommodated on Ariti Avenue Reserve, Whitford Reserve West and Liddell Reserve South. None of these reserves shall be used to accommodate a circus more often than once in any year.";

- 2 Council writes to the Royal Society for Prevention of Cruelty to Animals expressing concern over the lack of exercise of large circus cats.

CARRIED**H51107 PUBLIC ACCESS TO FIREWOOD - COUNCIL LAND - [250-10]**

DEPUTY TOWN CLERK'S REPORT H51107

In April 1993 (Item H10508A refers) Council resolved that a report be submitted to Technical Services Committee on the legal ramifications of permitting the public to access Council owned land for the purpose of cutting and collecting firewood.

The Deputy Town Clerk reports on advice from Council's solicitors, Mindarie Regional Council and Department of Conservation and Land Management regarding accessing and removal of firewood.

MOVED Cr Nosow, **SECONDED** Cr Rundle that DEPUTY TOWN CLERK'S REPORT H51107 be received.

CARRIED

H51108 PROFESSIONAL INDEMNITY INSURANCE - [013-5]

DEPUTY TOWN CLERK'S REPORT H51108

In August 1993 (Item H30830A refers) Council resolved that a report be submitted on the preparation of a policy for Council to accept, on behalf of an elected member, any legal action emanating from Council business.

The Deputy Town Clerk reports that consideration of the provisions of the Local Government Act and the cover afforded by Council's Professional Indemnity Insurance, suggests that such a policy may not be necessary and outlines Section 680 of the Local Government Act.

He advises that, in the event that individual members of Council are subject to legal action in respect of matters related to their performance of Council business, the matter should immediately be referred to the Town Clerk for resolution within the context of Section 680 of the Local Government Act.

MOVED Cr Nosow, **SECONDED** Cr Rundle that DEPUTY TOWN CLERK'S REPORT H51108 be received.

CARRIED

H51109 AMENDMENT NO 674: TEXT AMENDMENT - DELEGATION OF AUTHORITY - [790-674]

CITY PLANNER'S REPORT H51109

The City Planner reports on the delegation of authority for approvals under the Metropolitan Region Scheme and approvals under Town Planning Scheme No 1.

He advises that there is already provision for the delegation to officers of powers under the Metropolitan Region Scheme and suggests that provisions be inserted into Town Planning Scheme No 1 to provide the necessary power in similar terms to those used for the Metropolitan Region Scheme.

He submits the provisions proposed to be inserted in Town Planning Scheme No 1 for Council consideration.

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

1 Council:

- (a) supports Amendment 674 to Town Planning Scheme No 1 to introduce clauses to Part 3 of the Scheme Text relating to the delegation of development control powers;
- (b) forwards the documentation for Amendment No 674 to the Minister for Planning for preliminary approval to advertise together with a request for the minimum advertising period to be applied;

2 a report be submitted to Policy and Special Purposes Committee reviewing Council's policy on delegated authority, in view of the change to two Council meetings per month, and stating cost factors involved.

CARRIED

H51110 UNAUTHORISED DEVELOPMENT/APPLICATION FOR DEVELOPMENT - LOT 100 (360) WANNEROO ROAD, WANGARA - [30/564]

CITY PLANNER'S REPORT H51110

The City Planner reports on an application for development of Lot 100 (360) Wanneroo Road, Wangara and the unauthorised development and use of the property.

He advises that Council's Policy G3-37 requires the restriction of Commercial type development along Wanneroo Road. The proposed activities could easily be accommodated in the Wangara Light Industrial area.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Cr Nosow be permitted to vote on this matter as his interest is regarded as so trivial or insignificant that if he were to vote on the matter he could not reasonably be regarded as likely to be influenced by the interest.

CARRIED

RECOMMENDATION

That Council:

- 1 refuses the application submitted by Twinside Fences, Venter Trailers and Urbanstone for the uses and works currently located on Pt Lot 100 (360) Wanneroo Road, Wangara for the following reasons:
 - (a) the trailer sales are an unacceptable Industrial/Commercial activity on land zoned "Special Zone (Restricted use) Retail Nursery";
 - (b) the proposed landscape related activities do not fall within the definition of Retail Nursery because the separate enterprises cannot be considered to be incidental to the use "Retail Nursery" and therefore are not permitted in this Special Zone;
 - (c) the proposed uses represent an intensification of Commercial/Industrial activities which are unacceptable to Council along Wanneroo Road;
 - (d) any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road/Gnangara Road;
- 2 proceeds with the prosecution against the owners of Lot 100 for allowing the lease, development and use of the property in contravention of the Town Planning and Development Act as specified in Recommendation H20826.

The Town Clerk advised that a letter had been received from the applicant advising that they wished to withdraw the application.

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

- 1 CITY PLANNER'S REPORT H51110 be received;

- 2 City Planner's recommendation - **NOT BE ADOPTED** - Item H51105A refers.

CARRIED

H51110A UNAUTHORISED DEVELOPMENT/APPLICATION FOR DEVELOPMENT - LOT 100 (360) WANNEROO ROAD, WANGARA - [30/564]

MOVED Cr Dammers, **SECONDED** Cr Gilmove that in the event of the use not ceasing, Council proceeds with the prosecution against the owners/occupiers of Lot 100 for allowing the lease, development and use of the property in contravention of the Town Planning and Development Act as specified in Recommendation H20826.

CARRIED

H51111 ASSISTANCE TO SCHOOL RECYCLING SCHEMES - [508-4, 009-1]

CITY TREASURER'S REPORT H51111

In October 1993 (Item H31106 refers) Council resolved that a report be submitted to the Policy and Special Purposes Committee on the determination of an appropriate policy on providing financial assistance to school recycling schemes.

The City Treasurer reports on Council's current policy on assistance to schools and outlines the options available to Council in assisting school recycling schemes.

City Treasurer's Report H51111 recommended that Council:

- 1 amends its policy relating to Assistance to Schools -B5.03 by inserting the following as the penultimate paragraph:-

"Contributions towards the capital cost of school recycling programmes shall be limited to the purchase, on a dollar for dollar basis, of a storage shed of approximate size 6 x 4 x 2.4m";
- 2 approves a donation of \$1,100 from Budget Item 26849 - Recycling Promotions - to Duncraig Primary School being half cost of the purchase of a storage shed for use in its recycling programme, on the proviso that the school provides the other 50%.

H51111A ASSISTANCE TO SCHOOL RECYCLING SCHEMES - [508-4, 009-1]

Cr Major requested that the word "project" be included in point 2 between annual and report.

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

- 1 amends its Policy relating to Assistance to Schools -B5.03 by inserting the following as the penultimate paragraph:

"Schools to make application for funding of recycling programmes through the Donations - Community and Environmental Grants Scheme Budget Item 27612. Contributions towards the capital cost of school recycling programmes shall be limited to the purchase, on a dollar for dollar basis, of a storage shed of approximate size 6 x 4 x 2.4m";
- 2 requests recipients of the Grant to provide Council with an annual project report on recycling achievements throughout the year.

CARRIED

H51112 BY-LAWS RELATING TO SIGNS, HOARDINGS AND BILLPOSTING - [920-19]

CITY BUILDING SURVEYOR'S REPORT H51112

In August 1993 (Item H90828 refers) Council resolved that a report be submitted to Policy and Special Purposes Committee on whether a need exists to update Council's current By-laws relating to Signs, Hoarding and Billposting to incorporate new signage technology.

The City Building Surveyor reports on existing legislation, regulation of outdoor advertising and the need to "update" the By-laws to incorporate new signage technology, ie video walls, moving messages, talking billboards and blimps.

He advises on amendments to current By-laws on the following:

- . Hoarding (Clause 5.5)
- . Illuminated Signs (Clause 5.7)
- . Institutional Signs (Clause 5.9)
- . Pylon signs (Clause 5.11)
- . Policing/Penalties (Clause 7)

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

- 1 amends its Signs, Hoarding and Billposting By-law to provide for the use of new technology in signs, increase the sizes of various signs and amend the fee structure arrangement as detailed in report H51112;
- 2 seeks the necessary amendments to the Local Government Acts Regulations and By-laws to provide for infringement notices and increased penalties as discussed in report H51112.

CARRIED

H51113 COUNCIL BUILDINGS: ASSET PROTECTION - [210-2-5]

CITY BUILDING SURVEYOR'S REPORT H51113

The City Building Surveyor submits the draft policy and policy regulations on asset protection of Council buildings.

He gives details on the major implications of the draft policy J1-08 (Asset Protection - Council Buildings) and advises that the process of alarm installation and re-keying is a major task. It is proposed, therefore, to stage the implementation of the draft policy over three years, subject to the availability of funds.

All new buildings constructed in the three year transition period will be constructed to the new alarm and key system requirements.

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

- 1 adopts the draft policy Asset Protection - Council Buildings, as policy J1-08;
- 2 authorises the City Building Surveyor to enforce policy J1-08.

CARRIED

H51114 COMMUNITY FACILITIES: FORMAL ASSESSMENT PROCESS - [702-1]

CITY BUILDING SURVEYOR'S REPORT H51114

In May 1993 (Item H90588 refers) Council sought a report regarding the feasibility of Council adopting a policy for the assessment of community facilities proposal prior to Council consideration of such proposals.

The City Building Surveyor lists a wide variety of community facilities provided by Council and reports on existing policies, requests for community facilities and the provision of facilities.

He gives details of the assessment process and advises on financial considerations.

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

- 1 Cr Freame, from the City of Wanneroo be included as a representative on the Steering Committee;
- 2 Council in conjunction with the appointment of the Local Area Planning Co-ordinator:
 - (a) reviews its policy and develops objectives for the provision of community facilities;
 - (b) reassesses the guidelines used to determine the facilities for the forward plan;
 - (c) requests a further report following consideration of these matters.

CARRIED

H51115 MULLALOO SURF LIFE SAVING CLUB - COMMUNITY ACCESS - [313-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
H51115

The City Recreation and Cultural Services Manager reports on a request from the Mullaloo Surf Life Saving Club for assistance to increase the utilisation of the main function hall, meeting room and kitchen at the Mullaloo Surf Life Saving Club.

He gives details of the conditions and guidelines established and advises that the Mullaloo Surf Life Saving Club has agreed to the concept and Conditions and Guidelines established for community access to the Mullaloo Surf Life Saving Club function hall, meeting room and kitchen.

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

- 1 approves the Ocean Ridge Community Centre to act as the Booking Office for the hire of the Mullaloo Surf Life Saving Club main function hall, meeting room and kitchen;
- 2 adopts the Conditions and Guidelines for Community access to the Mullaloo Surf Life Saving Club as outlined in Report No H51115;
- 3 requests the Mullaloo Surf Life Saving Club to advise of dates for bookings for club functions 6-12 months in advance;
- 4 re-negotiates the lease with the Mullaloo Surf Life Saving Club.

CARRIED

**H51116 REQUEST FOR PERPETUAL TROPHY EVENT SPONSORSHIP -
WANNEROO LADIES BOWLS CLUB - [439-1]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
H51116

The City Recreation and Cultural Services Manager reports on a request from the Wanneroo Ladies Bowls Club for sponsorship of a perpetual trophy event to be competed for, by the five local ladies bowls clubs, on an annual basis.

He seeks Council consideration of adopting the following policy for the sponsorship of perpetual trophies:

"Should Council agree to sponsor a request for a perpetual trophy, the initial purchase price should be no greater than \$100 (1993 prices - this amount to be increased by the CPI on an annual basis). The trophy should be clearly inscribed "sponsored by the City of Wanneroo". The recipient group will be responsible for any further engraving and/or maintenance. As a condition of the sponsorship, the right to present the trophy, on an annual basis, will belong to the Mayor or nominee."

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

- 1 amends the Policy Manual to include the following in relation to the sponsorship of perpetual trophies:

"Should Council agree to sponsor a request for a perpetual trophy, the initial purchase price should be no greater than \$100 (1993 prices - this amount to be increased by the CPI on an annual basis). The trophy should be clearly inscribed 'sponsored by the City of Wanneroo'. The recipient group will be responsible for any further engraving and/or maintenance. As a condition of the sponsorship, the right to present the trophy, on an annual basis, will belong to the Mayor or his nominee";

- 2 agrees to sponsor a perpetual trophy for the Wanneroo Ladies Bowls Club subject to the policy outlines above. Such funds to come from account number 29470 Recreation - Sundry Donations.

CARRIED

H51117 REQUEST FOR SPONSORSHIP - WANNEROO DISTRICTS NETBALL ASSOCIATION - [322-10]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
H51117

The City Recreation and Cultural Services Manager reports on a request from the Wanneroo Districts Netball Association for Council support for an inter school netball competition in 1994 in Kingsway.

He advises that the association is inviting Council to sponsor two perpetual trophies and refers to the proposed policy for the provision of perpetual trophies in Report H51116.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council agrees to sponsor two perpetual trophies for the inter school competition to be conducted by the Wanneroo Districts Netball Association in 1994, subject to the policy outlined in Report No H51116. Such funds to come from account number 29470 Recreation - Sundry Donations.

CARRIED

H51118 PROPOSED POLICY - FOOD PROSECUTIONS - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H51118

The City Environmental Health Manager reports that Council's Health Department supports the concept of establishing a policy to notify local government authorities when food prosecutions are instigated involving manufacturers outside the City of Wanneroo.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council adopts the following as policy:

"Food Prosecutions - Notifications

The City of Wanneroo undertakes to notify the relevant local government authority when food prosecutions are instigated involving manufacturers outside the City of Wanneroo."

CARRIED

H51119 HEALTH DEPARTMENT - PROPOSED DEPARTMENTAL NAME CHANGE - [241-0]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H51119

The City Environmental Health Manager reports that following the recent elevation of Welfare Services to Departmental Status from inclusion in the Health Department, it is considered appropriate to change the title of the Health Department to "Environmental Health Department" which would place emphasis on the singular role now applying to the duties of the Health staff.

He advises that the proposed name change reflects the nature of work undertaken by the Department and will be more suited to the proposed delegation of air and water pollution sections of the Environmental Protection Act to Local Authorities.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council approves the name change of the City of Wanneroo Health Department to the City Environmental Health Department.

CARRIED

H51120 LIBRARY HOLIDAY READING PROGRAMME SPONSORSHIP - [240-2]

CITY LIBRARIAN'S REPORT H51120

The City Librarian reports on commercial companies sponsoring library holiday reading programmes for children.

She advises that as a matter of policy, City of Wanneroo libraries have traditionally not accepted such gifts. Unfortunately neither has it been possible to offer interesting prizes due to costs involved.

Council may consider there is now sufficient precedent to relax the policy on this matter. Council's recent approval for some library printing to be commercially sponsored and the Rates Incentive Scheme are two such examples.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council adopts the policy:

"Library holiday reading programmes for children may be commercially sponsored where the City Librarian considers appropriate."

CARRIED

H51121 PILOT PROJECT - ALTERNATIVE DELIVERED MEALS SERVICE - [862-1]

MANAGER WELFARE SERVICES' REPORT H51121

The Manager Welfare Services reports on the implementation of a pilot project to test an alternative delivered meals service.

He gives details of a unit cost comparison between two meals services and outlines the proposal for the City of Wanneroo and the budget for the pilot programme.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council submits an application to the Home and Community Care Programme for funds to carry out a pilot project which will trial an alternative delivered meals service for aged and disabled clients.

CARRIED

H51122 PROTECTION OF ENVIRONMENTAL HEALTH OFFICERS UNDER THE HEALTH ACT - [312-2]

The City Environmental Health Manager reports on a submission/report received from the Western Australian Municipal Association on the subject of Protection of Environmental Health Officers under the Health Act, seeking Council's consideration and comment.

City Environmental Health Manager's Report H51122 recommended that Council supports the five point recommendation of the Working Party formed to consider Protection of Environmental Health Officers under the Health Act, which is:

- 1 That a request for termination of an EHO from a council be dealt with by the EDPH in accordance with an agreed Memorandum of Understanding, along the lines proposed in attachment 1 to Report H51122.
- 2 That the proposed mechanism apply not only to principal EHO's but to all EHO's (including meat inspectors) employed by Councils.
- 3 That in respect to joint appointments (eg health/building officers) such officers would have protection under the Health Act where health matters are involved. In such instances the proposed process would also apply.
- 4 That where the EDPH is satisfied that the termination does not involve health grounds then the EHO may have the right to recourse through S.158 of the Local Government Act or the WA Industrial Relations Commission established under the Industrial Relations Act.
- 5 That legislative provisions for a structured process by which the EDPH would deal with such cases, including the proposal for the establishment of an industrial panel under the Health Act, be further considered in the context of possible inclusion in the revised Health Act and in the light of experience with the proposed Memorandum of Understanding.

H51122A PROTECTION OF ENVIRONMENTAL HEALTH OFFICERS UNDER THE HEALTH ACT - [312-2]

MOVED Cr Nosow, **SECONDED** Cr Rundle that a report be submitted to the next Policy and Special Purposes Committee on formulating a policy on a more equitable arrangement for the protection of all Council officers.

CARRIED

H51123 PROPOSED POLICY ON THE CONTROL OF MOVEABLE OR PORTABLE SIGNS - [920-19]

CITY BUILDING SURVEYOR'S REPORT H51123

The City Building Surveyor reports on the contravention of Council's By-law and control of moveable or portable signs.

Council By-law S3 states that "Signs Hoardings and Billposting, Clause 4.1(f) requires that a person shall not erect or maintain a sign as a moveable or portable sign in a street or public place, unaffixed to a building."

The City Building Surveyor advises that under the Signs By-law, Council does not have the power/authority to serve infringement Notices on the owners of offending vehicles or trailers. This would require amendments to the Local Government Act and the By-law.

MOVED Cr Nosow, **SECONDED** Cr Rundle that consideration of the proposed Policy on the Control of Moveable or Portable Signs be deferred and referred to the next Policy and Special Purposes Committee.

CARRIED

H51124 AMENDMENT TO THE HEALTH SERIES A BY-LAWS - [920-13]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H51124

Council resolved to amend the existing Health Series "A" By-laws relating to the keeping of pigeons at the meeting in August 1993 (H50810 refers).

The City Environmental Health Manager reports that the proposed amendment was advertised for public comment. As a result three pigeon racing clubs lodged written objection and requested Council receive a deputation of representatives from the three clubs.

He advises that a deputation was held on 20 October 1993 and gives details of the points raised by the delegation.

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

1 rescinds its Resolution H50810, viz:

"That Council modifies the number of pigeons which may be kept in residential areas with Council approval to:

- (a) ten (10) pigeons for non-registered members of pigeon associations;
- (b) forty five (45) pigeons for members of incorporated pigeon bodies or registered pigeon fanciers;
- (c) rural areas, members of pigeon associations and registered pigeon fanciers would continue to be permitted to keep up to seventy five (75) pigeons."

2 retains Health Series "A" By-laws in its existing form.
CARRIED

H51125 REQUEST FOR INFORMATION - CR WATERS - [702-3]

The Town Clerk reported on a request from Cr Waters for a print out of the details of persons entering and leaving the building between 5.30 pm and 8.30 pm on Wednesday 20 October 1993.

He discussed various procedures in releasing the requested information and advised that a firm Policy needs to be established on the release of this information.

MOVED Cr Nosow, **SECONDED** Cr Rundle that Council adopts the following Policy:

"Access and egress data contained within the Administration Centre's computerised security system shall only be extracted and printed when required for internal management needs authorised by the Town Clerk or his deputy. Such data is not to be made available to any individual or organisation with the exception of the WA Police who may formally seek such data as part of an official investigation."

CARRIED

JOONDALUP CIVIC AND CULTURAL FACILITIES - [730-8-4]

The Town Clerk briefly reported on the current position regarding negotiations with Landcorp on the Joondalup Sporting Complex and the transfer of land and landscaping staff.

He advised that a full report and recommendations will be submitted to Council.

H91113 BUSINESS FOR INFORMATION

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

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

H61101 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT H61101

The City Engineer reports on Council works, drainage, pedestrian and dual use paths, traffic treatments, car parks, street lighting, maintenance, rubbish removal and subdivisional development for the period ending 25 October 1993.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT H61101 be received.

CARRIED

H61102 DRAINAGE SUMP - CORNER BEACH ROAD AND DORCHESTER AVENUE, WARWICK - [510-135]

CITY ENGINEER'S REPORT H61102

A 4-signature petition has been received regarding the drainage sump at the corner of Beach Road and Dorchester Avenue, Warwick. The subject of the petition is that the sump is blocked and unpleasant odours and a generally unsatisfactory environment have resulted.

An investigation has been carried out and has confirmed that a clogged layer has developed on the base of the sump.

The City Engineer advises that it is standard practice for sump bases to be cleaned as part of the programmed annual summer maintenance of sumps.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT H61102 be received.

**H61103 APPEAL DETERMINATION: LOT 500 OLD YANCHEP ROAD,
CARABOODA**
- [740-88789]

CITY PLANNER'S REPORT H61103

The City Planner reports that the Hon Minister for Planning has dismissed an appeal lodged by Mr B J Philp for the subdivision of Lot 500 Old Yanchep Road, Carabooda to create two lots.

In the Minister's determination of the matter it was concluded that the Commission's decision was in line with the recommendation of the City of Wanneroo and was seen to be consistent with current policy. In view of these matters the Minister dismissed the appeal.

MOVED Marwick, **SECONDED** Cr Freame that CITY PLANNER'S REPORT
H61103 be rec

CARRIED

**H61104 APPEAL DETERMINATION: LOT 368 (48) ARNISDALE ROAD,
DUNCRAIG - [30/4381]**

CITY PLANNER'S REPORT H61104

The City Planner reports that the Hon Minister for Planning has dismissed an appeal lodged by Mr A Watt for the development of a medical consulting room on Lot 368 (48) Arnisdale Road, Duncraig.

In the Minister's consideration of the matter, the Hon Richard Lewis concurred with the Investigating Committee Members' assessment of the situation and, consistent with the conclusions drawn, the appeal was dismissed.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY PLANNER'S REPORT
H61104
be
received
.

CARRIED

Cr Dammers left the Chamber at this point, the time being 9.17 pm.

H61105 AUDIT ON COMMUNITY FACILITIES IN HILLARYS - [303-2-1]**CITY BUILDING SURVEYOR'S REPORT H61105**

In September, Council resolved that an audit of community facilities located in the suburb of Hillarys be undertaken.

The City Building Surveyor provides details of the community facilities and the ABS Census figures (1991) for the area covering Hillarys and Kallaroo.

He concluded that the demand for junior facilities over the next few years will remain static or reduce and it will be some years before that is a significant rise in the number of seniors. Therefore, it appears that the suburb is well provided with facilities.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY BUILDING

SURVEYOR
'S
REPORT
H61105
be
received
.

CARRIED

Cr Dammers entered the Chamber at this point, the time being 9.20 pm.

H61106 HEALTH (ASBESTOS) REGULATIONS 1992 - [210-0]**CITY BUILDING SURVEYOR'S REPORT H61106**

In August 1993, Council expressed concern that Regulation 6(d) of the Health (Asbestos) Regulations 1992 did not adequately cover problems associated with second hand transported buildings that are not designed to be transportable.

A letter was written to the Executive Director of Public Health expressing Council's concern.

The City Building Surveyor reports on the response by the Health Department which indicates that provided a building is not substantially dismantled and "reasonable measures" are taken

during the handling or re-use of second hand asbestos cement material, then Regulation 6(d) is deemed to be complied with. The Health Department is currently reviewing the Asbestos Regulations to clarify some areas and enhance their practical application.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY BUILDING SURVEYOR'S REPORT H61106 be received.

CARRIED

H61106A HEALTH (ASBESTOS) REGULATIONS 1992 - [210-0]

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council writes to the Asbestos Society of Western Australia requesting its views in respect of Regulation 6(d) of the Health (Asbestos) Regulations 1992 and a report be provided to Council on receipt of its reply.

CARRIED

H61107 LOBBY REQUEST - VEHICLE EXHAUST EMISSION - [865-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61107

Following a request from the City of Subiaco for support in lobbying the Minister for the Environment to initiate a programme similar to the "Dob In A Smokie" campaign run by Victoria, Council resolved to support the request (Items H40804 and H40804A refer) and also to write to:

- 1 The State Environmental Protection Authority;
- 2 Police Traffic Branch
- 3 Victorian Environment Protection Authority;
- 4 New South Wales Pollution Control Division; and
- 5 Keep Australian Beautiful Council;

seeking information on what action can be taken to reduce vehicle emission pollution and details of any proposed legislation which may be introduced to control this problem.

Correspondence has now been received from all above except Keep Australia Beautiful Council.

The City Environmental Health Manager reports on the responses which indicate that the "Smoking Vehicle Campaign" has had some measure of success in Victoria and New South Wales. The State Environmental Protection Authority reports that the "Smoking

Vehicle Campaign" was discontinued on advice from the Police Department due to administrative difficulties. However, the Police Traffic Branch state that a programme to "Dob in a Smokie" would be supported.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61107 be received.

CARRIED

H61107A LOBBY REQUEST - VEHICLE EXHAUST EMISSION - [865-3]

MOVED Cr Marwick, **seconded** Cr Rundle that the City Environmental Health Manager's Report H61107, be referred to the Environmental Advisory Committee.

CARRIED

H91114 TOWN CLERK'S REPORT

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

CARRIED

H91115 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Pila Pty Ltd
Description: Lots 148 to 1483 Baltimore Parade, Merriwa
Purpose: To allow registration of a mortgage
Date: 28.10.93

Document: Withdrawal of Caveat, and Caveat
Parties: City of Wanneroo and C J and K D Brown
Description: 36 Gibbs Road, Nowergup
Purpose: To enable a mortgage to be registered against the title
Date: 28.10.93

Document: Easement
Parties: City of Wanneroo and H L and L J Farmer
Description: Lots 219 and 220 Dellamarta Road, Wangara
Date: 2.11.93

Document: Withdrawal of Caveat

Parties City of Wanneroo and & Sanori Developments
Pty Ltd
Description Lot 657 Eddystone Avenue, Beldon
Date 22.10.93

Document Deed of Release
Parties City of Wanneroo and Landall Ltd
Description TPS No 6
Date 22.10.93

Document Withdrawal of Caveat (2)
Parties City of Wanneroo & Town & Country Bank and
Quinns Developments Pty Ltd
Description Lot 1 Hester Avenue/Merriwa Drive, Merriwa
Date 26.10.93

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

CARRIED

H91116 DEVELOPMENT ASSESSMENT UNIT - [290-1]

ADDITIONAL INFORMATION

The City Planner requested that the following be included in the list of development approvals for the period 22 October 1993 to 4 November 1993. An error in the computer entries resulted in the items not being included in the list for this meeting as it should have been and the applicants are anxious to avoid unnecessary delay.

File No Received Approval	Owner Name Applicant Name	Dev Description Location/Locality	Recommended for
30/258 21/09/93	W M Duyker Elverley P/Ltd	Additions to School Lot 2(18) Montessori Place, Kingsley	Recommended
30/4510 23/09/93	A & R Holding J Corp	Additional Dwelling Lot 259(3) Cypress Court, Greenwood	Recommended

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

- 1 adopts the recommendations in the list of development applications processed for the period 22 October 1993 to 4 November 1993 together with the two applications above (Appendix VII refers);
- 2 approves the above applications, subject to standard and appropriate conditions of development.

CARRIED

Appendix VII refers

H91117 TRAFFIC MANAGEMENT - WANNEROO ROAD/KINGSWAY/HEPBURN AVENUE, LANDSDALE - [510-222]

At its May meeting, Council was advised of the current situation regarding concerns on the need for traffic control at the intersection of Wanneroo Road and Kingsway, particularly for Saturdays during the netball season.

This followed advice from the Police Department that it would no longer provide officers for traffic control at the junction. The Main Roads Department had also advised that the installation of temporary traffic lights was not an appropriate option.

Also, while the short term traffic engineering solutions at this location are not easy to resolve, it was indicated that the proposed road planning for this area will result in Hepburn Avenue being extended east of Wanneroo Road. This extension will provide access to the Kingsway Sporting Complex through the signalised Hepburn Avenue and Wanneroo Road intersection.

However, the programming of this road is dependant on the development of the shopping complex at the corner of Hepburn Avenue and Wanneroo Road. Tah Land Pty Ltd, the developer of the Shopping Complex, has entered into a legal agreement with the City to construct Hepburn Avenue, from Wanneroo Road to the western boundary of Kingsway Sporting Complex, at no cost to the City. The project includes modification of traffic signals at the Wanneroo/Hepburn Avenue junction. A tentative timetable for commencement of this work was indicated as starting in the latter part of 1994. The developer did indicate that he was prepared to bring his construction programme forward, subject to the cost of traffic signal modifications being shared.

Accordingly, to resolve these traffic matters, Council sought a deputation with the Minister of Transport. A meeting was held on 2 November with Cr Nosow, the City Engineer, the Local Member for Kingsley, Mrs C Edwardes and Main Roads Department representatives in attendance.

At this meeting, the Minister for Transport indicated support for a permanent solution to this problem and agreed in principle to contribute one third of the cost of the traffic signal modifications at the Hepburn Avenue and Wanneroo Road intersection to enable the Hepburn Avenue extension works to be advanced.

Subsequently, the Shopping Centre Developer has verbally confirmed that, subject to a similar contribution from this City, the Hepburn Avenue road extension programme will be brought forward to enable completion of these works at 30 April 1994. This timing will enable use of the alternate access to Kingsway Reserve for the 1994 netball season.

The estimated cost of the traffic signal modifications at the Hepburn Avenue and Wanneroo Road intersection is \$75,000. Council's contribution of \$25,000 can be funded from Account No 33221 - Hepburn Avenue - Roadworks and Drainage. These funds are unexpended from the Hepburn Avenue duplication project and have been set aside for the construction of the drainage outfalls associated with the Lake Goollelul catchment. The construction is pending approval by the Department of Planning and Urban Development and Main Roads WA.

This proposal to advance the Hepburn Avenue construction works has merit as the other likely practical option of contributing for Off Duty Police Officers to provide "points duty" would cost in the order of \$6,000 - \$8,000. The permanent solution is therefore a cost effective strategy.

MOVED Cr Nosow, **SECONDED** Cr MacLean that Council:

55concurs to a joint one third contribution with the Main Roads WA and the Landsdale Shopping Centre owner, for the actual cost of the modifications to the traffic signals at the Wanneroo Road and Hepburn Avenue intersection to enable advanced construction of the Hepburn Avenue extension, east of Wanneroo Road;

56authorises its contribution from Account No 33221 - Hepburn Avenue - Roadworks and Drainage.

CARRIED**H91118 DRAFT ENVIRONMENTAL PROTECTION (GNANGARA MOUND PRIVATE LAND GROUNDWATER) POLICY 1993 - [305-5]**

At its meeting on 27 October 1993 (Item H21022 refers) Council considered the Environmental Protection Authority's Draft Environmental Protection (Gnangara Mound Private Land Groundwater) Policy 1993. Council resolved to defer consideration of the Draft Policy to its first November meeting because concern was raised about the implications the Draft Policy may have for the east Landsdale area and other matters to be raised by Councillors.

ISSUES

The eastern portion of Landsdale between Lake Gnangara and Hepburn Avenue has been designated as Area B under the Draft Policy. Area B also incorporates the Water Authority's priority 2 groundwater source protection area. The Draft Policy states that in Area B activities such as; new urban development, expansion of intensive agricultural activities or the establishment of new intensive agricultural activities (including intensive stocking, and rearing of sheep, deer, cattle and pigs) filling of land with contaminated material and discharge of contaminants, may take place, but subject to environmental controls.

In east Landsdale Area B of the Policy extends further westwards to include approximately 20 lots that are identified as Category A2 Future Urban on the Department of Planning and Urban Development's North West Corridor Structure Plan.

Area B of the Draft Policy also includes the one kilometre buffer area to the west of OTC, which is zoned Landscape Protection on the North West Corridor Structure Plan. The buffer area is meant to exclude urban development in order to prevent interference to OTC's operations. Should urban development be considered within the OTC buffer area, it would be subject to a full investigation including the proposed Environmental Protection Policy 1993, and would require agreement from OTC.

RECOMMENDATION

That Council advises the Environmental Protection Authority that it supports the Draft Environmental Protection (Gnangara Mound Private Land Groundwater) Policy 1993 subject to the Environmental Protection Authority reassessing the inconsistency between the North West Corridor Structure Plan and the Draft Policy in East Landsdale.

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

- 1 CITY PLANNER'S REPORT H91118 be received;
- 2 City Planner's recommendation - **NOT BE ADOPTED** - Item H91118A refers.

CARRIED

H91118A DRAFT ENVIRONMENTAL PROTECTION (GNANGARA MOUND PRIVATE LAND GROUNDWATER) POLICY 1993 - [305-5]

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

- 1 Council:
 - (a) requests that the Environmental Protection Authority reassesses the inconsistency between the North West Corridor Structure Plan and the Draft Policy in East Landsdale and other areas as identified;
 - (b) receives the comments from Dr Chris Barber of CSIRO and recommends that the concerns he raises be accommodated in the EPP;
- 2 mechanisms for fair and equitable compensation be addressed and adopted where individual property owners are financially disadvantaged in the interests of protecting the water resource for the benefit of the community as a whole;
- 3 that in the event of a Landowner carrying out a practice that is currently acceptable but is subsequently found unacceptable under the provisions of the EPP, that Landowner is given every assistance by relevant Government Agencies to enable that Landowner to modify his/her operations or seek to carry out suitable alternative activities, within a reasonable timeframe,

so that the livelihood derived from the land can be maintained.

CARRIED

H91119 JOONDALUP CIVIC AND CULTURAL FACILITIES - [730-8-4]

Earlier this year Councillors were given an overview of the arrangements and negotiations that have taken place with respect to the transfer of landscaping operations, the Joondalup Sports Complex - the "Arena" from Landcorp to the City of Wanneroo and the provision of land for Civic and Cultural Facilities.

To this end, at its meeting on 22 September 1993 Council accepted a proposal negotiated with Landcorp for the transfer of personnel on the basis of Council undertaking capital works. Also agreed was the purchase from Landcorp of plant and equipment to be funded in the 1994/95 Budget and the allocation of a site at Lot 64 Winton Avenue for a works depot.

With regard to the provision of land for civic and cultural facilities, in May 1992 the then Premier confirmed that 1.5 ha of land would be transferred to the City for civic, cultural and some commercial development; also that the proposed West Aust Land Authority (Landcorp) would provide \$20M over a five year period on a \$1 for \$1 basis with the Council for the first stage development of the civic precinct which should look at totally integrated facilities involving regional library, community hall, childcare, administration etc which meet Council's requirements as the next priority after the Sporting Complex.

This offer was coupled with a request for a \$3M contribution from Council for the Joondalup Sports Complex.

On the basis of the offer made, Council at its meeting on 3 June 1992 resolved that subject to the approval of the Minister for Local Government under Section 529(e) of the Local Government Act, to provide \$1.5M from the 1992/93 Budget and a further \$1.5M from 1993/94 Budget as its contribution to the Joondalup Sports Complex.

Prior to the change of Government earlier this year, a number of development and funding options were considered by the Infrastructure Working Group. However, since the change of Government, it has become clear that whilst the commitment of the land would be met, the offer of \$20M was not available nor could there be any likelihood of prefunding to assist Council.

Accordingly, further negotiations have taken place with the Chairman of the Landcorp Board and officers of Landcorp. The Landcorp Board met on 11 August 1993 and reaffirmed that 1.5 ha of land would be provided to the City conditional upon the land being utilised for civic and cultural facilities.

Associated with the land requirements for civic and cultural facilities within the Joondalup City Centre, the City:

- 1 has a credit of approximately 4,000m², resulting through a progression of an access road to Neil Hawkins Park several years ago and,
- 2 owns approximately 6,400m² within a development now being progressed in Davidson Terrace.

It was therefore suggested in discussions with the Chairman of the Board of Landcorp, that in the interests of being able to address the provision of civic and cultural facilities in an efficient manner, the City might agree to the Council's land ie (a) and (b) above and the 1.5 ha to be provided by the Authority being consolidated surrounding the current City Administration Centre or at appropriate locations throughout the City Centre.

This would also involve the transfer of the Council owned site situate on the north-east corner of Davidson Terrace/Boas Avenue of approximately 6,400m² which is currently being developed within the work now being progressed in Davidson Terrace.

Of the total 2½ ha to be made available for civic and cultural facilities, the majority would be provided generally in the vicinity of the current Administration Centre with the balance of approximately 3,000m² being allocated in the eastern retail area or at agreed appropriate locations.

The actual siting of this area would be determined in consultation between the City Planner and Landcorp.

A further issue discussed was Council's commitment to provide \$3M towards the "Arena". On the basis of my understanding the previous Government's offer of \$20M was not available, Landcorp was requested to contribute \$3M towards the construction of a regional library. Landcorp have agreed to this request on the understanding that the contribution will be conditional upon a commitment of an early commencement of construction with a target completion date of 1996.

The Board of Landcorp has agreed should the foregoing occur, these arrangements will stand in the place of previous undertakings made by or purportedly on behalf of the Authority.

Also, whilst the land has been made available in somewhat restricted terms ie civic and cultural purposes only, mutually agreed negotiations in the light of future circumstances may be entered into.

Negotiations will continue relating to:

The Arena
Car Parking
Provision of Roads etc in relation
to the City Centre

MOVED Cr MacLean, **SECONDED** Cr Gilmore that Council:

- 1 accepts the 2.2 ha (approx) of land in two parcels ie 10,240m² west of the Administration Centre and 11,760m² (approx) immediately east of the Administration Centre to be transferred to the City for civic and cultural facilities as shown (bordered green) on plan attached to Landcorp letter file Ref MS4A P25-01 received on 29 October 1993 - copy attached, subject to further negotiation with respect to the southern boundary of the area east of the Administration Centre;
- 2 accepts the balance of the 2.5 ha ie approx 3,000m² such area or areas to be mutually agreed between the City and Landcorp as sites for the provision of Civic, Cultural and municipal purposes;
- 3 agrees to transfer to Landcorp the Council owned site on the north-east corner of Boas Avenue and Davidson Terrace having an area of approx 6,400m²;
- 4 confirms that the land will be used for civic, cultural and municipal purposes but reserves the right to negotiate with Landcorp alternative uses which are considered to be in the best interests of the City;
- 5 accepts a contribution of \$3M from Landcorp for the purpose of the construction of the Joondalup Regional Library and undertakes a target completion date of 1996;
- 6 continues negotiations with Landcorp relating to:

The Arena
Parking
Provision of roads etc in relation
to the City Centre

CARRIE

D

**H91120 LIMESTONE BLOCK CUTTING QUARRY ON PT LOT 6 WESCO ROAD,
NOWERGUP - [30/2831]**

Goldbar Holdings Pty Ltd, trading as Newmarket Limestone, has applied for renewal of its approval to operate a limestone quarry on Pt Lot 6 Wesco Road, Nowergup. The original approval for a limestone rubble quarry was issued for a two year period in 1989. Subsequently, the operation was changed to block cutting. During 1992 complaints were received about noise from Sunday operation of the quarry. The operator was asked to conform with the original approval conditions and to apply for a current licence.

In March 1993, legal action was initiated to stop the quarry operation. A Court hearing is scheduled for December 1993. A complete application has now been received for new approvals to operate the quarry.

Requested operating hours are sun up to sun down 7 days a week subject to the Environmental Protection Act 1986 and haulage operation at any time.

The City Environmental Health Manager has reviewed the noise consultant's report accompanying the application. It indicates that the current equipment does not always operate within the required noise levels depending upon wind direction. He suggests that it may be appropriate to issue a six month approval with renewal, subject to satisfactory treatment of the limestone cutting equipment to reduce noise levels to an acceptable level at all times.

The recommended operating times are weekdays only between 7.00 am and 5.00 pm.

The applicant has stated that he is unwilling to agree to a road maintenance contribution. Verbally this has been indicated as being at the request of the operators in the area who, as a group, have been opposing any contribution to road maintenance.

A contribution condition is recommended. If it is successfully appealed against then Council can initiate retrospective claims under the Road Traffic Act.

The site backs onto land held by Swan Portland Cement who plan to excavate on the other side of the property boundary in the future. The general operation and rehabilitation programme is adequate for this location.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the City Engineer's recommendation be adopted with the addition of point 3, viz:

"a report be submitted to Council on the possibility of reviewing rehabilitation bonds to a level which reflects current costs."

CARRIED

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

- 1 approves the application by Goldbar Holdings Pty Ltd, trading as Newmarket Limestone, to commence development of the limestone block cutting quarry on Pt Lot 6 in accordance with the provision of its Town Planning Scheme, subject to:
 - (a) the use of the land for general quarrying purposes, ceasing by 30 November 1995, unless a further approval is granted by Council. Renewal application should be submitted three months before the approval expires;
 - (b) the use of the land for limestone block cutting purposes ceasing by 30 June 1994 unless a further approval is granted by Council. Renewal application to include detailed Environmental Noise Report;
 - (c) maintaining a water allocation or secure water supply for dust control;
 - (d) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, evaluated,

flammable liquid (hydrocarbons) installations in underground water pollution control areas;

- (e) submission of an annual updated site contour plan and rehabilitation report and quantity material removed from the site;
- (f) the applicant entering into an agreement with the City of Wanneroo, under Section 85 of the Road Traffic Act, to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre. Such payment to be made quarterly;
- (g) stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;
- (g) hours of quarry operation being restricted to:
Monday to Friday 0700 - 1700
(except public holidays)
Saturdays (work not permitted)
Sundays (work not permitted)
Public Holidays .. . (work not permitted)
- (h) all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;
- (i) there being a clear understanding that regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;
- (j) maintaining a sealed crossover and sealing up to the first 30m of the quarry access road from the crossover, to the satisfaction of the City Engineer, to stop dust and material being tracked onto the road;
- (k) operating in accordance with the submitted report and documentation accompanying the application

for Development Approval, except as modified by Council's specific approval conditions;

(l) all fill areas shall be compacted to 95% modified maximum dry density when tested in accordance with AS1289 E2.1 - 1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer, the fill shall be placed in 300mm layers and each layer compacted and appropriately tested;

(m) standard conditions;

2 approves an Extractive Industry Licence for Goldbar Holdings Pty Ltd, trading as Newmarket Limestone, for a limestone quarry on Pt Loc 6 Wesco Road, Nowergup, with the following conditions:

(a) annual fee - \$300;

(b) period of licence - 2 years to 30 November 1995;

(c) rehabilitation bond - \$20,000;

(d) under By-law 21 of the Extractive Industry By-laws, agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-law and Section 85 of the Road Traffic Act.

3 a report be submitted to Council on the possibility of reviewing rehabilitation bonds to a level which reflects current costs.

CARRIED

H91121 PROPOSED EXTENSION TO MARMION VILLAGE SHOPPING CENTRE -
[30/853]

METRO SCHEME: Urban
LOCAL SCHEME: Commercial

APPLICANT/OWNER: Sparta Nominees

INTRODUCTION

Council considered a petition (Item H91009 refers) and an appeal determination (Item H61004 refers) at its meeting on 13 October 1993 in relation to the Marmion Village Shopping Centre and its approved extensions.

During discussions with Council's solicitors the validity of Council's instrument of delegation and hence the Development Approval issued for this proposal was questioned and because of these doubts it was decided not to issue a Building Licence for the proposed extensions.

BACKGROUND

On 11 November 1987 Council considered an application for a proposed extension of 635m² (B21106). This included three speciality shops and a supermarket extension. Council refused the application due to a deficit of 28 car parking bays, no reciprocal parking agreement existed, the proposed design of the car park was not acceptable and a compromise involving the landscaping area was proposed.

At Council's meeting on 9 March 1988 a proposed extension of 450m² was approved (C20304). The approval permitted the addition of three speciality shops, subject to the construction of two disabled bays and a deficit of seven car parking bays. An easement created for shared access was considered to permit a shared parking facility as well.

Council deferred a further proposed extension at its meeting on 11 May 1988 (C20509) for additions to the supermarket (117m²) which would result in the closure of the alleyway. This was also deferred at Council's June 1988 meeting (C20655) as the extension required an additional nine bays resulting in an overall deficit on the site of 16 bays.

Council received revised plans to the above proposal for 140m² addition to the supermarket. The revised addition did not involve the closure of the alleyway and received approval with an overall site deficit of 30 bays (C20704).

CURRENT APPLICATION

An application for a supermarket extension was approved under delegated authority on 5 April 1993 which involved the closure of the alleyway. In the assessment of the proposal, the question of pedestrian access between the shopping centre and the adjoining professional centre was examined and it was considered that the covered access around the front of the tenancies was adequate.

With regard to the car parking situation, having regard to the 30 bay shortfall already approved by the Council and Council's Cash-in-Lieu of Car Parking Policy to exercise its authority under Clause 9.4 of Town Planning Scheme No 1 to accept a cash payment in lieu of the provision of car parking it was considered appropriate to indicate that a cash payment in lieu of an additional ten car parking bays would be acceptable. The applicant subsequently appealed to the Minister against this condition and the Minister upheld the appeal.

BUILDING LICENCE

An application for a Building Licence for the extension was received on 5 October 1993.

OBJECTIONS

Council has received a petition (H91009) and letters objecting to the proposed extension because of the effect on pedestrian access to the adjoining lot.

LEGAL ADVICE

This matter was discussed with Council's solicitors in accordance with Council's resolution H61004A and the matter of validity of Council's instrument of delegation was raised. Measures are being taken to rectify this situation, however, a problem remains in relation to this particular case and the pending application for a Building Licence.

To overcome the uncertainties inherent in this situation it is suggested that this application be considered again by Council so that the Building Licence can be determined.

RECOMMENDATION

That Council approves the application by Sparta Nominees, dated 9 March 1993, for an extension to the shopping centre on Lot 3 Sheppard Way, Marmion, 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 commencing any works whatsoever;
- 2 no unlicensed signs or signs on verges to be displayed;
- 3 upgrading of existing drainage to the satisfaction of the City Engineer;
- 4 all car bays to be re-marked to the satisfaction of the City Engineer.

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

- 1 CITY PLANNER'S REPORT H91121 be received;
- 2 City Planner's recommendation - **NOT BE ADOPTED** - Item H91121A refers.

CARRIED

H91121A PROPOSED EXTENSION TO MARMION VILLAGE SHOPPING CENTRE - [30/853]

MOVED Cr Freame, **SECONDED** Cr Curtis that Council refuses the application by Sparta Nominees dated 9 March 1993, for an extension to the shopping centre on Lot 3 Sheppard Way, Marmion, because of:

- 1 the loss of access and visibility to the shops and professional offices to the rear;
- 2 the impossibility of providing further car-parking at a shopping centre which already has a large deficit in car-parking;
- 3 public opposition including a 954-signature petition;
- 4 a similar application being refused five years ago.

CARRIED

H91122 BOOK PRIZES - GREENWOOD SHS AND GREENWOOD PRIMARY SCHOOL - [702-0]

Requests have been received from the Greenwood Senior High and Primary Schools for the donation of a book prize, each to the value of \$50, for presentation at the annual Awards Night events.

Council has previously supported these events by donating and presenting the awards.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Nosow that Council donates a book prize to the value of \$50 to each of the Greenwood Senior High School and the Greenwood Primary School for presentation at their annual Awards Nights.

CARRIED

H91123 TRAIN STATION SECURITY - [727-9]

At its meeting of 25 August 1993, Council resolved to write to the Hon Minister for Transport expressing concern for the security of parked motor vehicles at the Edgewater, Whitfords and Warwick Train Stations.

A copy of the Minister's response is now submitted for information.

"I refer to your recent letter expressing Council's concern at incidents of motor vehicle theft and vandalism at Edgewater, Whitfords and Warwick Train Stations.

The Government is also very disturbed at the increase in crime of this nature throughout the community and is working very hard to contain it. Of course, train station car parks, like all parking areas, are very exposed and are difficult to secure.

In regard to the security of public transport park'n'ride locations, Transperth is working actively to tackle the problem.

Video surveillance cameras have been installed at Edgewater Station with a 24 hour tape which is reviewed by the Police for evidence after report of an incident. These cameras, along with the ones at Leederville Station, are the first to be installed on the Joondalup Line and it is ultimately proposed to network these to provide for continuous monitoring from a central area. Technical consultants are working on a detailed report for

extensive video surveillance and this work will assist Transperth in developing plans for system wide surveillance.

As well, Transperth is now trialling a privately contracted security car park at its Rockingham Interchange where passengers can pay a fee to park in an area which will be constantly patrolled. An assessment is also underway to determine whether such an arrangement might be possible at other locations - on the Joondalup Train Line in particular - without reducing the cost advantage of public transit.

I believe these initiatives have the potential to greatly assist in containing vandalism and theft.

I understand Council's concern and appreciate you writing to me on this matter."

MOVED Cr Nosow, **SECONDED** Cr Freame that the information contained in the Hon Minister for Transport's letter, regarding security of parked motor vehicles at the Edgewater, Whitfords and Warwick Train Stations, be received.

CARRIED

H91124 APPLICATION FOR NON-RECURRENT FUNDING - HOME AND COMMUNITY CARE PROGRAMME - [880-1]

The Home and Community Care Programme has recently invited applications from agencies for projects or items requiring non re-current funding. In previous years, Council has applied for funding from this source for capital works such as Day Centre facilities in Senior Citizens Centres or equipment for use in aged services. The Council has also been funded in the past for service vehicles for aged services. In the case of vehicles it is a condition of acceptance that provision is made in re-current grant funding, for the programme funded, for operating and depreciation costs. This ensures that the vehicles are replaced when required at no cost to Council.

In this particular funding round, it is being proposed that Council apply for funding for the following items.

- . Quinns Rocks Community Centre
The Centre has a day centre for aged incorporated into the structure. It is proposed that funding be sought for the purchase of furnishings and equipment for the

day centre component as well as an air conditioning unit.

Amount**\$32,000****Voluntary Services**

This service employs volunteers to offer a range of support services to frail aged and disabled. The majority of services are in the form of transporting clients to medical appointments and day centre activities. At present the Service has use of a mini-bus with hydraulic wheelchair lift and a station wagon both previously purchased with grant funding. In most instances, however, volunteers are required to use their own vehicles. This restricts the number of volunteers who can participate. It is proposed that Council apply for funding for the purchase of a further 6 cylinder station wagon on the proviso that depreciation and operating costs are built into the re-current grant funding for the Voluntary Services.

Amount**\$20,000****Community Options**

The above programme is a HACC funded programme which offers home care through a brokerage model to frail aged and disabled. The programme is in the process of transferring the provision of care from casual workers to a casual worker pool. With this change, there is a requirement to pay workers mileage. This is resulting in an increased cost of service delivery particularly in the isolated areas of the City. It is being proposed that funding be sought for the purchase of a 4 cylinder sedan for use by aged care workers in the northern region of the City on the proviso that provision be made in the Service budget for depreciation and operating costs.

Amount**\$16,000**

MOVED Cr Nosow, **SECONDED** Cr Freame that Council submits an application to the Home and Community Car Programme for funding to the total of \$68,000 for the purchase of equipment for the

Day Centre at Quinns Rocks, a 6 cylinder station wagon and a 4 cylinder sedan for use in its services for the aged and disabled.

CARRIED

H91125 WA WATER RESOURCES COUNCIL [312-2]

WAMA has invited nominations from member Council for appointment to the position of Member of the WA Water Resources Council, vacant due to the expiration of the term of the Local Government member Cr Graeme Major.

The Terms of Reference for the Committee are to advise the Minister for Water Resources in relation to:

- . the assessment, development, conservation, management and protection of the Water Resources of the State;
the formulation of policies in relation to water resources and water services;
- . the priority and relative urgency of the water resource programmes of the State with respect to the pursuit of funds from the Commonwealth or other sources for those programmes or water resources generally.

Meetings of the Council are held 5 times per year in Perth, and are of 4-5 hours duration.

The appointment commences on 1 January 1994 and is for a term of three years.

Cr Major is entitled to a further term.

Cr Dammers nominated Cr Major.

Cr Major declared an interest in this Item.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council nominates Cr Major for consideration of appointment to the WA Water Resources Council.

CARRIED

Cr Major abstained from voting.

H91126 WANNEROO GROUNDWATER ADVISORY COMMITTEE [322-18-1]

At its meeting on 25 August 1993 Council resolved to nominate Crs Norma Rundle, Arnold Dammers, Rita Waters and Peter Nosow for consideration as Council representatives on the Wanneroo Groundwater Advisory Committee.

The Chairman of that Committee has now advised that Cr Waters was successful in obtaining selection to the position.

Submitted for information.

MOVED Cr Freame, **SECONDED** Cr MacLean that the information regarding Cr Waters' appointment as Council representative on the Wanneroo Ground Water Advisory Committee, be received.

CARRIED**H91127 APPLICATION - KEEPING OF PIGEONS - [920-13, C2727/605/4]**

Council deferred consideration of item H41015 at its 27 October 1993 Meeting, pending the outcome of Amendments to Health Series "A" By-laws, to be discussed at the Policy and Special Purposes Committee - Item H51124 refers.

The City Environmental Health Manager's report H41015 is submitted for consideration in conjunction with the item H51124:

Mr A Hodkinson of Lot 605 (4) Cumberland Way, Beldon has applied to keep racing pigeons at his property.

The applicant has canvassed surrounding neighbours who have given consent to Mr Hodkinson's request. The applicant is also a current financial member of the Wanneroo Pigeon Club.

MOVED Cr Gilmore, **SECONDED** Cr Nosow that Council approves the application from Mr A Hodkinson of Lot 605 (4) Cumberland Way, Beldon to keep pigeons subject to the loft complying with Council's By-laws Relating to the Keeping of Pigeons.

CARRIED

**H91128 HILLARYS COMMUNITY PRE-SCHOOL, CORNER SHACKLETON AVENUE
AND NEW ENGLAND DRIVE, HILLARYS - [895-11]**

Council at its October 1993 meeting (H91008) received a petition from the Hillarys Community Pre School seeking support for the relocation of the Pre School.

The lease for the Pre School site expires on 1 January 1994 and Silvertons Pty Ltd on behalf of Whitfords Beach, have advised that the lease will not be extended beyond that date.

The Pre School is concerned that as they have full bookings for 1994 a decision needs to be made urgently in order that appropriate arrangements can be made.

A number of options have been evaluated and as recently as today, discussions with the developer have identified Broadbeach Boulevard Community Purpose Site as a further option.

This option is dependent upon a new building being built which would enable the existing transportable to be retained until the new building is available.

The developers have indicated that they would be prepared to make a contribution towards the construction of the new facility provided that the additional funds required could be obtained from alternative sources, ie the City of Wanneroo and the Lotteries Commission.

Previously discussions have been held with the developers and the City's Parks Department to establish a sales office in association with change rooms and toilet facilities on this civic and cultural site at the developers' cost. It is hoped that the additional facility (Pre School) may be incorporated in this project.

In order to achieve this it will be necessary to negotiate with the Lotteries Commission for support funding. The City will also be required to contribute proportionally.

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

- 1 endorses in principle the relocation of the Pre School to the community purpose site in Broadbeach Boulevard, Hillarys on a shared funding basis;

- 2 agrees in principle to contribute to a joint funding proposal for the project;
- 3 advises the Hillarys Community Pre School Committee accordingly.

CARRIED

MOTIONS FOR FURTHER ACTION

Nil

MOTIONS FOR REPORT

Nil

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

CONFIDENTIAL BUSINESS

NIL

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 24 NOVEMBER 1993.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.55 pm, the following Councillors being present at that time:

COUNCILLORS: MAJOR
NOSOW
WATERS
MARWICK
DAMMERS
COOPER
EWEN-CHAPPELL
GILMORE
MOLONEY
WOOD
MACLEAN
FREAME
RUNDLE
CURTIS

H11100

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H11101

CITY OF WANNEROO REPORT NO H11101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-8

SUBJECT: NORTH EAST DUNCRAIG TRAFFIC STUDY

Council, at its September 1993 meeting, approved the membership of the North East Duncraig Traffic Management Group (Item H10905 refers). Unfortunately, Mr A Kompler of 18 Ripley Way was inadvertently omitted from this list.

Mr Kompler's membership is supported by the Study Group.

RECOMMENDATION

That Council:

57approves the inclusion of Mr Kompler of 18 Ripley Way to the membership of the North East Duncraig Traffic Management Group;

58advises Mr Kompler accordingly.

R T McNALLY
City Engineer

DP:AT
Aere1106

H11102

CITY OF WANNEROO REPORT NO H11102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-6

SUBJECT: EDDYSTONE AVENUE TRAFFIC STUDY

Council considered a report on the future planning of Eddystone Avenue at its meeting in September 1993 (Item H10906 refers). It deferred consideration of this matter for one month, pending a further report being submitted on:

- (a) the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- (b) the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive;
- (c) the construction of a service road on both sides of Eddystone Avenue.

The estimated cost of the extension of the dual carriageway in Eddystone Avenue, from Sandalford Drive to south of Gradient Way, is \$60,000.

With regard to the two options of the service road, the proposed treatments are as follows:

Option No 1 - Service Road on Western Verge

This treatment utilises the constructed western road reserve to create a landscaped service road having access from the existing Eddystone Avenue pavement. As the existing pavement is located within the eastern portion of the road reserve, the treatment mainly improves the amenity for those residents on the west

side. However, a parking embayment treatment can be constructed on the eastern pavement and this would provide a reasonable distance of 2-3 metres for those residents to park and access properties away from the through traffic movements. The estimated cost of this option, as shown on Attachment 1, is \$340,000.

Option 2 - Service Road on Both Sides of Eddystone Avenue

This option provides for an equal treatment of residential amenity and access to Eddystone Avenue. It does, however, require the relocation of the majority of the existing carriageway to the centre of the road reserve and therefore reduces any possible cost savings. This option, as shown on Attachment 2, is estimated to cost \$570,000.

Also, this treatment will involve major reconstruction works and disruption to residential and through traffic movements.

As a cost comparison, the extension of the dual carriageway, from Sandalford Drive to Craigie Drive, is estimated to cost \$380,000. While this treatment is not recommended in the traffic study, it indicates the significant costs involved in relocating the existing road pavement and drainage.

Programme

Provision has been made in the 1994/95 year of the Five Year Capital Expenditure Programme for commencement of the Eddystone Avenue upgrading project. The actual extent of works and funding provision will need to be considered on a priority basis with other road projects as part of the 1994/95 budget deliberations.

Conclusion

On a cost effective basis, the option of a service road on the western verge with a parking embayment treatment incorporated as part of the eastern carriageway appears desirable. This parking embayment treatment can also be established on the northern section of Eddystone Avenue as part of the dualling programme.

RECOMMENDATION

That Council:

59reiterates that the function of Eddystone Avenue is an important regional road connecting to Joondalup Drive;

60lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;

61lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along the western side of Eddystone Avenue together with a parking embayment treatment on the eastern carriageway, between Gradient Way and Craigie Drive;

62advises Eddystone Avenue residents accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell108
H11103

CITY OF WANNEROO REPORT NO H11103

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-1334

SUBJECT: PEDESTRIAN CROSSING - KINGSLEY DRIVE/DALMAIN STREET, KINGSLEY

At its August 1993 meeting, Council considered a report (Item H10809 refers) regarding the perceived safety concerns of

the guard control crossing at the roundabout at Kingsley Drive and Dalmain Street, Kingsley. Council deferred consideration of this matter, pending a further on site meeting with the petition co-ordinator, Councillor Wood, Police Traffic Branch and Main Roads WA.

The on site meeting was held on 28 September. However, Councillor Wood was unable to attend this meeting. The Police Traffic Branch reiterated that the location of the guard control crossing was satisfactory.

Main Roads WA has agreed to install supplementary roundabout and children crossing advisory signs south of Dalmain Street.

The matter of a Transperth bus parking south of the roundabout in Kingsley Drive obscuring sight lines has been referred to that authority for its urgent attention.

RECOMMENDATION

That Council advises the petition co-ordinator that the Police Traffic Branch and Main Roads WA consider the location of the guard control crossing in Kingsley Drive near Dalmain Street to be satisfactory with improvements to the advisory signing being implemented accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell109
H11104

CITY OF WANNEROO REPORT NO H11104

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-416

SUBJECT: PETITION REQUESTING INVESTIGATION OF
STORMWATER DRAIN AND WIDENING OF MILNER
STREET, QUINNS ROCKS

An eight signature petition has been received from residents of Quinns Rocks requesting that Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks and the widening of Milner Street to allow two cars to pass more easily.

The blocked drain has been inspected and cleared of plant debris and sand.

With regard to the widening of Milner Street, Council considered a report at its October 1989 meeting (Item D11009 refers) on the Quinns Rocks Traffic Management Study and approved and commenced the construction of the following road improvements in priority order:

Item	Road Name		Completed
1	Mindarie Drive	Quinns Road to Piper Street	Yes
2	Fraser Road	Piper Street to Ashley Avenue	Yes
3(a)	Hazel Avenue	Ashley Avenue to Robinson Avenue and co-ordinate improvements with Fraser Road	Yes
(b)		to Hall Avenue and Hazel Avenue to Ocean Avenue	Yes
)		Hazel Avenue to Ocean Drive	No
	Robinson Ave		
(c)			
)			
4	Rees Drive	Upgrade and widen road to 90m adjacent to school	Yes
	White Road		
	Ainge Road		
5	Tapping Way	Piper Street to Robinson Road	No
6	Rees Drive	Mindarie Drive to Gumblossom	

		Way	Yes
7	Javez Drive	Beverley Crescent to Tapping Way	Und
			er
			Con
			st
8	Piper Street	Fraser Road to Tapping Way	No
9	Ocean Drive	Quinns Road to Tapping Way (North)	No

The outstanding construction of Robinson Avenue and Tapping Way has been postponed pending finalisation of the proposed construction of the Water Authority of WA sewer rising main and the subdivisional and development adjacent to Tapping Way.

The next project, Javez Drive, is currently under construction leaving the funding for the next number of years to be allocated for the three remaining large projects of Robinson Avenue, Piper Street and Ocean Drive.

Milner Street is currently a 5m wide, unkerbed road approximately 200m in length. It is a minor access road serving residential lots and a small recreation reserve. The width of Milner Road is considered satisfactory for this purpose. It is, therefore, suggested that further consideration of the upgrading of Milner Street be deferred until the prioritised programme for Quinns Rocks streets, adopted by Council in October 1989, is completed.

RECOMMENDATION

That Council advises the petitioners that:

63the blocked drain in Milner Street, Quinns Rocks has been cleared;

64the upgrading of Milner Street will not be considered until the prioritised programme of upgrading of roads in Quinns Rocks, adopted by Council in October 1989, has been completed.

R T McNALLY
City Engineer

GR:EMT:AT
Aere1103
H11105

CITY OF WANNEROO REPORT NO H11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS : CONTRACT NO 31-93/94

Council has approved funds of \$65,000 in the 1993/94 Budget, Account No 29399, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale.

Tender No 31-93/94 for the construction of two illuminated tennis courts, adjacent to the existing tennis courts on Timberlane Park in Woodvale, was advertised on 25 and 28 September 1993.

The location of the proposed tennis courts on this reserve, in relation to the existing courts, is shown on Attachment 1. Tender submissions are shown on Attachment 2.

Lighting Standard

Council normally provides a recreational standard of lighting for all new courts. However, Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard. The club has also requested the cost to upgrade four existing courts to

competition standard lighting. The tender submissions for these items are also shown on Attachment 2.

Upgrading to competition standards of lighting incorporates the following costs:

Increased Capital Costs :	Depends on the court location and existing supply.
Replacement Luminary Costs :	Approximately one third higher irrespective of type purchased.
Power Costs :	Double the cost of Recreational Lighting

The Parks Department has indicated its concerns for setting a precedent in upgrading tennis court lighting standards to competition standards.

The Department has been requested, by various groups, to upgrade existing facilities to competition standards of lighting. The number of requests involve 54 courts out of a total of 69 courts supplied by Council. The capital and associated running costs in carrying out this upgrading would be extreme. Council would normally ask any group requiring specific competition lighting to fund all the installation and associated operational costs. Due to the high costs associated with maintenance of the facilities, the average club is unable to meet these requirements.

With respect to this particular installation at Timberlane Park, the proposed courts are the furthest away from the clubroom but closer to housing development. Even with environmental type lighting fittings, the extra illuminance produced by a competition standard of lighting could be obtrusive.

The apparent trend towards evening tennis competitions and the need to upgrade the standard of court lighting requires further detailed evaluation by Council's Recreation and Cultural Services Department. There are a number of tennis clubs now operating within the City and the upgrading of court lighting to competition standard will be a substantial expense to these clubs. The type of lighting fixtures needs to be carefully assessed to ensure that the impact on adjoining residences is minimal.

It is recommended that Council continues with its policy of providing recreational lighting to the tennis courts at Timberlane park and any further upgrading be subject to a report by the City Recreation and Cultural Services Manager.

Power Supply Upgrade

Recent discussions with SECWA highlighted a deficiency in the existing power supply to Timberlane Park. To accommodate the proposed tennis courts and oval reticulation, a total upgrade of the existing SECWA cabinet is required. The cost of carrying out this work is \$7,396. As the upgrade involves the proposed tennis court lights, a half share of \$3,698 should be allocated from Engineering Account No 29399 - Timberlane park - Construction of Two Illuminated Tennis Courts. The balance of the cost will be accommodated from Account No 29194 - Timberlane Park - Oval Development.

Tender Evaluation

The lowest tender received was from Sportcoat at \$50,112, which included recreational standard of lighting. This company has previously constructed tennis courts for Council and its work has been considered satisfactory. Sportcoat has included in its tender, the use of Spectra Tennis Ace luminaires which are of the environmental type. The computer generated illumination diagram, submitted with the tender, shows that the illumination levels of the court will be above the minimum specified requirements. This tender is therefore recommended.

The tender option from Sportcoat for the two tennis courts with competition lighting is the only tender which conforms with Council's specification. The tender price of \$62,440 for this option highlights additional cost of \$12,328 for the upgrading of court lighting.

It is recommended that Kingsley Tennis Club be advised of the extra costs required for upgrading to competition standard of lighting, including initial capital costs as well as associated maintenance and running costs.

RECOMMENDATION

That Council:

65approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;

66awards Contract No 31-93/94, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale, to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;

67authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;

68advises Kingsley Tennis Club of the extra costs for upgrading to competition standard of lighting, including all capital costs, future maintenance and extra power costs;

69authorises the signing of the tender documents;

70seeks a report from the City Recreation and cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

R T McNALLY
City Engineer

MR:AT:EMT
Aerell107

TENDERER	TENDER AMOUNT RECREATIONA L	COURTS WITH COMPETITI ON	UPGRADING FOUR EXISTING COURTS TO COMPETITION
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Recreation

Sportcoat

Standard

Illuminance
both confor
Specificat
Recreation

Independent
Paving and
Earthworks

Illuminance
both confor
Specificat

Competition

Illuminance
Luminaire
Recreation

Sport
Surfaces

Illuminance
do not con
Specificat

Competition

Illuminance
Luminaire
No lighting
details su
tender

Mike Lynch
Construction

H11106

CITY OF WANNEROO REPORT NO H11106

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 622-0

SUBJECT: BY-LAWS RELATING TO MARANGAROO AND CARRAMAR
GOLF COURSES

By-laws are required under the Local Government Act to set aside golf course reserves for the playing of golf and to enable fees to be charged.

Council adopted By-laws relating to Marangaroo Golf Course at its November 1987 meeting. (Item B11121 refers) There is now a requirement to amend these By-laws to provide for Carramar Golf Course.

The proposed amendment shown at Attachment 1 includes a broad definition of "the golf course reserve" which allows Marangaroo, Carramar and future Golf Courses to be covered by these renamed By-laws.

RECOMMENDATION

That Council:

1. adopts the proposed amendments to its By-laws Relating to Marangaroo Golf Course as attached to Report H11106 to allow for the playing of golf and charging of fees at Carramar Golf Course and future golf courses.
2. authorises the affixation of the Common Seal to and endorses the signing of the documents.
3. authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed By-laws promulgated.

R T McNALLY
City Engineer

DRB:LCI
Aerell102
H11107

CITY OF WANNEROO REPORT NO: H11107

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 3797/110/1

SUBJECT: PROPOSED OUTBUILDING: LOT 110 (1) ARROWSMITH
RISE, MARANGAROO

APPLICATION

An application has been submitted for approval to construct an outbuilding comprising a garage and games room at Lot 110 (1) Arrowsmith Rise, Marangaroo, which has an area greater than 60 square metres (see Attachment 'A').

COUNCIL POLICY

Council requires that applications for outbuildings which exceed 60 square metres in area are to be submitted to Council for consideration. Council's Policy also requires that the written comments of the adjoining owners must also be submitted and a statement provided that the outbuilding will not be used for habitable, commercial or industrial purposes.

ADJOINING OWNERS COMMENTS

Written comments have been submitted by both adjoining owners and they have indicated that they have no objections to the proposed outbuilding.

BACKGROUND

The revoked Uniform Building By-laws contained a by-law which limited the size of outbuildings on residential lots to 46.5 square metres. The Building Code of Australia or the Residential Planning Codes do not place any restriction on the size of an outbuilding except that the combined area of the dwelling and any outbuilding/s shall not exceed 50% of the area of the Lot.

In this instance the Lot is 687 square metres in area. The proposed outbuilding will be 105 square metres and the dwelling is 131 square metres, a total of 236 square metres or 35% of the Lot area.

RECOMMENDATION

That Council approve the proposed outbuilding to be constructed at Lot 110 (1) Arrowsmith Rise, Marangaroo, subject to the applicant submitting a statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

R FISCHER
City Building Surveyor

LC:lc
bre11001

H11108

CITY OF WANNEROO REPORT NO: H11108

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 2845/580/1

SUBJECT: PETITION OBJECTING TO FENCE: 1 SENTRON PLACE,
MERRIWA

Council, at its 13 October 1993 meeting received a 23 signature petition from residents of Merriwa, objecting to a fence located at 1 Sentron Place, Merriwa, item H91004 refers.

In March 1993, the District Building Surveyor served a site instruction on the owner of Lot 580 (1) Sentron Place requiring the fence to be brought into compliance with Councils fencing By-law. Lot 580 is a corner lot and the owner had commenced building a timber post and rail fence on the secondary street boundary.

The posts and rails were not in accordance with Councils minimum specification. Despite repeated requests to the owners to rectify the works, little was done. Complaints about the appearance of the fence were received from a number of sources.

In July 1993, I met with the owners. It was clear that they were finding it difficult to complete the fence for a variety of reasons. However, it was agreed they would complete the works by the end of September 1993. Some attempt to carry out the work was made but due to difficulties including financial hardship the works were not completed. Arrangements for Councils Welfare Officer to visit and assist if possible were made.

As a result, arrangements have been made for a contractor to complete the works before the end of October 1993 using special funding from the Home and Community Care programme. The funds are provided through the State and Federal Government for use in special circumstances of hardship.

The petition complains that the construction of the fence is sub-standard, an eyesore and an embarrassment to the residents of the area. The above course of action will resolve the complaints. It is noted that the petitioners live in the vicinity of Lot 580 (1) Sentron Place, Merriwa. Accordingly, it is expected they will be aware of the remedial work carried out to the fence.

RECOMMENDATION

That Council advises the petitioners that, whilst it appreciates the time it took to effect remedial works to the fence was undesirable, the fence has now been fixed to Councils satisfaction and no further action is warranted by Council.

R FISCHER
City Building Surveyor

RF:SE

bre11002
H11109

CITY OF WANNEROO REPORT NO: H11109

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3470

SUBJECT: PROPOSED ELECTRIC FENCE: LOT 14 AVERY STREET,
NEERABUP

APPLICATION

An application has been received from Consolidated Security Systems for approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 Avery Street, Neerabup (See Attachment 'A')

COUNCIL BY-LAWS

Council's By-laws relating to Fencing and Private Tennis Court Floodlighting permit electrified fences to be erected only in rural areas for the control of livestock. This is the first application received for an electrified fence on a commercial or industrial property.

Investigation has revealed that several local authorities have permitted the use of electrified fencing around boat sale premises, timber yards, hardware stores, hire-car premises and others.

ELECTRIFIED FENCE

The fence shown on the attachment is a normal cyclone mesh with steel posts and three strands of barbed wire. The electric fence is located 100 away from the cyclone fence. If an intruder touches the fence a 7000 volt shock will be delivered. The applicant claims that this is very painful yet harmless.

The system is armed and disarmed by a liquid crystal display terminal at the main entrance to the premises. If an intruder holds onto, cuts or shorts out the electric fence, a control panel will go into an alarm, setting off external sirens and

notifying the monitoring station. The applicant also claims that this will result in police and guard response to the premises.

AUSTRALIAN STANDARDS

The electrified fence must be installed in compliance with the relevant Australian Standards AS 3129-1989 Approval and test specification-Electric fence energisers and AS 3014-1991 Electrical installations-Electric fences. The inset shown on the attachment indicates the symbol for the warning sign which is required by the standards to be fixed to fence posts at least 10000 apart.

COUNCIL LIABILITY

There is a concern that if a person was injured as a result of a Council approved electric fence, could Council be held liable? Although Council's by-laws permit electrified fences on rural properties, this issue of electric fences for protection of property has not been raised before.

It is considered that a legal opinion should be obtained and also comments from Council's insurers before an approval or refusal is given to the application. The opinion and comments would also influence the inclusion of electrified fences for commercial and industrial properties into Council's by-laws.

RECOMMENDATION

That Council defer the consideration of approval or refusal of a proposed electrified fence to be installed at Lot 14 Avery Road, Neerabup, and seek a legal opinion from Council's solicitors and comments from Council's insurers and advises the applicant accordingly.

R FISCHER
City Building Surveyor

LC:lc
bre11004

H21100

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H21101

CITY OF WANNEROO REPORT NO: H21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4203

SUBJECT: PROPOSED CHEMIST USE APPLICATION, LOT 719 (10)
MINDARIE DRIVE, QUINNS ROCKS

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Gamehill Pty Ltd

CONSULTANT: BSD Consultants

INTRODUCTION

An application has been received from BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for the establishment of a Chemist on Lot 719 Mindarie Drive, Quinns Rocks.

BACKGROUND

At the June meeting this year, Council approved an application for a medical centre, child care centre and infant health centre on Lot 719 Mindarie Drive, Quinns Rocks (H20608). The approved development included a women's health medical suite and a specialist medical suite. This current application deletes both of those suites and replaces them with a Chemist.

The subject site is a triangular lot bounded by Mindarie Drive, Quinns Road and Smales Road. The land is zoned Residential Development under Town Planning Scheme No 1. A Chemist is an unlisted use in the operative scheme but falls within the definition of a shop. In the scheme, a shop is not permitted in a Residential Development zone.

PROPOSAL

The proposal is to develop a chemist as part of the approved consulting rooms, paramedical development on Lot 719. The chemist will take the floor space of the proposed specialists suite and the women's health suite occupying a floor space of 200m².

A total of 60 car parking bays has been provided on site based on Council's car parking requirements of six bays per practitioner for consulting rooms totalling 48 bays and one per 30m² of gross floor area for offices. This does not provide for council's requirement of one bay per 12.5m² of GLA for a shop, this would increase the total requirement for on site parking to a minimum of 64 bays.

The proposal has been submitted in part due to the Chemist currently located in Quinns Shopping Centre expressing an interest in relocating to be part of the medical centre. The Chemist currently feels that he will not be able to accommodate the projected future patronage in his present location.

The Quinns Rocks local shopping centre is separated from Lot 719 by 500 metres of regional reserve. This centre has a gross leasable floor area of 2015m², therefore, it would be excessive to consider rezoning a single lot so close to an existing centre to accommodate a Chemist which is already located within the centre.

The current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone.

Due to the proximity of the medical centre to the existing

shopping centre, it is recommended that Council not approve this application.

RECOMMENDATION:

THAT Council refuses the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 Mindarie Drive, Quinns Rocks, on the grounds that:

1. the proposed use is not permitted in the Residential Development zone;
2. the Quinns Rocks local shopping centre located at Lot 80 Quinns Road is in close proximity to the proposed medical centre on Lot 719 Mindarie Drive and this centre adequately services the Quinns Rocks area on a commercial basis.

O G DRESCHER
City Planner

mb:gm
pre1110
25.10.93
H21102

CITY OF WANNEROO REPORT NO: H21102

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040)
WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Inghams Enterprises
CONSULTANT: W I Hopkinson

INTRODUCTION

Council received an application on 13 August 1993 for an extension to an existing hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo (see Attachment No 1).

BACKGROUND

The application was considered at Council's meeting on 13 October 1993 (H21003) and it was resolved to advise Inghams Enterprises of Council's concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality and seek to arrange a meeting to discuss these concerns between representatives of Inghams Enterprises, the Town Clerk, City Planner, nominated Councillors and representatives of the Department of Planning and Urban Development, and the Environmental Protection Authority.

ASSESSMENT

A meeting was held on 21 October 1993 and attended by Dr Bill Hopkinson and Mr Des Cain, Inghams Enterprises; Mr Andrew Pawluk, Department of Planning and Urban Development; Mr Ron Van Delft, Environmental Protection Authority and City representatives.

Matters of concern to Council were discussed, resulting in the following information.

The main offensive activities on the site occurred during the operation of Farm 1 which has been removed as a result of negotiation by the City's Odour Monitoring Committee. From this farm one shed remains standing and is used for the storage of machinery (see Attachment No 2).

The feedmill and remaining sheds are uses which attract the 500 metre EPA buffer requirement. Through discussions it was determined that their operation, particularly the shed, has the potential to generate offensive odours six times per year,

provided the cleaning operations coincide with certain climatic conditions. It is further advised that the residential properties to the west, south-west of the subject site are the main areas affected.

The relocation of the feedmill and sheds were discussed, with the estimated cost of relocation being at least \$20 million. The feedmill has approximately a ten year life remaining, after which it is not intended to replace the facility on the subject site. The sheds are estimated to have a 20 year life remaining and Inghams would consider relocation to Muchea or a similar greenfields site following this period.

During the meeting, reference was made to rezoning applications, received by Council to the south-east of the sheds which would be affected by EPA's buffer requirement. That application will require a study to be undertaken by the applicant's consultants to establish, to the satisfaction of the Department of Planning and Urban Development whether or not urbanisation can occur.

The hatchery and its proposed extension is a use that does not generate an offensive odour and is considered compatible with residential uses. Given the costs associated with relocation and the previous removal of the offensive Farm 1, it is not considered appropriate to subject an approval to the closure or relocation of any part of the existing activities on the site. Furthermore, should landowners within the 500 metre EPA buffer area wish to rezone and develop their land for residential purposes, it is considered appropriate that supporting information be collated, at the landowner's expense, to satisfy Council and the Department of Planning and Urban Development that the resulting residential land will not be adversely affected by the poultry farm operations.

RECOMMENDATION:

THAT Council:

1. approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate development conditions;
2. requires, prior to the initiation of an amendment over land located within the 500m EPA buffer area, the provision of a report, prepared at the expense of the developer, containing information that satisfies Council

and the Department of Planning and Urban Development that the land, subject to the amendment, will not be adversely affected by the operations on Loc 1665 Wanneroo Road, Wanneroo.

O G DRESCHER
City Planner

pje:gm
pre1106
21.10.93
H21103

CITY OF WANNEROO REPORT NO: H21103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3652

SUBJECT: PROPOSED RETAIL NURSERY AND FIREWOOD SALE AREA
ON LOT 4 (244) WANNEROO ROAD, LANDSDALE

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Arturo Nominees Pty Ltd

INTRODUCTION

An application has been received from Arturo Nominees Pty Ltd for approval to develop a retail nursery and firewood sales on lot 4 (244) Wanneroo Road, Landsdale

BACKGROUND

The subject lot is zoned Rural under Council's Town Planning Scheme No 1 and a retail nursery is an "AA" use (a use that is not permitted unless approval is granted by Council) in this zone.

The subject lot is also proposed as "Category A1 Future Urban" under the North West Corridor Structure Plan released by the Department of Planning and Urban Development in March 1992.

An application was also previously received by Arturo Nominees Pty Ltd in December 1992 for a proposed retail nursery on the subject site.

A report (H20212) for this application was submitted to Council on 10 February 1993 where it was resolved:

That Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

- 1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;*
- 2. the development introduces an additional commercial activity on land along Wanneroo Road intensifying commercial development along this road in this area;*
- 3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;*
- 4. if approved, it will set an undesirable precedent.*

PROPOSAL

The proposed development is presented in Attachment No 1. The applicant proposes exactly the same development as was refused by Council in February 1993, being to convert the existing sheds on the property to a retail nursery and construct a 16 bay car park. Access to the development is proposed off Wanneroo Road.

ASSESSMENT

In the assessment of the application, two issues need to be considered: development fronting Wanneroo Road; and the implications of the North West Corridor Structure Plan. Council may recall that it has recently considered a number of similar applications for retail nurseries on rural land along Wanneroo Road at Lot 47 Wanneroo Road, Landsdale (H20304), Lot 5 Wanneroo Road, Landsdale (G20408), Lot 13 (354) Wanneroo Road, Wangara (H20242) and Lot 43 Wanneroo Road, Neerabup (G21215). Council resolved to refuse all applications on the grounds that they were premature in light of the structure planning required following the release of the North West Corridor Structure Plan and that if approved would set an undesirable precedent for further commercial type activities on rural land along Wanneroo Road.

In this instance, the North West Corridor Structure Plan earmarks this area as "Category A1 Future Urban. The Structure Plan defines this as "land having no constraints to urban development in the short term, generally within five to ten years".

With regard to the proposed development fronting, and gaining access from Wanneroo Road. Council is becoming increasingly concerned at the proliferation of Commercial activities, particularly retail nurseries along Wanneroo Road. This is for two reasons: the traffic hazard that they generate; and the aesthetic considerations of uncontrolled commercial strip development. Strict control therefore needs to be imposed on development approvals in these locations in order to prevent the escalation of these concerns.

In conclusion, based on these issues and the fact that Council had previously refused an application for a retail nursery on the subject site, I am of the opinion that the application cannot be supported.

RECOMMENDATION:

THAT Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;

2. the development introduces an additional commercial activity on land along Wanneroo Road, intensifying commercial development along this road in this area;
3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;
4. if approved, it will set an undesirable precedent.

O G DRESCHER
City Planner

sk:gm
pre1109
25.10.93
H21104

CITY OF WANNEROO REPORT NO: H21104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4164

SUBJECT: PROPOSED INDOOR SHOOTING COMPLEX : LOT 101
(52) WINTON ROAD, JOONDALUP

METRO SCHEME: Urban

LOCAL SCHEME: Service Industrial

APPLICANT/OWNER: Geluk Holdings

INTRODUCTION

An application has been received from Geluk Holdings seeking Council's approval to use Lot 101 (52) Winton Road, Joondalup, for the purpose of an indoor shooting complex.

Council is advised that the applicant has also submitted an application to use a showroom unit, currently under construction, at Lot 122 Winton Road, Joondalup, for the sale of archery, related items, firearms and fishing tackle. This application will be approved administratively by the Development Assessment Unit.

BACKGROUND

An eight showroom unit development was approved over both Lot 101 and the adjacent Lot 102 in November 1992. A condition of this approval required the amalgamation of the two lots. The Department of Planning and Urban Development issued an approval for this in January 1993. The landowner did not, however, complete the amalgamation process. To date the lot remains undeveloped.

Geluk Holdings has made an offer to purchase the property and requires Council's approval to use the site as an indoor shooting complex, so that the acquisition can proceed in the knowledge that the use is acceptable.

PROPOSAL

The shooting complex, which is only intended to utilise part of the site, will cater for the use of airguns, small bore firearms and the possibility of archery shooting.

Ten shooting booths are planned with remote controlled target settings and retrieval. Hours of operation will depend on demand, the centre is, however, likely to operate during evenings and weekends. A staff of 3-4 will be required.

Once in operation, the applicant intends to relocate the showroom activities from Lot 122 Winton Road, to the new premises on Lot 101.

Two non-related showrooms are intended to be developed over the remaining portion of the lot.

ASSESSMENT

Under Town Planning Scheme No 1 the proposal would fall within the definition of Public Amusement. This is a use not permitted within a Service Industrial Zone unless specifically approved by Council (an AA use).

From a planning point of view, the site is considered appropriate for the intended uses. Prior to any construction taking place, the applicant will require a further approval for the actual physical development. It is at this stage that issues relating to design, carparking, noise abatement etc can be assessed.

RECOMMENDATION:

THAT Council grants approval to Geluk Holdings to use Lot 101 (52) Winton Road, Joondalup, for an indoor shooting complex, subject to:

1. the issue of an Approval to Commence Development and a Building Licence for the physical development of the site prior to the commencement of any works, and
2. the necessary approvals and/or licences being obtained from the Western Australian Police Force.

O G DRESCHER
City Planner

rmp:gm
pre1048
12.10.93
H21105

CITY OF WANNEROO REPORT NO: H21105

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4225

SUBJECT: PROPOSED BULK EARTHWORKS AND INERT LANDFILL :
PT LOT M1722 MARMION AVENUE, ILUKA

METRO SCHEME: Urban

LOCAL SCHEME: Rural

OWNER: Beaumaris Land Sales

CONSULTANT: Cossill & Webley

INTRODUCTION

An application has been received from Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales, seeking Council's approval for bulk earthworks and inert landfill within Pt Lot M1722 Marmion Avenue, Iluka.

SITE DESCRIPTION AND BACKGROUND

The subject land is located towards the north east corner of Iluka, adjacent to the junction of Marmion Avenue and Burns Beach Road. The land is currently being rezoned from Rural to Residential Development through Amendment No 641 to Town Planning Scheme No 1 (G21204, H20428, H20728). The structure plan, which forms the basis of this amendment, identifies the subject area for use as a district sized area of public open space, a possible Catholic primary school, and for residential land use.

The area generally slopes towards a low point within the central north portion of the future public open space. A disused quarry is located over the central south portion of the future public open space. The site is covered in low native scrub.

PROPOSAL

The proposed works will primarily involve:

71The removal and stockpiling of sand and topsoil from the future public open space area.

72The importation, spreading and compaction of dry inert fill within the future public open space area.

73Bulk earthworking of adjacent future school and residential sites.

74The spreading of the previously stockpiled sand and topsoil over the proposed area of public open space.

At this stage, the applicant expects that these works will take approximately 12 months. As landfill material will be imported from independent sources, this timeframe may vary depending upon the extent of construction activities in the area at the time of works.

The proposed final ground levels will help facilitate the development of an oval within the future public open space, as well as the development of the Catholic primary school and adjoining residential areas.

Works are proposed to be carried out so as to retain a 40 metre wide vegetation buffer to Marmion Avenue for as long as practical.

600mm of clean sand will be placed over the rubble once landfill operations are complete and no rubble will be placed within 10 metres of sites for future retaining walls, car parks, buildings, services or drainage sumps.

A 1.8 metre high fence is to be constructed along the landfill sites boundary with Marmion Avenue.

ASSESSMENT

As the proposed land use is not listed in Town Planning Scheme No 1, the application has been advertised in accordance with the Scheme's special approval procedures. Advertising closes on 9 November 1993. At the time of writing this report, no submissions had been received. Council will, however, be advised of any submissions received prior to the close of advertising.

The proposal has been referred to the Environmental Protection Authority and the Water Authority of WA for necessary approvals and/or conditions. These authority's are yet to respond. The City's Development Approval can however be granted subject to the necessary approvals of these authorities.

Conditions relating to the standard of compaction, supervision, access, fuel storage, noise, dust, weed and litter control, hours

of operation, disposal of existing vegetation and stabilisation will need to be imposed to ensure an acceptable standard of operation.

Upon completion of works it would be appropriate to obtain for future record an accurate plan indicating the extent to which landfill has been placed over the site.

From a town planning perspective it is considered that this proposal has merit and is similar to operations previously conducted in order to fill a number of present day recreation reserves. If conducted in an acceptable manner, operations are unlikely to substantially reduce local amenity and will not affect the future use of the site.

RECOMMENDATION:

THAT Council grants approval to the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:

1. landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
2. imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
3. no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
4. any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
5. approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
6. the landfill site being fenced to the satisfaction of the City Planner and City Engineer;
7. conditions deemed appropriate by the City Planner and City Engineer in respect to the standard of compaction (including certification), supervision, access, fuel

storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation; and

8. the submission of an accurate plan indicating the extent of landfill at the completion of works.

O G DRESCHER
City Planner

rmp:rp
pre1115
H21106

CITY OF WANNEROO REPORT NO: H21106

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 755-39197, 510-2648

SUBJECT: PROPOSED AMALGAMATION OF A PORTION OF WEST COAST DRIVE HILLARYS WITH MARINE AND HARBOURS RESERVE 39197

The section of land that protrudes out of West Coast Highway, Hillarys is held in Title by Her Majesty the Queen Elizabeth the Second. The land was transferred to the Crown as a requirement of the Minister for Planning with the intent that such land would be surrendered and vested in Her Majesty and set aside for road purposes.

It was intended that this portion of road reserve would allow for future access to Reserve 39197 (Hillarys Boat Harbour). The Boat Harbour is developed and its access is defined through the roundabout at Hepburn Avenue. Therefore the subject portion of land is no longer required.

The Department of Marine and Harbours has sought approval from the Department of Land Administration (DOLA) to have the area of land amalgamated into Reserve 39197 which is set aside for "Marine purposes". As the City has no requirement for this portion of land I see no reason as to why the Department of Marine and Harbours request should not be consented to.

RECOMMENDATION:

THAT Council advises the Department of Land Administration that it has no objection to the Department of Marine and Harbours amalgamating the portion of West Coast Highway held in Certificate of Title Volume 1322 Folio 875 with Reserve 39197.

O G DRESCHER
City Planner

cd:rp
pre1102
15.10.93
H21107

CITY OF WANNEROO REPORT NO: H21107

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/1761

SUBJECT: VARIATION TO RESIDENTIAL PLANNING CODES FOR
PROPOSED 26 GROUP DWELLINGS ON LOT 198
WESTGATE WAY, MARANGAROO

METRO SCHEME: Residential

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: C Casella (Social Building Co)

INTRODUCTION

An application has been received from Mr C Casella to develop 26 group dwellings (being Stage 2 of a 49 group dwelling approval) on Lot 198 Westgate Way, Marangaroo (see Attachment No 1). Accompanying the application is a request for setback relaxation, compiling with initial approval issued under the old Residential Planning Codes.

BACKGROUND

Council previously issued an approval dated 29 March 1989 for 49 grouped dwellings on the subject site. This approval being issued over four years ago, was assessed and subsequently complied to the current Residential Planning Codes at that time.

Since issue of approval in 1989, the developer constructed Stage 1 being 23 units, and has postponed the construction of Stage 2 until all units in Stage 1 were sold.

The initial development approval was issued for a period of two years.

R CODES ASSESSMENT

The current requirement for setbacks between the proposed units are 2 metres or 2.5 metres in this situation, depending on the height and length of the appropriate wall and the existence of major openings.

The applicant proposes a setback of 1.7m to 2.3m between buildings, resulting in a shortfall of 0.3 to 0.2 metres.

Setbacks from habitable room windows to a parking area or vehicle accessway is required to be no less than 4m, unless it is for the exclusive use of the occupants of that dwelling or unless the area is screened. Units 28, 31, 41 and 37 require screening which the applicant proposes dense landscaping.

Car parking requirements for the overall development is a minimum of 76 private car bays (determined by two spaces per grouped dwelling for the first four dwellings and 1.5 car spaces for each dwelling in excess of four). The applicant provides well in excess of this amount. However, not less than 10% of the car parking requirements are to be permanently marked and retained

for visitor bays, therefore a minimum of eight visitor bays are to be provided. The applicant proposes only five visitor bays for the overall development, resulting in a shortfall of three visitor bays.

DISCUSSION

The existing development, being Stage 1, has created no problems in respect of the setbacks and their proximity to each other.

The proposed development of the site has been designed so that access is achieved between both stages by means of a loop access road.

If the applicant is to re-design his proposal so as he conforms to the current R Codes, the continuity of the road from Stage 1 into Stage 2 may be affected.

The initial approval issued on 29 March 1989 was for a period of 24 months only. A development of such a large scale is understandably developed in stages and therefore requires a longer timeframe for construction.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the setbacks between units on Lot 198 Westgate Way, Marangaroo in compliance with the initial approval issued on 29 March 1987, under the old Residential Planning Codes, subject to:

1. the applicant providing an additional three visitors car bays;
2. suitable screening being provided to Units 28, 31, 41 and 37 in the form of permanent fencing to the satisfaction of the City Planner.

O G DRESCHER
City Planner

sk:gm
prellll
26.1.93
H21108

CITY OF WANNEROO REPORT NO: H21108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 790-646

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 646 ZONING
BOUNDARY RATIONALISATION LOC M1362 WHITFORDS
AVENUE, HILLARYS

METRO SCHEME: Residential

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Whitfords Beach Pty Ltd

CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Council, at its 7 April 1993 meeting, resolved to initiate Amendment No 646 to Town Planning Scheme No 1 to relocate the proposed hotel site adjacent to Whitfords Avenue and the future Flinders Avenue alignment in Hillarys (Report H20424) (Attachment No 1).

CURRENT SITUATION

The amendment was advertised for public comment from 7 September 1993 to 22 October 1993 and three submissions were received of which two were in support and one was of objection to Amendment No 646.

Submission 1

Support by the Water Authority of Western Australia is given.

Submission 2.

Support for Amendment No 646 is given provided the proposed development blends in with the surrounding area and does not become a dominant structure like Observation City. The submission also states its concern regarding the effect the hotel will have on the animal beach, directly opposite Whitfords Avenue.

Submission 3

The objection to Amendment No 646 details their concern on the amount of traffic the hotel will generate and the egress and ingress difficulties which may arise due to the curving nature of the road.

The submission also states that there is no need for an additional liquor outlet in the area due to its proximity to Hillarys Marina, Whitfords Tavern and Mullaloo Tavern.

With regard to the issues raised by both submissions, the following is given:

- Council previously resolved to seek approval for Amendment No 393 to rezone a portion of M1362 from Special Residential A to Hotel. The amendment was gazetted on 2 June 1989.
- With regard to this, the use of a hotel in the area has been approved so Amendment No 646 is seeking a rationalisation of the zoning boundary (Attachment No 2).
- The hotel is to be located on the corner of Whitfords Avenue and the future Flinders Avenue alignment. The site is to be scaled down from approximately 2.5 ha to 1.2 ha where the majority of the site now abuts Flinders Avenue.
- The concerns raised about traffic generation and ingress and egress difficulties can be overcome through controlled access from Flinders Avenue only.
- The relocation of the hotel will have no adverse effect on the surrounding beaches.

RECOMMENDATION:

THAT Council:

1. adopts amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from Special Development A to Hotel and portion from Hotel to Special Development A;
3. forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 557;
3. authorises affixation of the Common Seal to the amending documents.

O G DRESCHER
City Planner

sk:gm
pre1117
26.10.93

H31100

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE
RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H31101

CITY OF WANNEROO : REPORT NO H31101

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

The net result of these reallocations and adjustments is a budget deficit of \$38,223.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 24 November 1993.

J B TURKINGTON
City Treasurer

TO:JW
4 November 1993

tre0008
H31102

CITY OF WANNEROO REPORT NO: H31102

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 010-0-1

SUBJECT: ORDERS FOR GOODS AND SERVICES -
APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions, clause 15(2) requires the authorisation of specific officers to sign Purchase Orders.

Complementing this authority, an internal procedure exists whereby specific officers are assigned the duty of requisitioning goods and services.

The recent inclusion of several LandCorp staff into the Parks Department has required the creation of additional Supervisor positions as follows:

1. Supervisor - Tree Pruning
2. Supervisor - Joondalup

The following existing positions have an expenditure limit of \$1,000 each:-

1. Maintenance Supervisor
2. Mowing Supervisor
3. Reticulation Supervisor
4. Bore and Pump Supervisor

The Principal Parks Supervisor has an expenditure limit of \$1,500.

The Deputy City Parks Manager has requested that the expenditure limit of all Supervisors be extended to \$2,000.

RECOMMENDATION

That Council includes the following personnel on the register of officers authorised to requisition goods and services, to a limit of \$2,000:-

Maintenance Supervisor
Mowing Supervisor
Reticulation Supervisor
Bore and Pump Supervisor
Tree Pruning Supervisor
Joondalup Supervisor

J B TURKINGTON
City Treasurer

KA:JW
27 October 1993

tre0147

H41100

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H41101

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41101

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-7

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr R F Lutter of 19 Weatherley Drive, Two Rocks to operate an offensive trade (fish shop) at Shop 7 Lot 51 Enterprise Avenue, Two Rocks.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 5 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 7 Two Rocks Shopping Plaza, Lot 51 Enterprise Avenue, Two Rocks subject to:

- 1 no objections being received by 4 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej

H41102

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41102

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-6

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr P J Thomsett of 3 Turner Close, Duncraig to operate an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 8 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig, subject to:

- 1 no objections being received by 7 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej
H41103

CITY OF WANNEROO REPORT NO: H41103

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 10 NOVEMBER 1993
FILE REF: 2357/151/33
SUBJECT: APPLICATION TO KEEP OSTRICH

Council is advised of an application from G and R Ferries of Lot 15 (33) Honeysuckle Grove, Neerabup to keep two pet ostrich.

A similar application was addressed by Council in August 1993 (H40807) in which it was proposed that each application be considered on its merits.

RECOMMENDATION

That Council approves of the keeping of two ostriches on the property located at Lot 15 (33) Honeysuckle Grove, Neerabup subject to:

- 1 approval of adjacent property owners;
- 2 compliance with the noise pollution requirements of the Environmental Protection Act;
- 3 compliance with the conditions set out by the Agriculture Protection Board for keeping ostriches with regard to boundary fencing;
- 4 obtaining a permit from Agriculture Protection Board to keep ostriches.

G A FLORANCE
City Environmental Health Manager

hre10010
mla:rej
H41104

CITY OF WANNEROO REPORT NO: H41104

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 930-19 471/1968/707

SUBJECT: APPLICATION - TRADING IN A PUBLIC PLACE

Council is advised of an application from Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo to commence sales of cool drinks along Mullaloo Beach, utilising the use of a four wheel motorbike.

Both Council Policy and Council's By-laws Relating to Reserves and Foreshores preclude selling on beaches without specific Council approval.

Currently, Council has not approved of this type of proposal in the past. A sanction of this application would undoubtedly create a precedent for similar trading along the beaches. It is believed that the needs of the Mullaloo beach front are adequately catered for with existing facilities.

RECOMMENDATION

That Council advises Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo that his application to conduct sales of cool drinks on Mullaloo Beach is not approved.

G A FLORANCE
City Environmental Health Manager

hre10006
mla:rej

H41105

CITY OF WANNEROO REPORT NO: H41105

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 264-3

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 20 October 1993.

Item 5.2 Lime Kilns - Lot 1, Flynn Drive, Neerabup

The meeting was advised that correspondence had been received from the Readymix Group seeking Council's stance on the heritage significance of the lime kilns located in Lot 1, on the south side of Flynn Drive, Neerabup.

Following discussion the meeting resolved to recommend that Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

RECOMMENDATION

That Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrell1006
H41106

CITY OF WANNEROO : REPORT NO H41106

TO: TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 261-2-1

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER
OF HIRE CHARGES

The Edgewater Playgroup has requested a waiver of the hire fee of \$152 for it's use of the Emerald Park Clubrooms on 25 and 26 September 1993 for a fund-raising event. The Playgroup intends to use the funds raised to contribute towards a storage facility and children's toilets, to be located at

this facility. It is Council's normal policy to charge for fund-raising events. In view of the purpose of this fund-raising exercise, however, it may be appropriate for Council to agree to this request.

Beaumaris Community Baptist Church has requested a reduction on the hall hire rate for their use of Jack Kikeros Hall (in Burns) for church services. It is Council's policy that church groups and other religious bodies be charged at the regular community rate. In this instance the regular community rate is \$2.10 per hour.

RECOMMENDATION

That Council:

- 1 waives the hire fee of \$152 for the use of Emerald Park on 25/26 September 1993 by the Edgewater Playgroup for a fund-raising event; and
- 2 does not agree to a reduced rate for Beaumaris Community Baptist Church's use of Jack Kikeros Hall for church services.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrell003
H41107

CITY OF WANNEROO REPORT NO: H41107

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-4

SUBJECT: PUBLIC EXHIBITION OF A SELECTION OF THE CITY
OF WANNEROO'S ART COLLECTION

Council, at its meeting on 27 October 1993, requested a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection (Report H41016 refers).

Research has been undertaken pertaining to a public exhibition incorporating approximately one hundred art works. The results are outlined below.

COSTS

	\$	\$
Salaries/Wages		
Set up/bump out 19 hours (Temp p/time \$18.25/hr includes 8.95% on costs)	347	
Manning Exhibition 22 hours (Casual \$12.22/hr includes 20% on costs)	269	
Overtime 22 hours Security Officer (\$13.60/hr overtime rate 1.5)	449	1,065

Production Costs

Wanneroo Times @ \$110 x 2	220	
Screen hire	350	
Printing catalogue & posters	600	
Display boxes	500	
Transport	150	
Lighting	300	2,120
Total		\$3,185

The salaries and wages incorporates a curator responsible for hanging and taking down the art works. Similarly, a clerical officer is required to attend and man the display after hours. In addition, security staff will be required to work overtime in relation to supervision of the premises after hours.

An exhibition of this particular collection is justified. Many of the works within the collection are a visual documentation relevant to the City of Wanneroo's heritage.

RECOMMENDATION

That Council:

- 1 endorses the need for a public exhibition to display a selection of the City's art collection;
- 2 lists the sum of \$3,185 in the draft 1994/95 budget for the purpose of mounting a public exhibition to display a selection of the City's art collection; and
- 3 holds the exhibition once every three years.

R BANHAM

City Recreation and
Cultural Services Manager

AC:SS
rrell004
H41108

CITY OF WANNEROO REPORT NO: H41108

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-3

SUBJECT: FESTIVAL OF PERTH: THE CITY'S INVOLVEMENT IN 1994

Over the past three years the City of Wanneroo, in conjunction with the Festival of Perth, has staged three highly successful free concerts for the Wanneroo community at Neil Hawkins Park.

The concerts have attracted an estimated three thousand people to each concert in what has become a recognised part of the cultural calendar in the municipality.

The Festival of Perth organisers have recently written to the City confirming support for staging the 1994 concert. Council, in its 1993/94 Budget, has allocated \$5,752 as its contribution to the areas of:

- generator hire
- adequate toilet facilities
- parking arrangements
- rubbish facilities
- crowd control supervision
- provision of local co-ordinator
- payment to Festival - fee for support act
- payment for poster over-print for Wanneroo.

Additionally, the City of Wanneroo has agreed to encourage the caterers to have adequate food and drink to supply the general public.

A sum of \$25,000 from the Lotteries Commission has been granted directly to the Festival of Perth to cover expenses such as:

- provision of band
- provision of stage, lighting and sound equipment
- off stage collection area with tent.

The 1994 free concert incorporated within the Festival of Perth will feature Ben Zepaniah and his band. The music mixes the sounds of Reggae and Rap with the melodies of Asia and many other cultures influencing its style.

Zepaniah has toured Canada, the USA, Europe and the Caribbean and spends much of his time touring schools in an attempt to interest young people in poetry.

During his Perth visit Ben will tour schools, including one school within the City of Wanneroo.

The free community concert is to be held at Market Square, Joondalup on Sunday, 6 March 1994 and will follow a similar format to concerts staged in previous years. The concert is to be promoted at this particular location as access to parking is more readily available. Similarly, adequate lighting is provided around the area as Market Square was specifically developed for

this type of event. Additionally, the area is accessible to community members due to the location of Joondalup railway station. This arrangement ensures the City receives acknowledgement in the official 1994 Festival brochure.

In previous years Council has hosted a civic reception for the performers and associated dignitaries. It is suggested that a similar event be arranged following the concert on 6 March 1994.

RECOMMENDATION

That Council hosts a reception for Ben Zepaniah and his band following the Festival of Perth Concert at Market Square on 6 March 1994.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rrell1005
H41109

CITY OF WANNEROO REPORT NO: H41109

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1526/32/37

SUBJECT: DOG ACT APPEAL - MR & MRS DIELS, 37 BUSHLAND
RETREAT, NEERABUP

On 20 September 1993 Council refused an application by Mr & Mrs Diels of 37 Bushland Retreat, Neerabup to keep three dogs at their residence. All applications to keep more than two

dogs on residential properties are refused by Council (Council Resolution G50713).

Mr & Mrs Diels have since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mr & Mrs Diels under Section 26(5) of the Dog Act to keep three dogs at their premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the dogs are contained on the property;
4. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
5. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11002
H41110

CITY OF WANNEROO REPORT NO: H41110

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 597/76/29

SUBJECT: DOG ACT APPEAL - MS L KANOO, 29 ALLINGA
CRESCENT, CRAIGIE

On 12 August 1993 Council refused an application by Ms L Kanoo of 29 Allinga Crescent, Craigie to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Ms Kanoo has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Ms Kanoo under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11001
H41111

CITY OF WANNEROO REPORT NO: H41111

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1377/919/81

SUBJECT: DOG ACT APPEAL - MRS L BLOWERS, 81 SHEPHERDS
BUSH DRIVE, KINGSLEY

On 9 September 1993 Council refused an application by Mrs L Blowers of 81 Shepherds Bush Drive, Kingsley to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Blowers has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs Blowers under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;

3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

25 October 1993

tmt/dw/11003

H61100

CITY OF WANNEROO

BUSINESS FOR INFORMATION
SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H61101

CITY OF WANNEROO REPORT NO H61101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 201-2

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 25 October 1993. The updated 1993/94 Construction Programme is shown at Attachment 1.

A COUNCIL WORKS

75 MAJOR WORKS

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

Council's responsibility for this project is the section between Lakeside Drive and Wedgewood Drive. Landcorp is responsible for the section between Edith Cowan University entrance road and Lakeside Drive.

All drainage road crossings are now completed. The remaining, outstanding mainline drainage at the southern end will progress until completed. Installation of the side entry pits to the eastern carriageway will commence after base course construction is in its advanced stages.

Emulsion stabilised limestone base course construction has been completed over a 600 metre section north of Treetop Avenue and sub base limestone construction is continuing southwards from Treetop Avenue.

The installation of side entry pits, kerbing and final trim of the eastern carriageway is programmed for November.

Installation of street lighting is programmed to begin in early November.

Landcorp has commenced the drainage component of its section of Joondalup Drive.

.2Perry Road

All earthworks and boxing operations have been completed. Sixty percent of the limestone sub base rubbling operation is completed and compaction is proceeding from the south end. Emulsion stabilised limestone base course laying and water binding will proceed in November and the application of the stone chip seal is programmed for mid November.

76 DRAINAGE

.1Javez Drive, Quinns Rocks

The pressure line, pump liner and conversion slab installations have been completed. The outstanding works consist of providing gullies at the low point following road reconstruction, which is due to commence in late October.

Installation of the pumps and excavation of the remaining spoil from the sump will also be programmed to integrate with the roadworks.

.2Hyacinth Close Drainage Scheme

The pressure line, gravity line and sump works have now been completed. Outstanding works consist of providing a headwall to the sump structure and installation of the pump station. Landscaping of the sump area will be completed by the end of November.

77 Pedestrian and Cycle Facilities

.1Private

Clarkson	Pedestrian Accessway	Garrigan Place to Shopping Centre
Clarkson	Dual Use Path	Renshaw Boulevard (Garrigan Place to L1539)
Merriwa	Pedestrian Accessway	Picard Court to Whitsunday Avenue
Merriwa	Dual Use Path	Whitsunday Avenue (Stradbroke Gardens to Connolly Drive)

.2 Council Contractor

Padbury	Dual Use Path	O'Leary Road
Woodvale	Dual Use Path	Crinum Court (part)
Duncraig	Footpath	Methuen Way

78 TRAFFIC MANAGEMENT

.1Dorchester Avenue Roundabouts, Warwick

The construction of roundabouts at the Dugdale Street, Ballantine Road and Hawker Avenue intersections with Dorchester Avenue commenced on 16 September 1993. Intersection widening, drainage adjustments, kerb installations and crossover reinstatements are completed. Outstanding works include brick paving of traffic islands and some minor footpath links. Upgrading of street lighting in Dorchester Avenue by SECWA should be finished by the end of October. Signage and line marking will be undertaken by Main Roads WA during late October

1993. This project is scheduled for completion by mid November 1993.

.2Beltana Road/Spinaway Street/Kadina Street, Craigie

This pedestrian refuge island and intersection improvement project was programmed and undertaken during school holidays in October 1993. The improvement works included installation of a pedestrian refuge island, minor road widenings, footpaths and upgrading of intersection lighting. The outstanding works include traffic island brick paving.

.3Marmion Avenue/Freeman Way Intersection, Marmion

The installation of semi mountable kerbing, traffic island modification and a footpath from the underpass to the kerb ramp in Freeman Way were undertaken during October 1993. The outstanding work on this project is installation of a street light pole, which is programmed by SECWA for early November 1993.

79

CAR PARKS

.1Carramar Golf Course Access Road and Car Park

All kerbing and entry statements have now been completed. Backfilling of the kerb has also been undertaken. The outstanding works around the maintenance shed and club house will be programmed when the building works are nearing completion.

.2Warwick Open Space Access Road and Car Park, Warwick

Continued building activity at the Warwick Sports Club is delaying completion of the car park and footpath in the vicinity.

A water hydrant has been installed by WAWA in the proposed disabled bay area and a redesign is presently in progress for this portion of the car park to address this issue.

Lighting is programmed to be installed during November with the landscaping works to follow.

.3Kingsway Netball Car Park, Landsdale

The car park was asphalted during October in laterite asphalt. Test results indicate a higher than specied void ratio. This matter is presently being investigated with the supplier.

Linemarking, bollard installation, conduit crossings, reticulation and landscaping are being programmed during the November/early December period.

.4Santiago Car Park, Ocean Reef

The western 30 bay car park has been completed to sub base stage and kerbed, except for the entrance, which will be constructed in concrete. Asphalt surfacing of this car park will be programmed before the end of October after which line marking, landscaping and lighting can be undertaken.

The eastern 50 bay car park has been waterbound and will be kerbed by 5 November 1993. Asphalt surfacing will follow and line marking, landscaping and lighting will be programmed to be undertaken at the same time as the western car park.

80 MISCELLANEOUS

.1Marangaroo Drive - Structural Overlay, Girrawheen

The rekerbing and resurfacing of the southern carriageway of Marangaroo Drive from Curtis Way to Mirrabooka Avenue is now complete.

.2Whitford Avenue/Trappers Drive Traffic Signals, Woodvale

Main Roads WA has commenced the installation of traffic signals at the intersection of Whitford Avenue and Trappers Drive. The lights are expected to be operational by Saturday 30 October 1993.

.3Maintenance

The following car parks were re-linemarked during October 1993:

Percy Doyle Reserve Bowling Club car park, Duncraig
Halidon Street parking embayments, Kingsley
Kingsway Sporting Complex, Landsdale
Kingsley Reserve, Kingsley

Installation of light poles at the Padbury Hall car park,
Padbury has been arranged

811993/94 ROAD RESURFACING PROGRAMME

The 1993/94 Road Resurfacing Programme is programmed to
commence on 27 October.

82STREET LIGHTING

A works order has been placed for the installation of
additional street lighting in Ocean Reef Road between
Trappers Drive and Wanneroo Road, Edgewater.

Designs and capital costs quotations from SECWA for the
remaining approved arterial road street lighting projects
should be supplied in early November. Orders will then
be issued to allow these projects to be included on
SECWA's works programme.

B WASTE MANAGEMENT

The domestic collection service has continued to run to
schedule due mainly to the co-operative effort of
operators and supervisors. Mechanical, electrical and
hydraulic problems continue to occur with the one-man
trucks, however, many of these are resolved quickly by
the field mechanic.

The bulk refuse collection is operating to schedule with
the use of skid steer loaders considerably reducing the
loading times.

The first of the new recycling trucks went into service
on 22 October for a week long field evaluation. Subject
to a satisfactory report on this truck, it is likely that
the remaining trucks will be supplied by the end of the
year. This would allow the full recycling service to be
introduced to the whole of the City by early 1994.
Routes have been planned and introductory recycling
packages prepared in readiness for the extension of the
service.

The Materials Recovery Facility at Badgerup is currently being modified to accommodate the increase in recyclable materials expected with the introduction of the new routes.

The Commercial Collection Service remains stable with new customers replacing those that have been lost to private companies.

With the changeover to one-man refuse trucks, the human resource level of the Waste Management Section has gradually decreased by natural attrition from 93 to 56. With the expansion of the recycling service there will be a need to employ a further six people.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1992 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

PWC:DRB:EMT
Aere1105

H61102

CITY OF WANNEROO REPORT NO H61102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-135

SUBJECT: DRAINAGE SUMP - CORNER BEACH ROAD AND
DORCHESTER AVENUE, WARWICK

A four signature petition has been received regarding the drainage sump at the corner of Beach Road and Dorchester Avenue, Warwick (Item H91007 refers). The subject of this petition is that the sump is blocked and that this has resulted in ponding in the base for long periods following rainfall. Unpleasant odours and a generally unsatisfactory environment have resulted.

Investigation has confirmed that a clogged layer has developed on the base of this sump. This layer is interfering with the infiltration of stormwater into the ground. Such a surface layer typically develops in the base of sumps during the winter period. It can be caused by oil and grease residues, plant debris and other particles picked up by stormwater from the road.

It is standard practise for sump bases to be cleaned as part of the programmed annual summer maintenance of sumps. However, as this clogged base is causing undue inconvenience to residents, arrangements have been made to bring forward the maintenance of this sump to December.

It has been indicated by the petitioners that the adjacent new commercial development at Beach Road and Dorchester Avenue may have contributed to the formation of this layer. Whilst construction activities can result in the base being clogged it is difficult to quantify the effect. There is no clear evidence to suggest that this development has had an undue effect on the sump, however the situation will be monitored accordingly.

The petitioners have been advised of the proposed programme for the maintenance works on the sump.

Submitted for information.

R T McNALLY

City Engineer

GL:LCI
Aerell101
H61103

CITY OF WANNEROO REPORT NO: H61103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 740-88789

SUBJECT: APPEAL DETERMINATION : LOT 500 OLD YANCHEP ROAD, CARABOODA

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: B & J Philp

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr B J Philp for the subdivision of Lot 500 Old Yanchep Road, Carabooda to create two lots (see Attachment No 1).

BACKGROUND

At Council's February 1993 meeting (H20224) it was resolved not to support the proposed subdivision and recommended to the Department of Planning and Urban Development accordingly.

The Department consequently refused the subdivision on 11 March 1993 for the following reasons:

1. The proposal does not conform with Council's Rural Subdivision Policy (1978) or the Commission's Rural Smallholdings Policy (1977).

2. The Commission is not prepared to support subdivision that could create an undesirable precedent for further fragmentation of rural land in the locality.
3. The Commission's Rural Land Use Planning Policy requires Councils to prepare a Local Rural Strategy to comprehensively plan for change and development in rural areas. In the absence of an approved Local Rural Strategy, the Committee is not prepared to approve the subdivision of rural land that would lead to unplanned development and could prejudice the future planning, development and use of the area and/or the rural land resources.

MINISTER'S DECISION

In the Minister's determination of the matter it was concluded that the Commission's decision was in line with the recommendation of the City of Wanneroo and was seen to be consistent with current policy. In view of these matters the Minister dismissed the appeal.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre1104
H61104

CITY OF WANNEROO REPORT NO: H61104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4381

SUBJECT: APPEAL DETERMINATION : LOT 368 (48) ARNISDALE
ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mr A Watt

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr A Watt for the development of a medical consulting room on Lot 368 (48) Arnisdale Road, Duncraig.

BACKGROUND

At Council's meeting on 28 July 1993, the proposal for a medical consulting room for Lot 368 (48) Arnisdale Road, Duncraig was considered. It was resolved that the application be refused as the proposal:

.1contravenes Council's Policy for medical facilities/consulting rooms in terms of location, lot size and setbacks;

.2represents ad hoc non-residential development in a residential area;

.3sets an undesirable precedent, encouraging the proliferation of non-residential development within this area.

ASSESSMENT

A member of the Town Planning Appeal Committee undertook a full investigation of the matter and drew a number of conclusions. One of particular importance to Council states:

"Council is aware of the growing demand for accommodation of this nature and has commenced a review of the area. The current real estate activity in the area aimed at converting dwelling houses

to consulting rooms has caused concern to residents as indicated by Council in its response to the appeal"

MINISTER'S DECISION

In the Minister's consideration of the matter, the Hon Richard Lewis concurred with the Investigating Committee Members assessment of the situation and, consistent with the conclusions drawn, the appeal was dismissed.

A further note was added, however, that through the determination, Council be encouraged to expedite its current review of the situation in order to alleviate what appears to be a genuine demand for medical facilities in the area.

It is advised that the review of the matter is currently being undertaken by Council officers and should be before Council for consideration in the near future.

O G DRESCHER
City Planner

pje:gm
prell08
H61105

CITY OF WANNEROO REPORT NO: H61105

TO:	TOWN CLERK
FROM:	CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL
MEETING DATE:	10 NOVEMBER 1993
FILE REF:	303-2-1
SUBJECT:	AUDIT ON COMMUNITY FACILITIES IN HILLARYS

Council, at its meeting on 22 September 1993, resolved that an audit of community facilities located in the suburb of Hillarys be undertaken and a report be submitted to Council detailing the findings.

POPULATION PROFILE

In establishing an effective level of community facilities in the Hillarys area, it may be useful to examine the most recent ABS Census figures (1991) for the area covering Hillarys and Kallaroo.

AGE GROUPS	TOTAL POPULATION	% GROWTH SINCE 1986
0-4	731	9
5-9	939	7
10-14	1182	22
15-19	1073	45
20-24	582	44
25-29	475	-9
30-39	1806	-2
40-49	2107	77
50-54	520	100
55-59	305	28
60-64	285	33
65-69	238	36
70-74	185	50
75-79	93	52
80-84	39	85
85+	18	125

TOTAL POPULATION 10,578

It is estimated that with the release of a further 940 housing units on to the market the population could increase by a further 2,820. These units are expected to attract second home buyers and possibly older people into the group housing area. It can be concluded, therefore, that though a steady increase will be maintained in the school age group the population will be predominantly in the middle aged groupings.

COMMUNITY FACILITIES

The following facilities and services are available within the suburb of Hillarys.

Council Facilities

A pre-school development located opposite Mawson Park is owned by Council and located on a leased site. Council is aware that the Pre-school needs to be relocated, however, this is the subject of a separate report.

Two Tennis Court complexes, located in Fenton Way (one court), and Banks venue (two courts).

There are three major parks: Hillarys Park, Mawson Park and James Cook Park which provide for sporting and passive recreation. Other small parks are located in Parkinson Place and Angove Drive.

Broadbeach Park in Broadbeach Boulevard, currently under construction is a mixture of active and passive activities and has been totally funded by the local developer.

One Library serving the suburbs of Hillarys, Kallaroo, Craigie, Padbury.

The Senior Citizens Centre in Hillarys services the suburbs of Hillarys, Kallaroo, Padbury, Craigie and Beldon.

State Government Facilities

One primary school located in Lynburner Drive.

The Ern Halliday Recreation Camp located near Whitfords Avenue and Angove Drive.

At the Jean Beadle Community Centre the following community based agencies are located:

- . Family Centre
- . Occasional Care Centre
- . Long Day Care Centre
- . Youth Centre
- . Skillshare

Commonwealth Government

Post Office located at the shopping centre.

Private Facilities

St Marks Anglican Community School

Commercial Facilities

A major shopping centre including Tavern, Service Station, Indoor Sporting Facilities and a Health Club.

Adjacent Facilities

Many facilities are available in adjacent suburbs. These include:

- . Child Health Clinics located in Padbury and Kallaroo
- . Major recreation facilities located adjacent on Padbury, Craigie and at the Hillarys Marina
- . Community Halls are accessible in Sorrento, Kallaroo and Padbury.

CONCLUSIONS

The population profile indicates that demand on junior facilities over the next few years will remain static or reduce, and it will be some years before there is a significant rise in the number of seniors. Therefore, in the absence of written expressed community demand, it appears that the suburb is well provided with facilities, notwithstanding there has not been any in depth survey.

Care should be exercised in making decisions concerning further Council facilities for Hillarys based on this audit without carrying a similar audit for the whole district as there is significant movement of people to facilities in adjoining suburbs.

Submitted for your information.

R FISCHER
City Building Surveyor

RF:SE

brel0005
H61106

CITY OF WANNEROO REPORT NO: H61106

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 210 - 0

SUBJECT: HEALTH (ASBESTOS) REGULATIONS 1992

At its meeting on 25 August, 1993, Council expressed concern that Regulation 6(d) of the Health (Asbestos) Regulations 1992 did not adequately cover problems associated with second hand transported buildings that are not designed to be transportable (H10823 refers).

A letter was written to the Executive Director of Public Health expressing Council's concern. The response received on 14 October, 1993 is as follows:

"Thank you for your letter dated 19 September, 1993 in which your Council has expressed concerns over the application of Regulation 6(d) with respect to the relocation of asbestos clad buildings.

In answer to your letter I wish to emphasise that this regulation was not intended to prohibit such activities providing that the building is not substantially dismantled, in which case an offence would occur.

There is no doubt that many of the old timber frame buildings while not designed to be moveable are capable nevertheless, of being transported whole or in two or three parts. Providing that the asbestos cement material

along the cut surface is disposed of and replaced by non-asbestos material at reconstruction, regulation 6(d) is deemed to be complied with.

Of course during any handling or re-use of secondhand asbestos cement material 'reasonable measures' must be taken in accordance with regulation 7(4).

The Health Department is currently reviewing the Asbestos Regulations to clarify some areas and enhance their practical application. It is not proposed, given the above explanation that there will be any substantial change to regulation 6(d)."

Submitted for information.

R FISCHER
City Building Surveyor

LC:lc
bre10002

H61107

CITY OF WANNEROO REPORT NO: H61107

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 865-3

SUBJECT: LOBBY REQUEST - VEHICLE EXHAUST EMISSIONS - ex
H40804, H40804A

Following a request from the City of Subiaco for support in lobbying the Minister for the Environment to initiate a programme similar to the "Dob In A Smokie" campaign run by Victoria, Council resolved to support the request (H40804, H40804A) and also to write to:

- 1 The State Environmental Protection Authority;
- 2 Police Traffic Branch;

- 3 Victorian Environment Protection Authority;
- 4 New South Wales Pollution Control Division; and
- 5 Keep Australia Beautiful Council;

seeking information on what action can be taken to reduce vehicle emission pollution and details of any proposed legislation which may be introduced to control this problem.

Correspondence has now been received from all above, except the Keep Australia Beautiful Council (Attachments refer).

In summary the responses advise as follows:

- 1 The State Environmental Protection Authority - "smoky vehicle" complaints were received from the public between September 1990 and February 1992, but the campaign was discontinued on advice from the Police Department due to administrative difficulties". It was further reported that:

"The main problems identified during the trial included many inaccurate vehicle descriptions (eg reported colour, make and model did not match the vehicle registration number); many vehicles were in fact not smoky at all; the system was open to abuse by vindictive reports; and a backlog of several months developed due to the limited Police resources available for the task. Given that only a small number of the total vehicles reported were actually found to be smoky, and the large amount of Police time devoted out of necessity to each complaint, a decision to continue the campaign could not be justified.

It may be possible for a much simpler system of control to be adopted, using the *Environmental Protection Act 1986*, rather than the Road Traffic Act. For this to occur however, a reallocation of resources would have to be agreed."

- 2 Police Traffic Branch - a proposed programme to "Dob In A Smokie" would be supported. Where faulty vehicles are sighted by Police a "work notice" is issued. In the event of a general complaint it is referred to the Environmental Protection Authority for necessary attention under its legislation.
- 3 Victorian Environment Protection Authority -

"The smoky vehicle campaign, which has been running, on and off, for the last five years, is usually conducted as part of our annual Clear Air Campaign.

A media release is distributed at the start of each campaign advising that people have the opportunity of reporting smoky vehicles they see on the roads to the Environment Protection Authority. They do this by ringing EPA's Pollution Watch Line. I have enclosed a form that is used to take down the details.

The information received is run through the state government's Road Transport Authority computer to obtain address details. A letter is then sent to the owner of the vehicle advising their car had been reported as emitting excessive amounts of smoke and it would be advisable to have it checked (a copy of the letter is enclosed). No legal action can be taken as part of the public spotting program.

4 New South Wales Pollution Control Division -

"The EPA conducts a smoky vehicle enforcement program in New South Wales. EPA officers are authorised to detect and issue \$96 penalty notices to the owners of offending vehicles. Officers are also empowered to issue defective vehicle notices and notices to require the owners of offending vehicles to present the vehicles for inspection and testing to a place specified in the notice.

In addition, the EPA accepts vehicle reports from council officers, RTA officers and Police regarding smoky vehicles. A warning letter is sent to the owner of a vehicle on receipt of a smoky vehicle report. The EPA also accepts observations from members of the public, however, a second independent observation is required before any action is taken."

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hrel0013
gaf:rej

H11100

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H11101

CITY OF WANNEROO REPORT NO H11101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-8

SUBJECT: NORTH EAST DUNCRAIG TRAFFIC STUDY

Council, at its September 1993 meeting, approved the membership of the North East Duncraig Traffic Management Group (Item H10905 refers). Unfortunately, Mr A Kompler of 18 Ripley Way was inadvertently omitted from this list.

Mr Kompler's membership is supported by the Study Group.

RECOMMENDATION

That Council:

83approves the inclusion of Mr Kompler of 18 Ripley Way to the membership of the North East Duncraig Traffic Management Group;

84advises Mr Kompler accordingly.

R T McNALLY
City Engineer

DP:AT
Aere1106

H11102

CITY OF WANNEROO REPORT NO H11102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-0-6

SUBJECT: EDDYSTONE AVENUE TRAFFIC STUDY

Council considered a report on the future planning of Eddystone Avenue at its meeting in September 1993 (Item H10906 refers). It deferred consideration of this matter for one month, pending a further report being submitted on:

- (a) the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- (b) the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive;
- (c) the construction of a service road on both sides of Eddystone Avenue.

The estimated cost of the extension of the dual carriageway in Eddystone Avenue, from Sandalford Drive to south of Gradient Way, is \$60,000.

With regard to the two options of the service road, the proposed treatments are as follows:

Option No 1 - Service Road on Western Verge

This treatment utilises the constructed western road reserve to create a landscaped service road having access from the existing Eddystone Avenue pavement. As the existing pavement is located within the eastern portion of the road reserve, the treatment mainly improves the amenity for those residents on the west

side. However, a parking embayment treatment can be constructed on the eastern pavement and this would provide a reasonable distance of 2-3 metres for those residents to park and access properties away from the through traffic movements. The estimated cost of this option, as shown on Attachment 1, is \$340,000.

Option 2 - Service Road on Both Sides of Eddystone Avenue

This option provides for an equal treatment of residential amenity and access to Eddystone Avenue. It does, however, require the relocation of the majority of the existing carriageway to the centre of the road reserve and therefore reduces any possible cost savings. This option, as shown on Attachment 2, is estimated to cost \$570,000.

Also, this treatment will involve major reconstruction works and disruption to residential and through traffic movements.

As a cost comparison, the extension of the dual carriageway, from Sandalford Drive to Craigie Drive, is estimated to cost \$380,000. While this treatment is not recommended in the traffic study, it indicates the significant costs involved in relocating the existing road pavement and drainage.

Programme

Provision has been made in the 1994/95 year of the Five Year Capital Expenditure Programme for commencement of the Eddystone Avenue upgrading project. The actual extent of works and funding provision will need to be considered on a priority basis with other road projects as part of the 1994/95 budget deliberations.

Conclusion

On a cost effective basis, the option of a service road on the western verge with a parking embayment treatment incorporated as part of the eastern carriageway appears desirable. This parking embayment treatment can also be established on the northern section of Eddystone Avenue as part of the dualling programme.

RECOMMENDATION

That Council:

85reiterates that the function of Eddystone Avenue is an important regional road connecting to Joondalup Drive;

86lists for consideration in the 1994/95 Road Construction Programme the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;

87lists for consideration in the 1994/95 Road Construction Programme the construction of a "service or frontage" road along the western side of Eddystone Avenue together with a parking embayment treatment on the eastern carriageway, between Gradient Way and Craigie Drive;

88advises Eddystone Avenue residents accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell108
H11103

CITY OF WANNEROO REPORT NO H11103

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-1334

SUBJECT: PEDESTRIAN CROSSING - KINGSLEY DRIVE/DALMAIN STREET, KINGSLEY

At its August 1993 meeting, Council considered a report (Item H10809 refers) regarding the perceived safety concerns of

the guard control crossing at the roundabout at Kingsley Drive and Dalmain Street, Kingsley. Council deferred consideration of this matter, pending a further on site meeting with the petition co-ordinator, Councillor Wood, Police Traffic Branch and Main Roads WA.

The on site meeting was held on 28 September. However, Councillor Wood was unable to attend this meeting. The Police Traffic Branch reiterated that the location of the guard control crossing was satisfactory.

Main Roads WA has agreed to install supplementary roundabout and children crossing advisory signs south of Dalmain Street.

The matter of a Transperth bus parking south of the roundabout in Kingsley Drive obscuring sight lines has been referred to that authority for its urgent attention.

RECOMMENDATION

That Council advises the petition co-ordinator that the Police Traffic Branch and Main Roads WA consider the location of the guard control crossing in Kingsley Drive near Dalmain Street to be satisfactory with improvements to the advisory signing being implemented accordingly.

R T McNALLY
City Engineer

DP:AT
Aerell109
H11104

CITY OF WANNEROO REPORT NO H11104

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-416

SUBJECT: PETITION REQUESTING INVESTIGATION OF
STORMWATER DRAIN AND WIDENING OF MILNER
STREET, QUINNS ROCKS

An eight signature petition has been received from residents of Quinns Rocks requesting that Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks and the widening of Milner Street to allow two cars to pass more easily.

The blocked drain has been inspected and cleared of plant debris and sand.

With regard to the widening of Milner Street, Council considered a report at its October 1989 meeting (Item D11009 refers) on the Quinns Rocks Traffic Management Study and approved and commenced the construction of the following road improvements in priority order:

Item	Road Name		Completed
1	Mindarie Drive	Quinns Road to Piper Street	Yes
2	Fraser Road	Piper Street to Ashley Avenue	Yes
3(a)	Hazel Avenue	Ashley Avenue to Robinson Avenue and co-ordinate improvements with Fraser Road	Yes
(b)		to Hall Avenue and Hazel Avenue to Ocean Avenue	Yes
)		Hazel Avenue to Ocean Drive	No
	Robinson Ave		
(c)			
4	Rees Drive	Upgrade and widen road to 90m adjacent to school	Yes
	White Road		
	Ainge Road		
5	Tapping Way	Piper Street to Robinson Road	No
6	Rees Drive	Mindarie Drive to Gumblossom	

		Way	Yes
7	Javez Drive	Beverley Crescent to Tapping Way	Und
			er
			Con
			st
8	Piper Street	Fraser Road to Tapping Way	No
9	Ocean Drive	Quinns Road to Tapping Way (North)	No

The outstanding construction of Robinson Avenue and Tapping Way has been postponed pending finalisation of the proposed construction of the Water Authority of WA sewer rising main and the subdivisional and development adjacent to Tapping Way.

The next project, Javez Drive, is currently under construction leaving the funding for the next number of years to be allocated for the three remaining large projects of Robinson Avenue, Piper Street and Ocean Drive.

Milner Street is currently a 5m wide, unkerbed road approximately 200m in length. It is a minor access road serving residential lots and a small recreation reserve. The width of Milner Road is considered satisfactory for this purpose. It is, therefore, suggested that further consideration of the upgrading of Milner Street be deferred until the prioritised programme for Quinns Rocks streets, adopted by Council in October 1989, is completed.

RECOMMENDATION

That Council advises the petitioners that:

89the blocked drain in Milner Street, Quinns Rocks has been cleared;

90the upgrading of Milner Street will not be considered until the prioritised programme of upgrading of roads in Quinns Rocks, adopted by Council in October 1989, has been completed.

R T McNALLY
City Engineer

GR:EMT:AT
Aere1103
H11105

CITY OF WANNEROO REPORT NO H11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS : CONTRACT NO 31-93/94

Council has approved funds of \$65,000 in the 1993/94 Budget, Account No 29399, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale.

Tender No 31-93/94 for the construction of two illuminated tennis courts, adjacent to the existing tennis courts on Timberlane Park in Woodvale, was advertised on 25 and 28 September 1993.

The location of the proposed tennis courts on this reserve, in relation to the existing courts, is shown on Attachment 1. Tender submissions are shown on Attachment 2.

Lighting Standard

Council normally provides a recreational standard of lighting for all new courts. However, Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard. The club has also requested the cost to upgrade four existing courts to

competition standard lighting. The tender submissions for these items are also shown on Attachment 2.

Upgrading to competition standards of lighting incorporates the following costs:

Increased Capital Costs :	Depends on the court location and existing supply.
Replacement Luminary Costs :	Approximately one third higher irrespective of type purchased.
Power Costs :	Double the cost of Recreational Lighting

The Parks Department has indicated its concerns for setting a precedent in upgrading tennis court lighting standards to competition standards.

The Department has been requested, by various groups, to upgrade existing facilities to competition standards of lighting. The number of requests involve 54 courts out of a total of 69 courts supplied by Council. The capital and associated running costs in carrying out this upgrading would be extreme. Council would normally ask any group requiring specific competition lighting to fund all the installation and associated operational costs. Due to the high costs associated with maintenance of the facilities, the average club is unable to meet these requirements.

With respect to this particular installation at Timberlane Park, the proposed courts are the furthest away from the clubroom but closer to housing development. Even with environmental type lighting fittings, the extra illuminance produced by a competition standard of lighting could be obtrusive.

The apparent trend towards evening tennis competitions and the need to upgrade the standard of court lighting requires further detailed evaluation by Council's Recreation and Cultural Services Department. There are a number of tennis clubs now operating within the City and the upgrading of court lighting to competition standard will be a substantial expense to these clubs. The type of lighting fixtures needs to be carefully assessed to ensure that the impact on adjoining residences is minimal.

It is recommended that Council continues with its policy of providing recreational lighting to the tennis courts at Timberlane park and any further upgrading be subject to a report by the City Recreation and Cultural Services Manager.

Power Supply Upgrade

Recent discussions with SECWA highlighted a deficiency in the existing power supply to Timberlane Park. To accommodate the proposed tennis courts and oval reticulation, a total upgrade of the existing SECWA cabinet is required. The cost of carrying out this work is \$7,396. As the upgrade involves the proposed tennis court lights, a half share of \$3,698 should be allocated from Engineering Account No 29399 - Timberlane park - Construction of Two Illuminated Tennis Courts. The balance of the cost will be accommodated from Account No 29194 - Timberlane Park - Oval Development.

Tender Evaluation

The lowest tender received was from Sportcoat at \$50,112, which included recreational standard of lighting. This company has previously constructed tennis courts for Council and its work has been considered satisfactory. Sportcoat has included in its tender, the use of Spectra Tennis Ace luminaires which are of the environmental type. The computer generated illumination diagram, submitted with the tender, shows that the illumination levels of the court will be above the minimum specified requirements. This tender is therefore recommended.

The tender option from Sportcoat for the two tennis courts with competition lighting is the only tender which conforms with Council's specification. The tender price of \$62,440 for this option highlights additional cost of \$12,328 for the upgrading of court lighting.

It is recommended that Kingsley Tennis Club be advised of the extra costs required for upgrading to competition standard of lighting, including initial capital costs as well as associated maintenance and running costs.

RECOMMENDATION

That Council:

91approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;

92awards Contract No 31-93/94, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale, to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;

93authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;

94advises Kingsley Tennis Club of the extra costs for upgrading to competition standard of lighting, including all capital costs, future maintenance and extra power costs;

95authorises the signing of the tender documents;

96seeks a report from the City Recreation and cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

R T McNALLY
City Engineer

MR:AT:EMT
Aerell107

TENDERER	TENDER AMOUNT RECREATIONA L	COURTS WITH COMPETITI ON	UPGRADING FOUR EXISTING COURTS TO COMPETITION
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Recreation

Sportcoat

Standard

Illuminance
both confor
Specificat
Recreation

Independent
Paving and
Earthworks

Illuminance
both confor
Specificat

Competition

Illuminance
Luminaire
Recreation

Sport
Surfaces

Illuminance
do not con
Specificat

Competition

Illuminance
Luminaire
No lighting
details su
tender

Mike Lynch
Construction

H11106

CITY OF WANNEROO REPORT NO H11106

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 622-0

SUBJECT: BY-LAWS RELATING TO MARANGAROO AND CARRAMAR
GOLF COURSES

By-laws are required under the Local Government Act to set aside golf course reserves for the playing of golf and to enable fees to be charged.

Council adopted By-laws relating to Marangaroo Golf Course at its November 1987 meeting. (Item B11121 refers) There is now a requirement to amend these By-laws to provide for Carramar Golf Course.

The proposed amendment shown at Attachment 1 includes a broad definition of "the golf course reserve" which allows Marangaroo, Carramar and future Golf Courses to be covered by these renamed By-laws.

RECOMMENDATION

That Council:

1. adopts the proposed amendments to its By-laws Relating to Marangaroo Golf Course as attached to Report H11106 to allow for the playing of golf and charging of fees at Carramar Golf Course and future golf courses.
2. authorises the affixation of the Common Seal to and endorses the signing of the documents.
3. authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed By-laws promulgated.

R T McNALLY
City Engineer

DRB:LCI
Aerell102
H11107

CITY OF WANNEROO REPORT NO: H11107

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 3797/110/1

SUBJECT: PROPOSED OUTBUILDING: LOT 110 (1) ARROWSMITH
RISE, MARANGAROO

APPLICATION

An application has been submitted for approval to construct an outbuilding comprising a garage and games room at Lot 110 (1) Arrowsmith Rise, Marangaroo, which has an area greater than 60 square metres (see Attachment 'A').

COUNCIL POLICY

Council requires that applications for outbuildings which exceed 60 square metres in area are to be submitted to Council for consideration. Council's Policy also requires that the written comments of the adjoining owners must also be submitted and a statement provided that the outbuilding will not be used for habitable, commercial or industrial purposes.

ADJOINING OWNERS COMMENTS

Written comments have been submitted by both adjoining owners and they have indicated that they have no objections to the proposed outbuilding.

BACKGROUND

The revoked Uniform Building By-laws contained a by-law which limited the size of outbuildings on residential lots to 46.5 square metres. The Building Code of Australia or the Residential Planning Codes do not place any restriction on the size of an outbuilding except that the combined area of the dwelling and any outbuilding/s shall not exceed 50% of the area of the Lot.

In this instance the Lot is 687 square metres in area. The proposed outbuilding will be 105 square metres and the dwelling is 131 square metres, a total of 236 square metres or 35% of the Lot area.

RECOMMENDATION

That Council approve the proposed outbuilding to be constructed at Lot 110 (1) Arrowsmith Rise, Marangaroo, subject to the applicant submitting a statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

R FISCHER
City Building Surveyor

LC:lc
bre11001

H11108

CITY OF WANNEROO REPORT NO: H11108

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 2845/580/1

SUBJECT: PETITION OBJECTING TO FENCE: 1 SENTRON PLACE,
MERRIWA

Council, at its 13 October 1993 meeting received a 23 signature petition from residents of Merriwa, objecting to a fence located at 1 Sentron Place, Merriwa, item H91004 refers.

In March 1993, the District Building Surveyor served a site instruction on the owner of Lot 580 (1) Sentron Place requiring the fence to be brought into compliance with Councils fencing By-law. Lot 580 is a corner lot and the owner had commenced building a timber post and rail fence on the secondary street boundary.

The posts and rails were not in accordance with Councils minimum specification. Despite repeated requests to the owners to rectify the works, little was done. Complaints about the appearance of the fence were received from a number of sources.

In July 1993, I met with the owners. It was clear that they were finding it difficult to complete the fence for a variety of reasons. However, it was agreed they would complete the works by the end of September 1993. Some attempt to carry out the work was made but due to difficulties including financial hardship the works were not completed. Arrangements for Councils Welfare Officer to visit and assist if possible were made.

As a result, arrangements have been made for a contractor to complete the works before the end of October 1993 using special funding from the Home and Community Care programme. The funds are provided through the State and Federal Government for use in special circumstances of hardship.

The petition complains that the construction of the fence is sub-standard, an eyesore and an embarrassment to the residents of the area. The above course of action will resolve the complaints. It is noted that the petitioners live in the vicinity of Lot 580 (1) Sentron Place, Merriwa. Accordingly, it is expected they will be aware of the remedial work carried out to the fence.

RECOMMENDATION

That Council advises the petitioners that, whilst it appreciates the time it took to effect remedial works to the fence was undesirable, the fence has now been fixed to Councils satisfaction and no further action is warranted by Council.

R FISCHER
City Building Surveyor

RF:SE

bre11002
H11109

CITY OF WANNEROO REPORT NO: H11109

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3470

SUBJECT: PROPOSED ELECTRIC FENCE: LOT 14 AVERY STREET,
NEERABUP

APPLICATION

An application has been received from Consolidated Security Systems for approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 Avery Street, Neerabup (See Attachment 'A')

COUNCIL BY-LAWS

Council's By-laws relating to Fencing and Private Tennis Court Floodlighting permit electrified fences to be erected only in rural areas for the control of livestock. This is the first application received for an electrified fence on a commercial or industrial property.

Investigation has revealed that several local authorities have permitted the use of electrified fencing around boat sale premises, timber yards, hardware stores, hire-car premises and others.

ELECTRIFIED FENCE

The fence shown on the attachment is a normal cyclone mesh with steel posts and three strands of barbed wire. The electric fence is located 100 away from the cyclone fence. If an intruder touches the fence a 7000 volt shock will be delivered. The applicant claims that this is very painful yet harmless.

The system is armed and disarmed by a liquid crystal display terminal at the main entrance to the premises. If an intruder holds onto, cuts or shorts out the electric fence, a control panel will go into an alarm, setting off external sirens and

notifying the monitoring station. The applicant also claims that this will result in police and guard response to the premises.

AUSTRALIAN STANDARDS

The electrified fence must be installed in compliance with the relevant Australian Standards AS 3129-1989 Approval and test specification-Electric fence energisers and AS 3014-1991 Electrical installations-Electric fences. The inset shown on the attachment indicates the symbol for the warning sign which is required by the standards to be fixed to fence posts at least 10000 apart.

COUNCIL LIABILITY

There is a concern that if a person was injured as a result of a Council approved electric fence, could Council be held liable? Although Council's by-laws permit electrified fences on rural properties, this issue of electric fences for protection of property has not been raised before.

It is considered that a legal opinion should be obtained and also comments from Council's insurers before an approval or refusal is given to the application. The opinion and comments would also influence the inclusion of electrified fences for commercial and industrial properties into Council's by-laws.

RECOMMENDATION

That Council defer the consideration of approval or refusal of a proposed electrified fence to be installed at Lot 14 Avery Road, Neerabup, and seek a legal opinion from Council's solicitors and comments from Council's insurers and advises the applicant accordingly.

R FISCHER
City Building Surveyor

LC:lc
bre11004

H21100

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H21101

CITY OF WANNEROO REPORT NO: H21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4203

SUBJECT: PROPOSED CHEMIST USE APPLICATION, LOT 719 (10)
MINDARIE DRIVE, QUINNS ROCKS

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Gamehill Pty Ltd

CONSULTANT: BSD Consultants

INTRODUCTION

An application has been received from BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for the establishment of a Chemist on Lot 719 Mindarie Drive, Quinns Rocks.

BACKGROUND

At the June meeting this year, Council approved an application for a medical centre, child care centre and infant health centre on Lot 719 Mindarie Drive, Quinns Rocks (H20608). The approved development included a women's health medical suite and a specialist medical suite. This current application deletes both of those suites and replaces them with a Chemist.

The subject site is a triangular lot bounded by Mindarie Drive, Quinns Road and Smales Road. The land is zoned Residential Development under Town Planning Scheme No 1. A Chemist is an unlisted use in the operative scheme but falls within the definition of a shop. In the scheme, a shop is not permitted in a Residential Development zone.

PROPOSAL

The proposal is to develop a chemist as part of the approved consulting rooms, paramedical development on Lot 719. The chemist will take the floor space of the proposed specialists suite and the women's health suite occupying a floor space of 200m².

A total of 60 car parking bays has been provided on site based on Council's car parking requirements of six bays per practitioner for consulting rooms totalling 48 bays and one per 30m² of gross floor area for offices. This does not provide for council's requirement of one bay per 12.5m² of GLA for a shop, this would increase the total requirement for on site parking to a minimum of 64 bays.

The proposal has been submitted in part due to the Chemist currently located in Quinns Shopping Centre expressing an interest in relocating to be part of the medical centre. The Chemist currently feels that he will not be able to accommodate the projected future patronage in his present location.

The Quinns Rocks local shopping centre is separated from Lot 719 by 500 metres of regional reserve. This centre has a gross leasable floor area of 2015m², therefore, it would be excessive to consider rezoning a single lot so close to an existing centre to accommodate a Chemist which is already located within the centre.

The current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone.

Due to the proximity of the medical centre to the existing

shopping centre, it is recommended that Council not approve this application.

RECOMMENDATION:

THAT Council refuses the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 Mindarie Drive, Quinns Rocks, on the grounds that:

1. the proposed use is not permitted in the Residential Development zone;
2. the Quinns Rocks local shopping centre located at Lot 80 Quinns Road is in close proximity to the proposed medical centre on Lot 719 Mindarie Drive and this centre adequately services the Quinns Rocks area on a commercial basis.

O G DRESCHER
City Planner

mb:gm
pre1110
25.10.93
H21102

CITY OF WANNEROO REPORT NO: H21102

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040)
WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Inghams Enterprises
CONSULTANT: W I Hopkinson

INTRODUCTION

Council received an application on 13 August 1993 for an extension to an existing hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo (see Attachment No 1).

BACKGROUND

The application was considered at Council's meeting on 13 October 1993 (H21003) and it was resolved to advise Inghams Enterprises of Council's concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality and seek to arrange a meeting to discuss these concerns between representatives of Inghams Enterprises, the Town Clerk, City Planner, nominated Councillors and representatives of the Department of Planning and Urban Development, and the Environmental Protection Authority.

ASSESSMENT

A meeting was held on 21 October 1993 and attended by Dr Bill Hopkinson and Mr Des Cain, Inghams Enterprises; Mr Andrew Pawluk, Department of Planning and Urban Development; Mr Ron Van Delft, Environmental Protection Authority and City representatives.

Matters of concern to Council were discussed, resulting in the following information.

The main offensive activities on the site occurred during the operation of Farm 1 which has been removed as a result of negotiation by the City's Odour Monitoring Committee. From this farm one shed remains standing and is used for the storage of machinery (see Attachment No 2).

The feedmill and remaining sheds are uses which attract the 500 metre EPA buffer requirement. Through discussions it was determined that their operation, particularly the shed, has the potential to generate offensive odours six times per year,

provided the cleaning operations coincide with certain climatic conditions. It is further advised that the residential properties to the west, south-west of the subject site are the main areas affected.

The relocation of the feedmill and sheds were discussed, with the estimated cost of relocation being at least \$20 million. The feedmill has approximately a ten year life remaining, after which it is not intended to replace the facility on the subject site. The sheds are estimated to have a 20 year life remaining and Inghams would consider relocation to Muchea or a similar greenfields site following this period.

During the meeting, reference was made to rezoning applications, received by Council to the south-east of the sheds which would be affected by EPA's buffer requirement. That application will require a study to be undertaken by the applicant's consultants to establish, to the satisfaction of the Department of Planning and Urban Development whether or not urbanisation can occur.

The hatchery and its proposed extension is a use that does not generate an offensive odour and is considered compatible with residential uses. Given the costs associated with relocation and the previous removal of the offensive Farm 1, it is not considered appropriate to subject an approval to the closure or relocation of any part of the existing activities on the site. Furthermore, should landowners within the 500 metre EPA buffer area wish to rezone and develop their land for residential purposes, it is considered appropriate that supporting information be collated, at the landowner's expense, to satisfy Council and the Department of Planning and Urban Development that the resulting residential land will not be adversely affected by the poultry farm operations.

RECOMMENDATION:

THAT Council:

1. approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate development conditions;
2. requires, prior to the initiation of an amendment over land located within the 500m EPA buffer area, the provision of a report, prepared at the expense of the developer, containing information that satisfies Council

and the Department of Planning and Urban Development that the land, subject to the amendment, will not be adversely affected by the operations on Loc 1665 Wanneroo Road, Wanneroo.

O G DRESCHER
City Planner

pje:gm
pre1106
21.10.93
H21103

CITY OF WANNEROO REPORT NO: H21103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/3652

SUBJECT: PROPOSED RETAIL NURSERY AND FIREWOOD SALE AREA
ON LOT 4 (244) WANNEROO ROAD, LANDSDALE

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Arturo Nominees Pty Ltd

INTRODUCTION

An application has been received from Arturo Nominees Pty Ltd for approval to develop a retail nursery and firewood sales on lot 4 (244) Wanneroo Road, Landsdale

BACKGROUND

The subject lot is zoned Rural under Council's Town Planning Scheme No 1 and a retail nursery is an "AA" use (a use that is not permitted unless approval is granted by Council) in this zone.

The subject lot is also proposed as "Category A1 Future Urban" under the North West Corridor Structure Plan released by the Department of Planning and Urban Development in March 1992.

An application was also previously received by Arturo Nominees Pty Ltd in December 1992 for a proposed retail nursery on the subject site.

A report (H20212) for this application was submitted to Council on 10 February 1993 where it was resolved:

That Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

- 1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;*
- 2. the development introduces an additional commercial activity on land along Wanneroo Road intensifying commercial development along this road in this area;*
- 3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;*
- 4. if approved, it will set an undesirable precedent.*

PROPOSAL

The proposed development is presented in Attachment No 1. The applicant proposes exactly the same development as was refused by Council in February 1993, being to convert the existing sheds on the property to a retail nursery and construct a 16 bay car park. Access to the development is proposed off Wanneroo Road.

ASSESSMENT

In the assessment of the application, two issues need to be considered: development fronting Wanneroo Road; and the implications of the North West Corridor Structure Plan. Council may recall that it has recently considered a number of similar applications for retail nurseries on rural land along Wanneroo Road at Lot 47 Wanneroo Road, Landsdale (H20304), Lot 5 Wanneroo Road, Landsdale (G20408), Lot 13 (354) Wanneroo Road, Wangara (H20242) and Lot 43 Wanneroo Road, Neerabup (G21215). Council resolved to refuse all applications on the grounds that they were premature in light of the structure planning required following the release of the North West Corridor Structure Plan and that if approved would set an undesirable precedent for further commercial type activities on rural land along Wanneroo Road.

In this instance, the North West Corridor Structure Plan earmarks this area as "Category A1 Future Urban. The Structure Plan defines this as "land having no constraints to urban development in the short term, generally within five to ten years".

With regard to the proposed development fronting, and gaining access from Wanneroo Road. Council is becoming increasingly concerned at the proliferation of Commercial activities, particularly retail nurseries along Wanneroo Road. This is for two reasons: the traffic hazard that they generate; and the aesthetic considerations of uncontrolled commercial strip development. Strict control therefore needs to be imposed on development approvals in these locations in order to prevent the escalation of these concerns.

In conclusion, based on these issues and the fact that Council had previously refused an application for a retail nursery on the subject site, I am of the opinion that the application cannot be supported.

RECOMMENDATION:

THAT Council refuses the application by Arturo Nominees Pty Ltd for a retail nursery on Lot 4 (244) Wanneroo Road, Landsdale on the grounds that:

1. the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;

2. the development introduces an additional commercial activity on land along Wanneroo Road, intensifying commercial development along this road in this area;
3. the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;
4. if approved, it will set an undesirable precedent.

O G DRESCHER
City Planner

sk:gm
pre1109
25.10.93
H21104

CITY OF WANNEROO REPORT NO: H21104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4164

SUBJECT: PROPOSED INDOOR SHOOTING COMPLEX : LOT 101
(52) WINTON ROAD, JOONDALUP

METRO SCHEME: Urban

LOCAL SCHEME: Service Industrial

APPLICANT/OWNER: Geluk Holdings

INTRODUCTION

An application has been received from Geluk Holdings seeking Council's approval to use Lot 101 (52) Winton Road, Joondalup, for the purpose of an indoor shooting complex.

Council is advised that the applicant has also submitted an application to use a showroom unit, currently under construction, at Lot 122 Winton Road, Joondalup, for the sale of archery, related items, firearms and fishing tackle. This application will be approved administratively by the Development Assessment Unit.

BACKGROUND

An eight showroom unit development was approved over both Lot 101 and the adjacent Lot 102 in November 1992. A condition of this approval required the amalgamation of the two lots. The Department of Planning and Urban Development issued an approval for this in January 1993. The landowner did not, however, complete the amalgamation process. To date the lot remains undeveloped.

Geluk Holdings has made an offer to purchase the property and requires Council's approval to use the site as an indoor shooting complex, so that the acquisition can proceed in the knowledge that the use is acceptable.

PROPOSAL

The shooting complex, which is only intended to utilise part of the site, will cater for the use of airguns, small bore firearms and the possibility of archery shooting.

Ten shooting booths are planned with remote controlled target settings and retrieval. Hours of operation will depend on demand, the centre is, however, likely to operate during evenings and weekends. A staff of 3-4 will be required.

Once in operation, the applicant intends to relocate the showroom activities from Lot 122 Winton Road, to the new premises on Lot 101.

Two non-related showrooms are intended to be developed over the remaining portion of the lot.

ASSESSMENT

Under Town Planning Scheme No 1 the proposal would fall within the definition of Public Amusement. This is a use not permitted within a Service Industrial Zone unless specifically approved by Council (an AA use).

From a planning point of view, the site is considered appropriate for the intended uses. Prior to any construction taking place, the applicant will require a further approval for the actual physical development. It is at this stage that issues relating to design, carparking, noise abatement etc can be assessed.

RECOMMENDATION:

THAT Council grants approval to Geluk Holdings to use Lot 101 (52) Winton Road, Joondalup, for an indoor shooting complex, subject to:

1. the issue of an Approval to Commence Development and a Building Licence for the physical development of the site prior to the commencement of any works, and
2. the necessary approvals and/or licences being obtained from the Western Australian Police Force.

O G DRESCHER
City Planner

rmp:gm
pre1048
12.10.93
H21105

CITY OF WANNEROO REPORT NO: H21105

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4225

SUBJECT: PROPOSED BULK EARTHWORKS AND INERT LANDFILL :
PT LOT M1722 MARMION AVENUE, ILUKA

METRO SCHEME: Urban

LOCAL SCHEME: Rural

OWNER: Beaumaris Land Sales

CONSULTANT: Cossill & Webley

INTRODUCTION

An application has been received from Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales, seeking Council's approval for bulk earthworks and inert landfill within Pt Lot M1722 Marmion Avenue, Iluka.

SITE DESCRIPTION AND BACKGROUND

The subject land is located towards the north east corner of Iluka, adjacent to the junction of Marmion Avenue and Burns Beach Road. The land is currently being rezoned from Rural to Residential Development through Amendment No 641 to Town Planning Scheme No 1 (G21204, H20428, H20728). The structure plan, which forms the basis of this amendment, identifies the subject area for use as a district sized area of public open space, a possible Catholic primary school, and for residential land use.

The area generally slopes towards a low point within the central north portion of the future public open space. A disused quarry is located over the central south portion of the future public open space. The site is covered in low native scrub.

PROPOSAL

The proposed works will primarily involve:

97The removal and stockpiling of sand and topsoil from the future public open space area.

98The importation, spreading and compaction of dry inert fill within the future public open space area.

99Bulk earthworking of adjacent future school and residential sites.

100The spreading of the previously stockpiled sand and topsoil over the proposed area of public open space.

At this stage, the applicant expects that these works will take approximately 12 months. As landfill material will be imported from independent sources, this timeframe may vary depending upon the extent of construction activities in the area at the time of works.

The proposed final ground levels will help facilitate the development of an oval within the future public open space, as well as the development of the Catholic primary school and adjoining residential areas.

Works are proposed to be carried out so as to retain a 40 metre wide vegetation buffer to Marmion Avenue for as long as practical.

600mm of clean sand will be placed over the rubble once landfill operations are complete and no rubble will be placed within 10 metres of sites for future retaining walls, car parks, buildings, services or drainage sumps.

A 1.8 metre high fence is to be constructed along the landfill sites boundary with Marmion Avenue.

ASSESSMENT

As the proposed land use is not listed in Town Planning Scheme No 1, the application has been advertised in accordance with the Scheme's special approval procedures. Advertising closes on 9 November 1993. At the time of writing this report, no submissions had been received. Council will, however, be advised of any submissions received prior to the close of advertising.

The proposal has been referred to the Environmental Protection Authority and the Water Authority of WA for necessary approvals and/or conditions. These authority's are yet to respond. The City's Development Approval can however be granted subject to the necessary approvals of these authorities.

Conditions relating to the standard of compaction, supervision, access, fuel storage, noise, dust, weed and litter control, hours

of operation, disposal of existing vegetation and stabilisation will need to be imposed to ensure an acceptable standard of operation.

Upon completion of works it would be appropriate to obtain for future record an accurate plan indicating the extent to which landfill has been placed over the site.

From a town planning perspective it is considered that this proposal has merit and is similar to operations previously conducted in order to fill a number of present day recreation reserves. If conducted in an acceptable manner, operations are unlikely to substantially reduce local amenity and will not affect the future use of the site.

RECOMMENDATION:

THAT Council grants approval to the application submitted by Consulting Engineers, Cossill & Webley on behalf of Beaumaris Land Sales for bulk earthworks and inert landfill within portion of Pt Lot M1722 Marmion Avenue, Iluka subject to:

1. landfill material being restricted to dry inert matter as approved by the City Engineer and City Planner;
2. imported landfill material, other than clean sand, shall only be placed in the proposed district open space area;
3. no imported fill material, other than clean sand, shall be placed within 10 metres of future sites for retaining walls, car parks, buildings, services or drainage sumps unless approved by the City Engineer;
4. any modification to the final design levels as shown on the approved plan, being authorised by the City Planner and City Engineer;
5. approvals being granted by, and compliance with any conditions imposed by the Environmental Protection Authority and the Water Authority of Western Australia;
6. the landfill site being fenced to the satisfaction of the City Planner and City Engineer;
7. conditions deemed appropriate by the City Planner and City Engineer in respect to the standard of compaction (including certification), supervision, access, fuel

storage, noise, dust, weed and litter control, hours of operation, disposal of existing vegetation and stabilisation; and

8. the submission of an accurate plan indicating the extent of landfill at the completion of works.

O G DRESCHER
City Planner

rmp:rp
pre1115
H21106

CITY OF WANNEROO REPORT NO: H21106

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 755-39197, 510-2648

SUBJECT: PROPOSED AMALGAMATION OF A PORTION OF WEST COAST DRIVE HILLARYS WITH MARINE AND HARBOURS RESERVE 39197

The section of land that protrudes out of West Coast Highway, Hillarys is held in Title by Her Majesty the Queen Elizabeth the Second. The land was transferred to the Crown as a requirement of the Minister for Planning with the intent that such land would be surrendered and vested in Her Majesty and set aside for road purposes.

It was intended that this portion of road reserve would allow for future access to Reserve 39197 (Hillarys Boat Harbour). The Boat Harbour is developed and its access is defined through the roundabout at Hepburn Avenue. Therefore the subject portion of land is no longer required.

The Department of Marine and Harbours has sought approval from the Department of Land Administration (DOLA) to have the area of land amalgamated into Reserve 39197 which is set aside for "Marine purposes". As the City has no requirement for this portion of land I see no reason as to why the Department of Marine and Harbours request should not be consented to.

RECOMMENDATION:

THAT Council advises the Department of Land Administration that it has no objection to the Department of Marine and Harbours amalgamating the portion of West Coast Highway held in Certificate of Title Volume 1322 Folio 875 with Reserve 39197.

O G DRESCHER
City Planner

cd:rp
pre1102
15.10.93
H21107

CITY OF WANNEROO REPORT NO: H21107

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/1761

SUBJECT: VARIATION TO RESIDENTIAL PLANNING CODES FOR
PROPOSED 26 GROUP DWELLINGS ON LOT 198
WESTGATE WAY, MARANGAROO

METRO SCHEME: Residential

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: C Casella (Social Building Co)

INTRODUCTION

An application has been received from Mr C Casella to develop 26 group dwellings (being Stage 2 of a 49 group dwelling approval) on Lot 198 Westgate Way, Marangaroo (see Attachment No 1). Accompanying the application is a request for setback relaxation, compiling with initial approval issued under the old Residential Planning Codes.

BACKGROUND

Council previously issued an approval dated 29 March 1989 for 49 grouped dwellings on the subject site. This approval being issued over four years ago, was assessed and subsequently complied to the current Residential Planning Codes at that time.

Since issue of approval in 1989, the developer constructed Stage 1 being 23 units, and has postponed the construction of Stage 2 until all units in Stage 1 were sold.

The initial development approval was issued for a period of two years.

R CODES ASSESSMENT

The current requirement for setbacks between the proposed units are 2 metres or 2.5 metres in this situation, depending on the height and length of the appropriate wall and the existence of major openings.

The applicant proposes a setback of 1.7m to 2.3m between buildings, resulting in a shortfall of 0.3 to 0.2 metres.

Setbacks from habitable room windows to a parking area or vehicle accessway is required to be no less than 4m, unless it is for the exclusive use of the occupants of that dwelling or unless the area is screened. Units 28, 31, 41 and 37 require screening which the applicant proposes dense landscaping.

Car parking requirements for the overall development is a minimum of 76 private car bays (determined by two spaces per grouped dwelling for the first four dwellings and 1.5 car spaces for each dwelling in excess of four). The applicant provides well in excess of this amount. However, not less than 10% of the car parking requirements are to be permanently marked and retained

for visitor bays, therefore a minimum of eight visitor bays are to be provided. The applicant proposes only five visitor bays for the overall development, resulting in a shortfall of three visitor bays.

DISCUSSION

The existing development, being Stage 1, has created no problems in respect of the setbacks and their proximity to each other.

The proposed development of the site has been designed so that access is achieved between both stages by means of a loop access road.

If the applicant is to re-design his proposal so as he conforms to the current R Codes, the continuity of the road from Stage 1 into Stage 2 may be affected.

The initial approval issued on 29 March 1989 was for a period of 24 months only. A development of such a large scale is understandably developed in stages and therefore requires a longer timeframe for construction.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the setbacks between units on Lot 198 Westgate Way, Marangaroo in compliance with the initial approval issued on 29 March 1987, under the old Residential Planning Codes, subject to:

1. the applicant providing an additional three visitors car bays;
2. suitable screening being provided to Units 28, 31, 41 and 37 in the form of permanent fencing to the satisfaction of the City Planner.

O G DRESCHER
City Planner

sk:gm
prellll
26.1.93
H21108

CITY OF WANNEROO REPORT NO: H21108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 790-646

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 646 ZONING
BOUNDARY RATIONALISATION LOC M1362 WHITFORDS
AVENUE, HILLARYS

METRO SCHEME: Residential

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Whitfords Beach Pty Ltd

CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Council, at its 7 April 1993 meeting, resolved to initiate Amendment No 646 to Town Planning Scheme No 1 to relocate the proposed hotel site adjacent to Whitfords Avenue and the future Flinders Avenue alignment in Hillarys (Report H20424) (Attachment No 1).

CURRENT SITUATION

The amendment was advertised for public comment from 7 September 1993 to 22 October 1993 and three submissions were received of which two were in support and one was of objection to Amendment No 646.

Submission 1

Support by the Water Authority of Western Australia is given.

Submission 2.

Support for Amendment No 646 is given provided the proposed development blends in with the surrounding area and does not become a dominant structure like Observation City. The submission also states its concern regarding the effect the hotel will have on the animal beach, directly opposite Whitfords Avenue.

Submission 3

The objection to Amendment No 646 details their concern on the amount of traffic the hotel will generate and the egress and ingress difficulties which may arise due to the curving nature of the road.

The submission also states that there is no need for an additional liquor outlet in the area due to its proximity to Hillarys Marina, Whitfords Tavern and Mullaloo Tavern.

With regard to the issues raised by both submissions, the following is given:

- Council previously resolved to seek approval for Amendment No 393 to rezone a portion of M1362 from Special Residential A to Hotel. The amendment was gazetted on 2 June 1989.
- With regard to this, the use of a hotel in the area has been approved so Amendment No 646 is seeking a rationalisation of the zoning boundary (Attachment No 2).
- The hotel is to be located on the corner of Whitfords Avenue and the future Flinders Avenue alignment. The site is to be scaled down from approximately 2.5 ha to 1.2 ha where the majority of the site now abuts Flinders Avenue.
- The concerns raised about traffic generation and ingress and egress difficulties can be overcome through controlled access from Flinders Avenue only.
- The relocation of the hotel will have no adverse effect on the surrounding beaches.

RECOMMENDATION:

THAT Council:

1. adopts amendment No 646 to Town Planning Scheme No 1 to rezone portion of Loc M1362 Whitfords Avenue, Hillarys from Special Development A to Hotel and portion from Hotel to Special Development A;
3. forwards the submissions received to the Hon Minister for Planning, seeking final approval to Amendment No 557;
3. authorises affixation of the Common Seal to the amending documents.

O G DRESCHER
City Planner

sk:gm
pre1117
26.10.93

H31100

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE
RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H31101

CITY OF WANNEROO : REPORT NO H31101

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

The net result of these reallocations and adjustments is a budget deficit of \$38,223.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 24 November 1993.

J B TURKINGTON
City Treasurer

TO:JW
4 November 1993

tre0008
H31102

CITY OF WANNEROO REPORT NO: H31102

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 010-0-1

SUBJECT: ORDERS FOR GOODS AND SERVICES -
APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions, clause 15(2) requires the authorisation of specific officers to sign Purchase Orders.

Complementing this authority, an internal procedure exists whereby specific officers are assigned the duty of requisitioning goods and services.

The recent inclusion of several LandCorp staff into the Parks Department has required the creation of additional Supervisor positions as follows:

1. Supervisor - Tree Pruning
2. Supervisor - Joondalup

The following existing positions have an expenditure limit of \$1,000 each:-

1. Maintenance Supervisor
2. Mowing Supervisor
3. Reticulation Supervisor
4. Bore and Pump Supervisor

The Principal Parks Supervisor has an expenditure limit of \$1,500.

The Deputy City Parks Manager has requested that the expenditure limit of all Supervisors be extended to \$2,000.

RECOMMENDATION

That Council includes the following personnel on the register of officers authorised to requisition goods and services, to a limit of \$2,000:-

Maintenance Supervisor
Mowing Supervisor
Reticulation Supervisor
Bore and Pump Supervisor
Tree Pruning Supervisor
Joondalup Supervisor

J B TURKINGTON
City Treasurer

KA:JW
27 October 1993

tre0147

H41100

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H41101

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41101

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-7

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr R F Lutter of 19 Weatherley Drive, Two Rocks to operate an offensive trade (fish shop) at Shop 7 Lot 51 Enterprise Avenue, Two Rocks.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 5 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 7 Two Rocks Shopping Plaza, Lot 51 Enterprise Avenue, Two Rocks subject to:

- 1 no objections being received by 4 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej

H41102

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41102

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/2888-6

SUBJECT: APPLICATION - OFFENSIVE TRADE

Council is advised of an application from Mr P J Thomsett of 3 Turner Close, Duncraig to operate an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig.

As required under the Model Health By-laws the applicant advertised his intentions in The West Australian Newspaper on 8 October 1993. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 6, 130 West Coast Drive, Duncraig, subject to:

- 1 no objections being received by 7 November 1993;
- 2 the applicant obtaining a Form 2 Building Licence approval for the shop fit out; and
- 3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre10011
mla:rej
H41103

CITY OF WANNEROO REPORT NO: H41103

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 10 NOVEMBER 1993
FILE REF: 2357/151/33
SUBJECT: APPLICATION TO KEEP OSTRICH

Council is advised of an application from G and R Ferries of Lot 15 (33) Honeysuckle Grove, Neerabup to keep two pet ostrich.

A similar application was addressed by Council in August 1993 (H40807) in which it was proposed that each application be considered on its merits.

RECOMMENDATION

That Council approves of the keeping of two ostriches on the property located at Lot 15 (33) Honeysuckle Grove, Neerabup subject to:

- 1 approval of adjacent property owners;
- 2 compliance with the noise pollution requirements of the Environmental Protection Act;
- 3 compliance with the conditions set out by the Agriculture Protection Board for keeping ostriches with regard to boundary fencing;
- 4 obtaining a permit from Agriculture Protection Board to keep ostriches.

G A FLORANCE
City Environmental Health Manager

hre10010
mla:rej
H41104

CITY OF WANNEROO REPORT NO: H41104

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 930-19 471/1968/707

SUBJECT: APPLICATION - TRADING IN A PUBLIC PLACE

Council is advised of an application from Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo to commence sales of cool drinks along Mullaloo Beach, utilising the use of a four wheel motorbike.

Both Council Policy and Council's By-laws Relating to Reserves and Foreshores preclude selling on beaches without specific Council approval.

Currently, Council has not approved of this type of proposal in the past. A sanction of this application would undoubtedly create a precedent for similar trading along the beaches. It is believed that the needs of the Mullaloo beach front are adequately catered for with existing facilities.

RECOMMENDATION

That Council advises Mr G A Studman of Lot 1968 (707) Perry Road, Wanneroo that his application to conduct sales of cool drinks on Mullaloo Beach is not approved.

G A FLORANCE
City Environmental Health Manager

hre10006
mla:rej

H41105

CITY OF WANNEROO REPORT NO: H41105

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 264-3

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 20 October 1993.

Item 5.2 Lime Kilns - Lot 1, Flynn Drive, Neerabup

The meeting was advised that correspondence had been received from the Readymix Group seeking Council's stance on the heritage significance of the lime kilns located in Lot 1, on the south side of Flynn Drive, Neerabup.

Following discussion the meeting resolved to recommend that Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

RECOMMENDATION

That Council advises the Readymix Group that:

- 1 Council's preliminary assessment is that the kilns be retained, preferably on public open space, as the subject kilns are listed on Council's Heritage List and are currently being assessed as part of the process of preparing Council's Inventory of Heritage Places; and
- 2 further advice regarding the heritage significance of the kilns will be provided once this information is available from Council's consultant.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrell1006
H41106

CITY OF WANNEROO : REPORT NO H41106

TO: TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 261-2-1

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER
OF HIRE CHARGES

The Edgewater Playgroup has requested a waiver of the hire fee of \$152 for it's use of the Emerald Park Clubrooms on 25 and 26 September 1993 for a fund-raising event. The Playgroup intends to use the funds raised to contribute towards a storage facility and children's toilets, to be located at

this facility. It is Council's normal policy to charge for fund-raising events. In view of the purpose of this fund-raising exercise, however, it may be appropriate for Council to agree to this request.

Beaumaris Community Baptist Church has requested a reduction on the hall hire rate for their use of Jack Kikeros Hall (in Burns) for church services. It is Council's policy that church groups and other religious bodies be charged at the regular community rate. In this instance the regular community rate is \$2.10 per hour.

RECOMMENDATION

That Council:

- 1 waives the hire fee of \$152 for the use of Emerald Park on 25/26 September 1993 by the Edgewater Playgroup for a fund-raising event; and
- 2 does not agree to a reduced rate for Beaumaris Community Baptist Church's use of Jack Kikeros Hall for church services.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrell003
H41107

CITY OF WANNEROO REPORT NO: H41107

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-4

SUBJECT: PUBLIC EXHIBITION OF A SELECTION OF THE CITY
OF WANNEROO'S ART COLLECTION

Council, at its meeting on 27 October 1993, requested a report on the feasibility and cost of exhibiting to the public a display of a selection of the City's art collection (Report H41016 refers).

Research has been undertaken pertaining to a public exhibition incorporating approximately one hundred art works. The results are outlined below.

COSTS

	\$	\$
Salaries/Wages		
Set up/bump out 19 hours (Temp p/time \$18.25/hr includes 8.95% on costs)	347	
Manning Exhibition 22 hours (Casual \$12.22/hr includes 20% on costs)	269	
Overtime 22 hours Security Officer (\$13.60/hr overtime rate 1.5)	449	1,065

Production Costs

Wanneroo Times @ \$110 x 2	220	
Screen hire	350	
Printing catalogue & posters	600	
Display boxes	500	
Transport	150	
Lighting	300	2,120
Total		\$3,185

The salaries and wages incorporates a curator responsible for hanging and taking down the art works. Similarly, a clerical officer is required to attend and man the display after hours. In addition, security staff will be required to work overtime in relation to supervision of the premises after hours.

An exhibition of this particular collection is justified. Many of the works within the collection are a visual documentation relevant to the City of Wanneroo's heritage.

RECOMMENDATION

That Council:

- 1 endorses the need for a public exhibition to display a selection of the City's art collection;
- 2 lists the sum of \$3,185 in the draft 1994/95 budget for the purpose of mounting a public exhibition to display a selection of the City's art collection; and
- 3 holds the exhibition once every three years.

R BANHAM

City Recreation and
Cultural Services Manager

AC:SS
rrell004
H41108

CITY OF WANNEROO REPORT NO: H41108

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 429-1-3

SUBJECT: FESTIVAL OF PERTH: THE CITY'S INVOLVEMENT IN
1994

Over the past three years the City of Wanneroo, in conjunction with the Festival of Perth, has staged three highly successful free concerts for the Wanneroo community at Neil Hawkins Park.

The concerts have attracted an estimated three thousand people to each concert in what has become a recognised part of the cultural calendar in the municipality.

The Festival of Perth organisers have recently written to the City confirming support for staging the 1994 concert. Council, in its 1993/94 Budget, has allocated \$5,752 as its contribution to the areas of:

- generator hire
- adequate toilet facilities
- parking arrangements
- rubbish facilities
- crowd control supervision
- provision of local co-ordinator
- payment to Festival - fee for support act
- payment for poster over-print for Wanneroo.

Additionally, the City of Wanneroo has agreed to encourage the caterers to have adequate food and drink to supply the general public.

A sum of \$25,000 from the Lotteries Commission has been granted directly to the Festival of Perth to cover expenses such as:

- provision of band
- provision of stage, lighting and sound equipment
- off stage collection area with tent.

The 1994 free concert incorporated within the Festival of Perth will feature Ben Zepaniah and his band. The music mixes the sounds of Reggae and Rap with the melodies of Asia and many other cultures influencing its style.

Zepaniah has toured Canada, the USA, Europe and the Caribbean and spends much of his time touring schools in an attempt to interest young people in poetry.

During his Perth visit Ben will tour schools, including one school within the City of Wanneroo.

The free community concert is to be held at Market Square, Joondalup on Sunday, 6 March 1994 and will follow a similar format to concerts staged in previous years. The concert is to be promoted at this particular location as access to parking is more readily available. Similarly, adequate lighting is provided around the area as Market Square was specifically developed for

this type of event. Additionally, the area is accessible to community members due to the location of Joondalup railway station. This arrangement ensures the City receives acknowledgement in the official 1994 Festival brochure.

In previous years Council has hosted a civic reception for the performers and associated dignitaries. It is suggested that a similar event be arranged following the concert on 6 March 1994.

RECOMMENDATION

That Council hosts a reception for Ben Zepaniah and his band following the Festival of Perth Concert at Market Square on 6 March 1994.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rrell1005
H41109

CITY OF WANNEROO REPORT NO: H41109

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1526/32/37

SUBJECT: DOG ACT APPEAL - MR & MRS DIELS, 37 BUSHLAND
RETREAT, NEERABUP

On 20 September 1993 Council refused an application by Mr & Mrs Diels of 37 Bushland Retreat, Neerabup to keep three dogs at their residence. All applications to keep more than two

dogs on residential properties are refused by Council (Council Resolution G50713).

Mr & Mrs Diels have since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mr & Mrs Diels under Section 26(5) of the Dog Act to keep three dogs at their premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the dogs are contained on the property;
4. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
5. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11002
H41110

CITY OF WANNEROO REPORT NO: H41110

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 597/76/29

SUBJECT: DOG ACT APPEAL - MS L KANOO, 29 ALLINGA
CRESCENT, CRAIGIE

On 12 August 1993 Council refused an application by Ms L Kanoo of 29 Allinga Crescent, Craigie to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Ms Kanoo has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Ms Kanoo under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

15 October 1993

tmt/dw/11001
H41111

CITY OF WANNEROO REPORT NO: H41111

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 1377/919/81

SUBJECT: DOG ACT APPEAL - MRS L BLOWERS, 81 SHEPHERDS
BUSH DRIVE, KINGSLEY

On 9 September 1993 Council refused an application by Mrs L Blowers of 81 Shepherds Bush Drive, Kingsley to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Blowers has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs Blowers under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;

3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

25 October 1993

tmt/dw/11003

H61100

CITY OF WANNEROO

BUSINESS FOR INFORMATION
SECTION

REPORTS FOR COUNCIL MEETING

10 NOVEMBER 1993

H61101

CITY OF WANNEROO REPORT NO H61101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 201-2

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 25 October 1993. The updated 1993/94 Construction Programme is shown at Attachment 1.

A COUNCIL WORKS

101 MAJOR WORKS

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

Council's responsibility for this project is the section between Lakeside Drive and Wedgewood Drive. Landcorp is responsible for the section between Edith Cowan University entrance road and Lakeside Drive.

All drainage road crossings are now completed. The remaining, outstanding mainline drainage at the southern end will progress until completed. Installation of the side entry pits to the eastern carriageway will commence after base course construction is in its advanced stages.

Emulsion stabilised limestone base course construction has been completed over a 600 metre section north of Treetop Avenue and sub base limestone construction is continuing southwards from Treetop Avenue.

The installation of side entry pits, kerbing and final trim of the eastern carriageway is programmed for November.

Installation of street lighting is programmed to begin in early November.

Landcorp has commenced the drainage component of its section of Joondalup Drive.

.2Perry Road

All earthworks and boxing operations have been completed. Sixty percent of the limestone sub base rubbling operation is completed and compaction is proceeding from the south end. Emulsion stabilised limestone base course laying and water binding will proceed in November and the application of the stone chip seal is programmed for mid November.

102 DRAINAGE

.1Javez Drive, Quinns Rocks

The pressure line, pump liner and conversion slab installations have been completed. The outstanding works consist of providing gullies at the low point following road reconstruction, which is due to commence in late October.

Installation of the pumps and excavation of the remaining spoil from the sump will also be programmed to integrate with the roadworks.

.2Hyacinth Close Drainage Scheme

The pressure line, gravity line and sump works have now been completed. Outstanding works consist of providing a headwall to the sump structure and installation of the pump station. Landscaping of the sump area will be completed by the end of November.

103 Pedestrian and Cycle Facilities

.1Private

Clarkson	Pedestrian Accessway	Garrigan Place to Shopping Centre
Clarkson	Dual Use Path	Renshaw Boulevard (Garrigan Place to L1539)
Merriwa	Pedestrian Accessway	Picard Court to Whitsunday Avenue
Merriwa	Dual Use Path	Whitsunday Avenue (Stradbroke Gardens to Connolly Drive)

.2 Council Contractor

Padbury	Dual Use Path	O'Leary Road
Woodvale	Dual Use Path	Crinum Court (part)
Duncraig	Footpath	Methuen Way

104 TRAFFIC MANAGEMENT

.1Dorchester Avenue Roundabouts, Warwick

The construction of roundabouts at the Dugdale Street, Ballantine Road and Hawker Avenue intersections with Dorchester Avenue commenced on 16 September 1993. Intersection widening, drainage adjustments, kerb installations and crossover reinstatements are completed. Outstanding works include brick paving of traffic islands and some minor footpath links. Upgrading of street lighting in Dorchester Avenue by SECWA should be finished by the end of October. Signage and line marking will be undertaken by Main Roads WA during late October

1993. This project is scheduled for completion by mid November 1993.

.2Beltana Road/Spinaway Street/Kadina Street, Craigie

This pedestrian refuge island and intersection improvement project was programmed and undertaken during school holidays in October 1993. The improvement works included installation of a pedestrian refuge island, minor road widenings, footpaths and upgrading of intersection lighting. The outstanding works include traffic island brick paving.

.3Marmion Avenue/Freeman Way Intersection, Marmion

The installation of semi mountable kerbing, traffic island modification and a footpath from the underpass to the kerb ramp in Freeman Way were undertaken during October 1993. The outstanding work on this project is installation of a street light pole, which is programmed by SECWA for early November 1993.

105 CAR PARKS

.1Carramar Golf Course Access Road and Car Park

All kerbing and entry statements have now been completed. Backfilling of the kerb has also been undertaken. The outstanding works around the maintenance shed and club house will be programmed when the building works are nearing completion.

.2Warwick Open Space Access Road and Car Park, Warwick

Continued building activity at the Warwick Sports Club is delaying completion of the car park and footpath in the vicinity.

A water hydrant has been installed by WAWA in the proposed disabled bay area and a redesign is presently in progress for this portion of the car park to address this issue.

Lighting is programmed to be installed during November with the landscaping works to follow.

.3Kingsway Netball Car Park, Landsdale

The car park was asphalted during October in laterite asphalt. Test results indicate a higher than specified void ratio. This matter is presently being investigated with the supplier.

Linemarking, bollard installation, conduit crossings, reticulation and landscaping are being programmed during the November/early December period.

.4Santiago Car Park, Ocean Reef

The western 30 bay car park has been completed to sub base stage and kerbed, except for the entrance, which will be constructed in concrete. Asphalt surfacing of this car park will be programmed before the end of October after which line marking, landscaping and lighting can be undertaken.

The eastern 50 bay car park has been waterbound and will be kerbed by 5 November 1993. Asphalt surfacing will follow and line marking, landscaping and lighting will be programmed to be undertaken at the same time as the western car park.

106 MISCELLANEOUS

.1Marangaroo Drive - Structural Overlay, Girrawheen

The rekerbing and resurfacing of the southern carriageway of Marangaroo Drive from Curtis Way to Mirrabooka Avenue is now complete.

.2Whitford Avenue/Trappers Drive Traffic Signals, Woodvale

Main Roads WA has commenced the installation of traffic signals at the intersection of Whitford Avenue and Trappers Drive. The lights are expected to be operational by Saturday 30 October 1993.

.3Maintenance

The following car parks were re-linemarked during October 1993:

Percy Doyle Reserve Bowling Club car park, Duncraig
Halidon Street parking embayments, Kingsley
Kingsway Sporting Complex, Landsdale
Kingsley Reserve, Kingsley

Installation of light poles at the Padbury Hall car park,
Padbury has been arranged

1071993/94 ROAD RESURFACING PROGRAMME

The 1993/94 Road Resurfacing Programme is programmed to
commence on 27 October.

108STREET LIGHTING

A works order has been placed for the installation of
additional street lighting in Ocean Reef Road between
Trappers Drive and Wanneroo Road, Edgewater.

Designs and capital costs quotations from SECWA for the
remaining approved arterial road street lighting projects
should be supplied in early November. Orders will then
be issued to allow these projects to be included on
SECWA's works programme.

B WASTE MANAGEMENT

The domestic collection service has continued to run to
schedule due mainly to the co-operative effort of
operators and supervisors. Mechanical, electrical and
hydraulic problems continue to occur with the one-man
trucks, however, many of these are resolved quickly by
the field mechanic.

The bulk refuse collection is operating to schedule with
the use of skid steer loaders considerably reducing the
loading times.

The first of the new recycling trucks went into service
on 22 October for a week long field evaluation. Subject
to a satisfactory report on this truck, it is likely that
the remaining trucks will be supplied by the end of the
year. This would allow the full recycling service to be
introduced to the whole of the City by early 1994.
Routes have been planned and introductory recycling
packages prepared in readiness for the extension of the
service.

The Materials Recovery Facility at Badgerup is currently being modified to accommodate the increase in recyclable materials expected with the introduction of the new routes.

The Commercial Collection Service remains stable with new customers replacing those that have been lost to private companies.

With the changeover to one-man refuse trucks, the human resource level of the Waste Management Section has gradually decreased by natural attrition from 93 to 56. With the expansion of the recycling service there will be a need to employ a further six people.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1992 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

PWC:DRB:EMT
Aere1105

H61102

CITY OF WANNEROO REPORT NO H61102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 510-135

SUBJECT: DRAINAGE SUMP - CORNER BEACH ROAD AND
DORCHESTER AVENUE, WARWICK

A four signature petition has been received regarding the drainage sump at the corner of Beach Road and Dorchester Avenue, Warwick (Item H91007 refers). The subject of this petition is that the sump is blocked and that this has resulted in ponding in the base for long periods following rainfall. Unpleasant odours and a generally unsatisfactory environment have resulted.

Investigation has confirmed that a clogged layer has developed on the base of this sump. This layer is interfering with the infiltration of stormwater into the ground. Such a surface layer typically develops in the base of sumps during the winter period. It can be caused by oil and grease residues, plant debris and other particles picked up by stormwater from the road.

It is standard practise for sump bases to be cleaned as part of the programmed annual summer maintenance of sumps. However, as this clogged base is causing undue inconvenience to residents, arrangements have been made to bring forward the maintenance of this sump to December.

It has been indicated by the petitioners that the adjacent new commercial development at Beach Road and Dorchester Avenue may have contributed to the formation of this layer. Whilst construction activities can result in the base being clogged it is difficult to quantify the effect. There is no clear evidence to suggest that this development has had an undue effect on the sump, however the situation will be monitored accordingly.

The petitioners have been advised of the proposed programme for the maintenance works on the sump.

Submitted for information.

R T McNALLY

City Engineer

GL:LCI
Aerell101
H61103

CITY OF WANNEROO REPORT NO: H61103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 740-88789

SUBJECT: APPEAL DETERMINATION : LOT 500 OLD YANCHEP
ROAD, CARABOODA

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: B & J Philp

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr B J Philp for the subdivision of Lot 500 Old Yanchep Road, Carabooda to create two lots (see Attachment No 1).

BACKGROUND

At Council's February 1993 meeting (H20224) it was resolved not to support the proposed subdivision and recommended to the Department of Planning and Urban Development accordingly.

The Department consequently refused the subdivision on 11 March 1993 for the following reasons:

1. The proposal does not conform with Council's Rural Subdivision Policy (1978) or the Commission's Rural Smallholdings Policy (1977).

2. The Commission is not prepared to support subdivision that could create an undesirable precedent for further fragmentation of rural land in the locality.
3. The Commission's Rural Land Use Planning Policy requires Councils to prepare a Local Rural Strategy to comprehensively plan for change and development in rural areas. In the absence of an approved Local Rural Strategy, the Committee is not prepared to approve the subdivision of rural land that would lead to unplanned development and could prejudice the future planning, development and use of the area and/or the rural land resources.

MINISTER'S DECISION

In the Minister's determination of the matter it was concluded that the Commission's decision was in line with the recommendation of the City of Wanneroo and was seen to be consistent with current policy. In view of these matters the Minister dismissed the appeal.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre1104
H61104

CITY OF WANNEROO REPORT NO: H61104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4381

SUBJECT: APPEAL DETERMINATION : LOT 368 (48) ARNISDALE
ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mr A Watt

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr A Watt for the development of a medical consulting room on Lot 368 (48) Arnisdale Road, Duncraig.

BACKGROUND

At Council's meeting on 28 July 1993, the proposal for a medical consulting room for Lot 368 (48) Arnisdale Road, Duncraig was considered. It was resolved that the application be refused as the proposal:

.1contravenes Council's Policy for medical facilities/consulting rooms in terms of location, lot size and setbacks;

.2represents ad hoc non-residential development in a residential area;

.3sets an undesirable precedent, encouraging the proliferation of non-residential development within this area.

ASSESSMENT

A member of the Town Planning Appeal Committee undertook a full investigation of the matter and drew a number of conclusions. One of particular importance to Council states:

"Council is aware of the growing demand for accommodation of this nature and has commenced a review of the area. The current real estate activity in the area aimed at converting dwelling houses

to consulting rooms has caused concern to residents as indicated by Council in its response to the appeal"

MINISTER'S DECISION

In the Minister's consideration of the matter, the Hon Richard Lewis concurred with the Investigating Committee Members assessment of the situation and, consistent with the conclusions drawn, the appeal was dismissed.

A further note was added, however, that through the determination, Council be encouraged to expedite its current review of the situation in order to alleviate what appears to be a genuine demand for medical facilities in the area.

It is advised that the review of the matter is currently being undertaken by Council officers and should be before Council for consideration in the near future.

O G DRESCHER
City Planner

pje:gm
pre1108
H61105

CITY OF WANNEROO REPORT NO: H61105

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 303-2-1

SUBJECT: AUDIT ON COMMUNITY FACILITIES IN HILLARYS

Council, at its meeting on 22 September 1993, resolved that an audit of community facilities located in the suburb of Hillarys be undertaken and a report be submitted to Council detailing the findings.

POPULATION PROFILE

In establishing an effective level of community facilities in the Hillarys area, it may be useful to examine the most recent ABS Census figures (1991) for the area covering Hillarys and Kallaroo.

AGE GROUPS	TOTAL POPULATION	% GROWTH SINCE 1986
0-4	731	9
5-9	939	7
10-14	1182	22
15-19	1073	45
20-24	582	44
25-29	475	-9
30-39	1806	-2
40-49	2107	77
50-54	520	100
55-59	305	28
60-64	285	33
65-69	238	36
70-74	185	50
75-79	93	52
80-84	39	85
85+	18	125

TOTAL POPULATION 10,578

It is estimated that with the release of a further 940 housing units on to the market the population could increase by a further 2,820. These units are expected to attract second home buyers and possibly older people into the group housing area. It can be concluded, therefore, that though a steady increase will be maintained in the school age group the population will be predominantly in the middle aged groupings.

COMMUNITY FACILITIES

The following facilities and services are available within the suburb of Hillarys.

Council Facilities

A pre-school development located opposite Mawson Park is owned by Council and located on a leased site. Council is aware that the Pre-school needs to be relocated, however, this is the subject of a separate report.

Two Tennis Court complexes, located in Fenton Way (one court), and Banks venue (two courts).

There are three major parks: Hillarys Park, Mawson Park and James Cook Park which provide for sporting and passive recreation. Other small parks are located in Parkinson Place and Angove Drive.

Broadbeach Park in Broadbeach Boulevard, currently under construction is a mixture of active and passive activities and has been totally funded by the local developer.

One Library serving the suburbs of Hillarys, Kallaroo, Craigie, Padbury.

The Senior Citizens Centre in Hillarys services the suburbs of Hillarys, Kallaroo, Padbury, Craigie and Beldon.

State Government Facilities

One primary school located in Lynburner Drive.

The Ern Halliday Recreation Camp located near Whitfords Avenue and Angove Drive.

At the Jean Beadle Community Centre the following community based agencies are located:

- . Family Centre
- . Occasional Care Centre
- . Long Day Care Centre
- . Youth Centre
- . Skillshare

Commonwealth Government

Post Office located at the shopping centre.

Private Facilities

St Marks Anglican Community School

Commercial Facilities

A major shopping centre including Tavern, Service Station, Indoor Sporting Facilities and a Health Club.

Adjacent Facilities

Many facilities are available in adjacent suburbs. These include:

- . Child Health Clinics located in Padbury and Kallaroo
- . Major recreation facilities located adjacent on Padbury, Craigie and at the Hillarys Marina
- . Community Halls are accessible in Sorrento, Kallaroo and Padbury.

CONCLUSIONS

The population profile indicates that demand on junior facilities over the next few years will remain static or reduce, and it will be some years before there is a significant rise in the number of seniors. Therefore, in the absence of written expressed community demand, it appears that the suburb is well provided with facilities, notwithstanding there has not been any in depth survey.

Care should be exercised in making decisions concerning further Council facilities for Hillarys based on this audit without carrying a similar audit for the whole district as there is significant movement of people to facilities in adjoining suburbs.

Submitted for your information.

R FISCHER
City Building Surveyor

RF:SE

brel0005
H61106

CITY OF WANNEROO REPORT NO: H61106

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 210 - 0

SUBJECT: HEALTH (ASBESTOS) REGULATIONS 1992

At its meeting on 25 August, 1993, Council expressed concern that Regulation 6(d) of the Health (Asbestos) Regulations 1992 did not adequately cover problems associated with second hand transported buildings that are not designed to be transportable (H10823 refers).

A letter was written to the Executive Director of Public Health expressing Council's concern. The response received on 14 October, 1993 is as follows:

"Thank you for your letter dated 19 September, 1993 in which your Council has expressed concerns over the application of Regulation 6(d) with respect to the relocation of asbestos clad buildings.

In answer to your letter I wish to emphasise that this regulation was not intended to prohibit such activities providing that the building is not substantially dismantled, in which case an offence would occur.

There is no doubt that many of the old timber frame buildings while not designed to be moveable are capable nevertheless, of being transported whole or in two or three parts. Providing that the asbestos cement material

along the cut surface is disposed of and replaced by non-asbestos material at reconstruction, regulation 6(d) is deemed to be complied with.

Of course during any handling or re-use of secondhand asbestos cement material 'reasonable measures' must be taken in accordance with regulation 7(4).

The Health Department is currently reviewing the Asbestos Regulations to clarify some areas and enhance their practical application. It is not proposed, given the above explanation that there will be any substantial change to regulation 6(d)."

Submitted for information.

R FISCHER
City Building Surveyor

LC:lc
bre10002

H61107

CITY OF WANNEROO REPORT NO: H61107

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 865-3

SUBJECT: LOBBY REQUEST - VEHICLE EXHAUST EMISSIONS - ex
H40804, H40804A

Following a request from the City of Subiaco for support in lobbying the Minister for the Environment to initiate a programme similar to the "Dob In A Smokie" campaign run by Victoria, Council resolved to support the request (H40804, H40804A) and also to write to:

- 1 The State Environmental Protection Authority;
- 2 Police Traffic Branch;

- 3 Victorian Environment Protection Authority;
- 4 New South Wales Pollution Control Division; and
- 5 Keep Australia Beautiful Council;

seeking information on what action can be taken to reduce vehicle emission pollution and details of any proposed legislation which may be introduced to control this problem.

Correspondence has now been received from all above, except the Keep Australia Beautiful Council (Attachments refer).

In summary the responses advise as follows:

- 1 The State Environmental Protection Authority - "smoky vehicle" complaints were received from the public between September 1990 and February 1992, but the campaign was discontinued on advice from the Police Department due to administrative difficulties". It was further reported that:

"The main problems identified during the trial included many inaccurate vehicle descriptions (eg reported colour, make and model did not match the vehicle registration number); many vehicles were in fact not smoky at all; the system was open to abuse by vindictive reports; and a backlog of several months developed due to the limited Police resources available for the task. Given that only a small number of the total vehicles reported were actually found to be smoky, and the large amount of Police time devoted out of necessity to each complaint, a decision to continue the campaign could not be justified.

It may be possible for a much simpler system of control to be adopted, using the *Environmental Protection Act 1986*, rather than the Road Traffic Act. For this to occur however, a reallocation of resources would have to be agreed."

- 2 Police Traffic Branch - a proposed programme to "Dob In A Smokie" would be supported. Where faulty vehicles are sighted by Police a "work notice" is issued. In the event of a general complaint it is referred to the Environmental Protection Authority for necessary attention under its legislation.
- 3 Victorian Environment Protection Authority -

"The smoky vehicle campaign, which has been running, on and off, for the last five years, is usually conducted as part of our annual Clear Air Campaign.

A media release is distributed at the start of each campaign advising that people have the opportunity of reporting smoky vehicles they see on the roads to the Environment Protection Authority. They do this by ringing EPA's Pollution Watch Line. I have enclosed a form that is used to take down the details.

The information received is run through the state government's Road Transport Authority computer to obtain address details. A letter is then sent to the owner of the vehicle advising their car had been reported as emitting excessive amounts of smoke and it would be advisable to have it checked (a copy of the letter is enclosed). No legal action can be taken as part of the public spotting program.

4 New South Wales Pollution Control Division -

"The EPA conducts a smoky vehicle enforcement program in New South Wales. EPA officers are authorised to detect and issue \$96 penalty notices to the owners of offending vehicles. Officers are also empowered to issue defective vehicle notices and notices to require the owners of offending vehicles to present the vehicles for inspection and testing to a place specified in the notice.

In addition, the EPA accepts vehicle reports from council officers, RTA officers and Police regarding smoky vehicles. A warning letter is sent to the owner of a vehicle on receipt of a smoky vehicle report. The EPA also accepts observations from members of the public, however, a second independent observation is required before any action is taken."

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hrel0013
gaf:rej

