

I90400

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, 13 APRIL 1994

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	Central Ward
	B A COOPER - to 8.30 pm	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
Acting Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
Acting City Engineer:	D BLAIR
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R FISCHER
Deputy City Building Surveyor:	L CANDIDO
Acting City Parks Manager:	D CLUNING
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Publicity Officer:	W CURRALL
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

In Attendance

Mr Jim Kelly, Chief Executive Officer, Shire of Kalamunda.

An apology for absence was tendered by Cr Davies.

There were 37 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.37 pm.

CONFIRMATION OF MINUTES

I90401 MINUTES OF COUNCIL MEETING, 23 MARCH 1994

MOVED Cr Freame, **SECONDED** Cr Curtis that the Minutes of Council Meeting held on 23 March 1994, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

TWO ROCKS MARINA - [615-0-5]

Cr Waters enquired whether Council had received a reply from the Minister regarding the Two Rocks Marina.

The Town Clerk advised that he would investigate the matter.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

OPENING OF CLUBROOM ADDITIONS AT QUINNS ROCKS BOWLING CLUB

Late last month I had the pleasure of officiating at the opening of clubroom additions at the Quinns Rocks bowling club.

The Club has a proud tradition in the area that dates back to the early seventies when members of the Club approached the Council of the day for assistance in establishing a Club.

From those early beginnings, the club has gone from strength to strength.

FESTIVAL FINALE

Also last month I went to Sorrento Quay for the Festival Finale to mark the culmination of Multicultural Week festivities.

The City of Wanneroo, in conjunction with the Multicultural Arts Council of WA and the Office of Multicultural Interests, jointly organised the activities at Sorrento Quay.

The day provided perfect weather and a good crowd was in attendance.

The Festival Finale was a fitting finish to a week of multicultural events.

PRO/AM GOLF TOURNAMENT

On 27 March I attended the Marangaroo Public Golf Course for the City of Wanneroo's annual Pro/Am Golf Tournament.

This was the seventh year Council has hosted the tournament and each year it has gone from strength to strength.

This year's event will go down as another successful day.

More than 700,000 rounds of golf have been played on the course since its opening in March, 1988.

Last year more than 116,000 rounds of golf were played at Marangaroo, making it the busiest public golf course in Perth.

BUSINESS LAUNCH FOR REGIONAL ECONOMIC DEVELOPMENT GROUP

Earlier this month I attended the business launch of the Regional Economic Development Group (commonly known as RED) and formerly the Wanneroo Economic Development Association.

The City of Wanneroo has been a major funding source for the RED group since its inception in 1989.

Over the years Council and the RED group have developed a strong working relationship.

Through the promotion of RED, Council is attempting to redress the imbalance between the municipality's population and the available employment opportunities.

RUBY BENJAMIN FOUNDATION SEMINAR

Yesterday Council hosted the Ruby Benjamin Foundation Seminar.

About 50 people involved in Local Government, State Government and concerned Animal Welfare groups attended the seminar.

Ruby Benjamin and her team of workers attended and an interesting and informative morning session tackled the problem of animal sterilisation and associated topics.

Pet ownership is on the increase and the role of enforcing rules that govern the welfare of cats and dogs in the community falls squarely at the feet of local Councils.

JUNIOR COUNCILLORS IN ATTENDANCE

Tonight we have eight members of the City of Wanneroo's Junior Council in attendance.

Junior Council mirrors the senior Council in that it meets on a regular basis to discuss problems and areas of mutual concerns.

It is made up of representatives from each of the high schools in the district.

Earlier this month I had the pleasure of being the guest speaker at the Junior Council's monthly meeting.

It gave me the opportunity to meet Junior Council members and also inform them about the workings of Wanneroo City Council.

On behalf of my fellow Councillors I would like to welcome the Junior Councillors to tonight's meeting.

VISIT BY MR JIM KELLY - SHIRE OF KALAMUNDA

I would also like to welcome as a guest of the Council tonight Mr Jim Kelly, the Chief Executive Officer of the Shire of Kalamunda who has come to Wanneroo to see how we conduct our affairs.

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

MOVED Cr Nosow, **SECONDED** Cr MacLean 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

I90402 PETITION - CRECHE WITHIN WANNEROO RECREATION CENTRE -
[330-7-1]

A 21-signature petition has been received expressing concern at the current operation of the Wanneroo Recreation Centre.

The petitioners state that service within the creche has deteriorated, fees risen causing decrease in numbers, and disappearance of toys.

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

MOVED Cr Wood, **SECONDED** Cr Curtis that the petition expressing concern at the current operation of the Wanneroo Recreation Centre be received and referred to Recreation Department for a report to Council.

CARRIED

I90403 PETITION COMPLAINING OF NOISE - ALTAIR WAY, BELDON -
[2388/ /23B]

A 10-signature petition has been received complaining of noisy behaviour from a property in Altair Way, Beldon.

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

MOVED Cr Wood, **SECONDED** Cr Curtis that the petition complaining of noisy behaviour from a property in Altair Way, Beldon be received and referred to Environmental Health Department for action.

CARRIED

I90404 PETITION REQUESTING TRAFFIC TREATMENTS - GIRALT ROAD,
MARANGAROO - [510-1130]

A 46-signature petition has been received requesting installation of roundabout or some other form of traffic treatment in Giralt Road, Marangaroo to reduce vehicle speeds.

This petition will be referred to Engineering Department for action.

MOVED Cr Wood, **SECONDED** Cr Curtis that the petition requesting installation of roundabout or some other form of traffic treatment in Giralt Road, Marangaroo be received and referred to Engineering Department for action.

CARRIED

REPORT ON SNAKE SWAMP - [790-594]

Cr Curtis tabled a report on Snake Swamp - Preliminary Flora Survey dated 1 March 1994 prepared for the Coalition of Wanneroo's Environment.

**I90405 PETITION - REQUEST TO USE LAKE GNANGARA - WANNEROO
AEROMODELLERS FLYING CLUB - [750-9]**

Cr Cooper tabled a 131-signature petition from Members of the Wanneroo Aeromodellers Flying Club in support of its request to secure Lake Gngangara as a regular venue for its sport.

This petition will be considered in conjunction with Item I20416.

MOVED Cr Wood, **SECONDED** Cr Curtis that the petition from Members of the Wanneroo Aeromodellers Flying Club in support of its request to secure Lake Gngangara as a regular venue for its sport be received and considered in conjunction with Item I20416.

CARRIED

COMPACT WARRIORS - UNIFORM LAUNCH

Cr Ewen-Chappell advised she had represented the Mayor and Council on 12 April 1994 at the Compact Warriors Launch for their new uniform.

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

**PETITION OBJECTING TO BRICK STRUCTURE ON LOT 779 FRANGIPANI
LOOP, MARANGAROO - ex I90308**

"the petition and letter received from residents of Nutwood Court, Marangaroo objecting to the brick structure under construction at Lot 779 Frangipani Loop be received and referred to Building Department for a report to Council".

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10411

HILLARYS COMMUNITY PRESCHOOL - ex I10305

"a report on the relocation of the existing preschool building located at the corner of Shackleton Avenue and New England Drive, Hillarys".

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

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

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

Approval will be given after amendments have been publicised and promulgated. Advertising closes on 11 April 1994. If no objections are received, the matter will be referred to the Minister for Local Government.

LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE - ex
I90349

"reviews this matter after 12 months"

This matter will be reviewed in March 1995.

SITE WORKS ORDERS - ex I90366

"a report be submitted to Council on the feasibility of site works orders being registered on title within 14 days of failure to comply."

This matter is currently being investigated. A report will be submitted to Council at its meeting on 27 April.

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

A revised proposal for a temporary drainage disposal facility on Lot 24 Kingsway is currently being prepared for further discussions with the owner of this property. A report will be submitted on receipt of a response to this revised proposal.

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."

A further evaluation of matters relating to verge parking and access to the Creaney Primary School was undertaken during February and early March. A report will be submitted to Council at its meeting on 27 April.

REHABILITATION BONDS - ex H91120

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

This matter is currently being investigated in conjunction with a review of Extractive Industry Licence procedures. A report will be presented to the April meeting of Policy and Special Purposes Committee.

PETITION - INCREASED TRAFFIC ON MARANGAROO DRIVE - ex H91206

"the petition outlining concerns regarding the increased traffic on Marangaroo Drive be received and referred to Engineering Department for a report to Council."

A site meeting has been held with the petition co-ordinator to discuss the concerns and further evaluation is required with Main Roads WA. A report will be presented in conjunction with Item I90270 to Council at its meeting on 27 April.

MITCHELL FREEWAY EXTENSIONS - ex I90227

"a report be submitted to Council on how the City of Wanneroo financed the extensions to the Mitchell Freeway North, from Erindale Road to Ocean Reef Road, and whether this, or some other form of funding would be required for the City of Wanneroo to finance an extension of the Mitchell Freeway North, from Ocean Reef Road to Burns Beach Road."

A programme of works and estimated costs for construction are being sought from Main Roads WA. On receipt of this information and a review of the previous funding arrangements, a report will be presented to Council.

LIMESTONE QUARRY - LOTS 1 AND 2 FLYNN DRIVE, NEERABUP - ex H10910

"consideration of the application by Readymix for a Development Approval and Extractive Industry Licence for

a limestone quarry on Lots 1 and 2 Flynn Drive, Neerabup be deferred for not more than six months."

The applicant has deferred his application subject to further re-evaluation of the Flynn Drive alignment. A report will be submitted in due course.

SECWA POLE MAINTENANCE - ex I90265

"a report be submitted to Council regarding SECWA pole maintenance in older suburbs, following the recent collapse of an unbraced pole in Hillarys."

SECWA has been requested to supply a report on the incident in Hillarys and its maintenance programme for timber poles in the City of Wanneroo. A report will be submitted to Council on receipt of this information.

TRAFFIC CALMING MEASURES - ex I90269

"a report be submitted to Council on the feasibility of introducing speed "dips" as traffic calming measures in the municipality."

ACTING CITY ENGINEER'S REPORT I10405

TRAFFIC PROBLEMS - GIRRAWHEEN - ex I90270

"a report be submitted to Council regarding traffic problems experienced at intersections of Highclere Boulevard/Marangaroo Drive and Templeton Crescent/Marangaroo Drive and possible improvements."

This matter is currently being evaluated with Main Roads WA. A report will be presented to Council at its meeting on 27 April.

PETITION - ROAD HAZARD IN FANTOME ROAD, CRAIGIE - ex I90307

"the petition expressing concern regarding the section of road in Fantome Road, Craigie between Electra Street and Chadstone Road, Craigie be received and referred to Engineering Department for a report to Council."

This matter will be investigated by the Traffic Section; a report will be submitted in due course.

TRAFFIC LIGHTS - ex I90327

"a report be submitted to Council on the position regarding traffic lights on the intersections of Shenton Avenue and Marmion Avenue, and Burns Beach Road and

Marmion Avenue and referral of this matter to the Main Roads Department".

This matter has been referred to Main Roads WA for evaluation; a report will be presented in due course.

PETITION REQUESTING A DUAL USE PATHWAY IN COCKMAN ROAD,
GREENWOOD - ex I90331

"the petition from residents requesting a dual use pathway in Cockman Road be received and referred to the Engineering Department for a report to Council."

This matter is being investigated in conjunction with Bikeswest; a report will be presented in due course.

PETITION REQUESTING REDUCTION OF TRAFFIC SPEEDS - MERIVALE WAY,
GREENWOOD - ex I90333

"that the petition from residents of Merivale Way, Greenwood requesting Council to take action to reduce the speed of traffic using Merivale Way be received and referred to Engineering Department for a report to Council."

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

EDGEWATER STATION - TRAFFIC PROBLEMS - ex I90362

"a report be submitted to Council on the traffic problems associated with Edgewater Station, in particular:

- 1 whether traffic lights are planned on Joondalup Drive;
- 2 problems caused by users of the footbridge parking their vehicles on house verges."

A questionnaire has been distributed to local residents west of Edgewater Station. Following local residents' input on the parking situation and further discussions with the land developer and Main Roads WA regarding the provision of traffic lights, a report will be presented to Council.

LITTER PROBLEMS - MARMION AVENUE - ex I90365

"a report be submitted to Council on the feasibility of keeping Marmion Avenue as free from litter as possible and the costs of upgrading cleaning of Marmion Avenue."

A report will be submitted to Council at its meeting on 27 April.

Cr Freame advised Council of a resolution from the Local Government Association which states:

"The Minister for Local Government be called on to actively investigate ways to minimise the level of litter being illegally disposed of from travelling motor vehicles"

and

"Clause 2: That the National Office of Clean Up Australia Day be requested to consider changing the date of Clean Up to a day in spring time.

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 to Council at its meeting on 13 April.

CONCEPT PLANS: PENTLAND PARK, DUNCRAIG AND FRASER RESERVE, PADBURY - ex I20316A

"following consultation with residents, a report be submitted to Council on the cost of such a proposal for budgetary consideration and timeframing;

Council defers all action on Fraser Reserve, Padbury at this point in time."

RESOLVED that this Item be removed from the Agenda.

SPRAY MANAGEMENT VALVES - ex I90368

"a report be submitted to Council on the feasibility of spray management valves being fitted on spraying equipment."

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

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.

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."

A report has been prepared and will be submitted to Council at its meeting on 27 April 1994.

PETITION OBJECTING TO THE RECODING FROM R25 TO R40 - LOTS 8, 9, 11 AND 12 ST MARKS DRIVE, HILLARYS - ex H91130

"the petition received from residents of Hillarys objecting to the recoding from R25 to R40 - Lots 8, 9, 11 and 12 St Marks Drive, Hillarys be received and referred to Town Planning Department for a report to Council"

A report has been prepared and will be submitted to Council at its meeting of 27 April 1994.

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.

DRAFT REPORT : CITY OF WANNEROO INVENTORY OF HERITAGE PLACES - ex H41207

"considers the matter further upon completion of the public comment period."

A report will be submitted to Council upon completion of the public comment period.

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 relates to the Uniform Fencing Policy which is being administered by Town Planning Department; a report will be submitted in due course.

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex H21248

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

A report will be submitted to Council in July 1994.

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

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

A Special Meeting of Council will be held once a response has been received from the Government.

SUBDIVISION OF LOT 6 COOGEE ROAD, MARIGINIUP - ex H81203A

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

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

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

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

potential impacts of development on the adjoining Yellagonga Regional Park. This should be viewed in the context of the Council's draft strategy for the area"

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

SUBDIVISION - LOT 4 PRIEST ROAD, LANDSDALE - ex H81293A

"defers the application submitted by Feilman Planning Consultants on behalf of T and M Priets for the subdivision of Lot 4 Priest Road, Landsdale pending resolution of the Gngara Road widening requirements"

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

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

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

A report will be submitted to Council following comments from owners affected by the new Consulting Rooms Policy.

PROPOSED MEDICAL CONSULTING ROOMS, LOT 65 (48) BELGRADE ROAD, WANNEROO - ex I20205

"Council defers the proposal submitted on 29 November 1993 by G J Marano on behalf of Highpoint Securities Pty Ltd for medical consulting rooms on Lot 65 (48) Belgrade Road, Wanneroo so that its location can be co-ordinated with a corner store proposal for the same area."

A report will be submitted to Council in conjunction with the application for a corner store which has been received.

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

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

Duncraig and the review of its consulting rooms policy has been considered."

A report will be submitted to Council following comments from owners affected by the new Consulting Rooms Policy.

PROPOSED SUBDIVISION OF LOT 1 (500) BADGERUP ROAD, GNANGARA - ex I20217

"consideration of the subdivision of Lot 1 (500) Badgerup Road, Wangara be deferred pending discussions with the owners regarding road widening requirements."

A meeting is being arranged with the owners; a report will be submitted to Council in due course.

PROPOSED EXPANSION OF POULTRY PROCESSING PLANT, LOT 30 (162) GIBBS ROAD, NOWERGUP - ex I90230

"the application together with additional information be resubmitted to Council for further consideration."

A report has been submitted to the meeting of Policy and Special Purposes Committee on 11 April 1994.

MODEL AEROPLANE AND INTERNAL COMBUSTION CRAFT NOISE NUISANCE AT LAKE GNANGARA - ex I20267

"a report be submitted to Council outlining possible alternative sites suitable for the flying of radio controlled model planes."

CITY PLANNER'S REPORT I20416

PROPOSED CINEMA COMPLEX, JOONDALUP - ex I90263

"a report be submitted to Council outlining the current position of the proposed Joondalup Cinema Complex and "Lifecare"."

CITY PLANNER'S REPORT I60404

BARCLAY RESERVE - ex I90303

"the letter from Robyna, Ben and Jenny Lang be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20415

LETTER OBJECTING TO THE POSSIBILITY OF A NUDE BEACH IN WANNEROO
- ex I90332

"that the letter from Margaret Chant objecting to the suggestions of a nude beach in Wanneroo be received and referred to the Town Planning Department for a report to Council."

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

PETITION OBJECTING TO DEVELOPMENT OF BARCLAY RESERVE, PADBURY -
ex I90334

"that the petition from residents adjoining Barclay Reserve, Padbury objecting to development of Barclay Reserve be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20415

PETITION OPPOSING SALE OF CLIFF PARK, SORRENTO - ex I90335

"that the petition received from residents objecting to the sale of Cliff Park, Sorrento for residential purposes be received and referred to Town Planning Department for a report to Council."

A report will be submitted to Council at its meeting on 27 April 1994.

PETITION REQUESTING REZONING TO ACCOMMODATE RURAL STORE - LOT
32, CNR MENCHETTI/WANNEROO ROADS, NEERABUP - ex I90337

"that the petition received from the owner of Lot 32, cnr Menchetti/Wanneroo Roads, Neerabup requesting rezoning to accommodate a Rural Store be received and referred to Town Planning Department for a report to Council."

A report has been prepared and will be submitted to Council at its meeting on 27 April 1994.

PETITION OBJECTING TO PROPOSED DANCE STUDIO - UNIT 11, 200
WINTON ROAD, JOONDALUP - ex I90338

"that the petition received from proprietors within the business complex at 200 Winton Road, Joondalup objecting to the proposed Dance Studio be referred to Town Planning Department for a report to Council."

Adjoining owners and tenants have been canvassed; a report will be submitted upon completion of the advertising period.

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

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

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

WANNEROO TOWNSITE IMPROVEMENTS - ex I90361

"a report be submitted to Council on the present position of improvements to the appearance of Wanneroo townsite."

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

WHITFORDS SEA SPORTS CLUB - PROVISION OF LAND - ex I90369

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

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

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

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

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

MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - ex I40303

"that consideration of Matters Arising from Management and Advisory Committees be deferred and referred back to the next meeting of Council."

A report will be submitted to Council at its meeting on 27 April.

TIMBERLANE PARK WOODVALE TENNIS COURTS: CONTRACT NO 31-93/94 - ex H11124

"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"

Initial discussions have taken place with the West Australian Lawn Tennis Association and a series of meetings will take place to formulate recommendations. A report will be submitted to Council in due course.

GRAFFITI "DOB-IN" PROPOSAL - ex I90266

"a report be submitted to Council on the current situation regarding advertising for Council's Graffiti "Dob-in" proposal."

This matter is currently being investigated with a view of advertising Council's reward policy leading to the apprehension and conviction of persons for acts of vandalism or theft in respect of Municipal property. A recommendation in the subsequent report to Council will recommend that the reward of \$50 to \$200 should be reviewed as this figure was set by Council in about 1972/73.

PETITION - DOG EXERCISE AREA ON BURNS BEACH - ex I90302

"the petition requesting a dog exercise area on Burns Beach be received and referred to Municipal Law and Fire Services for a report to Council".

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

PATROL OFFICER - YANCHEP/TWO ROCKS - ex I90328

"a report be submitted to Council on the feasibility of a permanent patrol officer being allocated for Yanchep/Two Rocks to reduce problems of vandalism in the area".

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

DEBT RESTRUCTURING PROPOSAL - ex H91249

"further action as per Council's resolution of 8 December 1993 be deferred;

Council authorises the Mayor, Chairman of Finance and Administrative Resources Committee, Cr Waters, Town Clerk and City Treasurer to negotiate with the National Bank of Australia Ltd and if necessary, other major financial institutions Council's debt restructuring proposal and that a report be submitted to Council on or before the meeting of Council scheduled for 9 February 1994 on the outcome of these negotiations"

In accordance with Council's resolution, expressions of interest have been sought from Australian Banking Institutions and finance brokers for Council's total banking business. The submissions are currently being analysed and a report will be compiled for Council's consideration.

AQUAMOTION & CRAIGIE LEISURE CENTRE - OPERATING POSITIONS - ex I90363

"a report be submitted to Council prior to Budget review on the operating positions of Aquamation and Craigie Leisure Centre, showing how the individual positions can be improved."

This matter is receiving attention; a report will be compiled for Council's consideration in June 1994.

1995/96 BUDGET - ex I90367

"a report be submitted to Council on the feasibility of the 1995/96 Budget being adopted in April 1995 prior to Annual Elections, or alternatively, the date of Annual Elections be delayed until after adoption of Budget."

This matter is receiving attention; a report will be compiled for Council's consideration.

MOVED Cr Wood, **SECONDED** Cr Curtis 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 1 March 1994

B GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE
Meeting held on 2 March 1994

C YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held on 10 March 1994

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

CARRIED

ADVISORY COMMITTEES

A MULTICULTURAL ADVISORY COMMITTEE
Meeting held on 15 March 1994

MOVED Cr Wood, **SECONDED** Cr Curtis that the Minutes listed at
Item A be received.

CARRIED

OTHER COMMITTEES

A WHITFORD RECREATION ASSOCIATION (INC)
Meeting held on 21 February 1994

B WHITFORD RECREATION ASSOCIATION (INC)
Meeting held on 21 February 1994

C GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION
Meeting held on 22 February 1994

D WANNEROO RECREATION ASSOCIATION
Meeting held on 28 February 1994

E YANCHEP/TWO ROCKS RECREATION ASSOCIATION
Meeting held on 7 March 1994

F YANCHEP/TWO ROCKS COMMITTEE
Meeting held 7 March 1994

G BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)
Meeting held on 10 March 1994

H GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION
Meeting held on 22 March 1994

I OUTSIDE SITE SAFETY COMMITTEE
Meeting held 23 March 1994

J RURAL FLY WORKING PARTY
Meeting held on 17 March 1994

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

CARRIED

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

Mrs A Hine submitted the following questions for the Council Meeting of 13 April 1993:

- Q1(a)** Why are the special Council Meetings not always recorded in the Minutes letting the public know what has been actually said at that Meeting? ie 6th October 1993.
- A1(a)** Minutes of Special Council meetings are prepared in accordance with the requirement of the Local Government Act and in the usual format adopted by Council. Minutes of the Meeting held on 6 October 1993 were confirmed at the meeting on 13 October and are available for inspection as provided for under Section 188(3) of the Local Government Act.
- Q1(b)** Also, why do the public not get told what has been discussed at various Committee Meetings? ie Finance and Administration Resources Meetings? 21.7.1993.
- A1(b)** Whilst Council's Standing Orders By-law 194 provides that all matters dealt with by committees shall remain confidential until they have been considered by Full Council, all Standing Committees report to Council on a monthly basis and those Committee reports are included in the Council agenda and minute papers. The full report of the Finance and Administrative Resources Committee meeting held on 21 July 1993 is no exception and appears at pages 76 to 89 inclusive of the minutes of Council's meeting held on 28 July 1993.
- Q1(c)** What advice was given to Council at this meeting on 21.7.1993. To convince Councillors that the sale of land by private Treaty was of benefit to the Ratepayers of this City?
- A1(c)** This question is taken on Notice, and deferred as this matter is under investigation by the Minister for Local Government.
- Q1(d)** When Council bought land in Griffiths Road in 1974, with the intention of developing an industrial estate, under T/P Schedule No 4.

- A1(d)** The question is not understood; however the matter is under investigation by the Minister for Local Government.
- Q1(e)** What was the status of that land at that time? Was it ever reasoned at any time before? Prior to the present zoning of Rural and future urban?
- A1(e)** The question is not understood; however the matter is under investigation by the Minister for Local Government.
- Q2(a)** Is it usual practise to "Rubber Stamp" items that go to public, printed in agendas for particular items? ie closure of un-made road on 24.11.1993 when the fence was already up (erected)? When was actual permission requested to close Crown land and when was it given? Who gave permission?
- A2(a)** This question is taken on Notice.
- Q2(b)** When the last reported rave party was held it was reported syphon bulbs were at the scheme. Did the concerned officers or City Representatives have any of these syphon bulbs analysed by Police or Health Department to see what they contained (if anything).
- A2(b)** Council officers' duties in relation to the Rave Party are in relation to the measurement of noise levels. The Officer who took noise level measurements during this occurrence was not aware of the alleged syphon bulbs. Local Authorities have no jurisdiction over the use of illicit substances, if this is the presumed use of the objects.
- Q2(c)** Agenda 23.3.1994 VII Draft Report H41207 - Could the sign board outside Buckingham House be updated to include as extras and as a nice gesture that the "Togno Family" had lived in and helped to keep the house in good condition while they had that land and a dairy?
- A2(c)** This matter will be considered and a report submitted to Council in due course.

DECLARATION OF PECUNIARY INTEREST

Cr Marwick declared an interest in Items I20402, I20405, I20405A, I20411, I50425, and I90414.

Cr Nosow declared an interest in Item I20407

BUSINESS REQUIRING ACTION

I90406 TECHNICAL SERVICES

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

CARRIED

REPORTS

I10401 PLANT REPLACEMENT RESERVE PROGRAMME - TENDER NUMBER 068-93/94 - [208-068-93/94]

CITY ENGINEER'S REPORT I10401

Tenders have been called for the supply of one (1) plate compactor as part of the plant Replacement Programme.

The City Engineer reports on the tender submissions received and suggests that acceptance of tender be deferred pending an assessment of the Bomag plate compactor.

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

- 1 does not accept any tender at Tender Number 068-93/94;
- 2 defers the replacement of plate compactor plant number 98 699 until 1994/95 to allow evaluation of the Bomag plate compactor.

CARRIED

I10402 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT I10402

The City Engineer reports on Council works, drainage, dual use and pedestrian paths, traffic treatments, car parks, road resurfacing, street lighting and rubbish disposal for the period ending 18 March 1994.

MOVED Cr Marwick, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT I10402 be received.

CARRIED

I10403 DIESEL MOTORS INVOICE NO: 29925 - BUDGET OVEREXPENDITURE - [021-1]

ACTING CITY ENGINEER'S REPORT I10403

The Acting City Engineer reports on events which led to the repair of Council's Mercedes Refuse trucks at a cost of \$26,233.93 without an Order being raised. The vehicle plant number was subsequently removed from the system at the roll over into the new financial year and as an amount was not identified at 30 June 1993, no funds have been carried forward into the current Budget.

He seeks Council's approval for this expenditure to be charged to Account No 48495 Unaligned Expenditure Incurred Previous Year.

RECOMMENDATION

That Council approves the payment of \$26,233.93 to Diesel Motors with the expenditure charged to Account Number 48495 Unaligned Expenditure Incurred Previous Year for repairs carried out to Council's Mercedes Benz truck plant number 97 528.

MOVED Cr Cooper, **SECONDED** Cr Dammers that consideration of this matter be held behind Closed Doors.

CARRIED

I10404 TRAFFIC FLOW AT WORKS DEPOT - [610-0]

CITY ENGINEER'S REPORT I10404

Council's Outside Site Safety Committee reported a hazardous traffic flow layout at Council's Works Depot. A new layout has been redesigned and tested for two months.

The City Engineer seeks Council approval to instigate the works at a cost of \$11,400 with savings which have been made on two car park construction projects.

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

- 1 undertakes the kerb and pavement works at the Works Depot as shown on Attachment 1 to Report No I10404 at an estimated cost of \$11,400;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, reallocation of funds from the following projects:

<u>Account No</u>	<u>Location</u>	
<u>Amount</u>		
39257	Santiago Car Park	\$5,000

39268
\$6,400.

Aldersea Car Park

CARRIED BY AN

ABSOLUTE MAJORITY

Attachment I refers.

I10405 TRAFFIC CALMING MEASURES - SPEED DIPS - [510-0-1]

ACTING CITY ENGINEER'S REPORT I10405

In February, Council resolved that a report be submitted on the feasibility of introducing speed "dips" as traffic calming measures in the Municipality (Item I60215 refers).

The Acting City Engineer reports on information obtained from the Australian Road Research Board and Local Area Traffic Management Manuals and gives reasons why the use of "dips" or "depressions" are not recognised standard traffic calming devices.

MOVED Cr Marwick, **SECONDED** Cr Freame that Council does not authorise the use of speed dips as a traffic control device within this Municipality.

CARRIED

I10406 EAST WANNEROO METROPOLITAN REGION SCHEME (MRS) AMENDMENT - REGIONAL ROADS - [780-21]

CITY ENGINEER'S REPORT I10406

The East Wanneroo Metropolitan Region Scheme (MRS) Amendment was released in January 1994 for a three month public comment period finishing on 22 April 1994.

The MRS amendment includes the following roads that are proposed to be reserved as Important Regional Roads:

- 1 Ocean Reef Road - from Wanneroo Road to the eastern boundary of the municipality;
- 2 Alexander Drive - from Marangaroo Drive to Gngangara Road;
- 3 Mirrabooka Avenue - between Hepburn Avenue and Ocean Reef Road;

- 4 Skeit Road/Hartman Drive - between Hepburn Avenue and Ocean Reef Road;
- 5 Gngagara Road - between Skeit Road and Wanneroo Road;
- 6 Pinjar Road - between Wanneroo Road and Burns Beach Road.

In conjunction with the MRS amendment, the East Wanneroo District Transport Study has been released. The State Planning Commission initiated the East Wanneroo District Transport Study to review the District Distributor road network proposed for East Wanneroo in the North West Corridor Structure Plan.

This study has evaluated various options of District and Local Distributor road networks and possible options for Public Transport.

The Acting City Engineer gives reasons why support for Scenario 2 Option "C" is recommended but outlines a number of concerns with regard to road reserve widths and traffic treatments which require further evaluation.

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

- 1 supports the Scenario 2 Option recommended in the East Wanneroo District Transport Study;
- 2 advises the State Planning Commission of its general support for the Regional Roads in the proposed Major Metropolitan Region Scheme amendment for East Wanneroo, subject to those concerns outlined in Report No I10406 with the Road network being satisfactorily addressed by the Commission;
- 3 has regard for the East Wanneroo District Transport Study in the planning of the East Wanneroo area, particularly in the preparation of the East Wanneroo District Structure Plan and Local Structure Plans.

CARRIED

Attachment II refers.

I10407 GIRRAWHEEN RECREATION CENTRE: UPGRADE OF OFFICE SPACE - [330-2-2]

CITY BUILDING SURVEYOR'S REPORT I10407

In the 1993/94 Budget, Council has allocated \$115,000 for the redesign of the administration area of the Girrawheen/Koondoola

Recreation Centre to accommodate a Centre Manager and up to two staff.

The City Building Surveyor outlines the proposed redevelopment and additional "Minor Works" which will be effected in conjunction with the major works.

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

- 1 endorses the design plan for the alterations to the administration area of the Girrawheen/Koondoola recreation Centre;
- 2 authorises the documentation of the works and the calling of tenders.

CARRIED

I10408 CRAIGIE LEISURE CENTRE - UPGRADE OF POOL FILTRATION - [680-12]

CITY BUILDING SURVEYOR'S REPORT I10408

In the 1993/94 Budget, funds were set aside to upgrade the pool filtration and improve the water quality at Craigie Leisure Centre.

Norman Disney & Young were commissioned to design a suitable system to obtain satisfactory water quality.

The City Building Surveyor reports on the recommendations proposed by Norman Disney & Young which could be staged over a three year period.

RECOMMENDATION

That Council:

- 1 approves, in principle, the upgrading of filtration and improvement of water quality at the Craigie Leisure Centre indoor swimming pool;
- 2 authorises the documentation and calling of tenders for the upgrading of filtration at the Craigie Leisure Centre indoor swimming pool;
- 3 authorises the carrying forward of \$25,420 to the 1994/95 financial year for the second year's component of the filtration upgrade;

- 4 lists the sum of \$94,580 for consideration in the 1994/95 draft Budget for the remainder of the second year's component of the filtration upgrade.

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

1 Council:

- (a) approves, in principle, the upgrading of filtration and improvement of water quality at the Craigie Leisure Centre indoor swimming pool;
- (b) authorises the documentation and calling of tenders for the upgrading of filtration at the Craigie Leisure Centre indoor swimming pool;
- (c) authorises the carrying forward of \$25,420 to the 1994/95 financial year for the second year's component of the filtration upgrade;
- (d) lists the sum of \$94,580 for consideration in the 1994/95 draft Budget for the remainder of the second year's component of the filtration upgrade;

- 2 a detailed report be submitted to Council outlining the reasons for the failure of the CH/Ps unit to operate satisfactorily.

CARRIED

I10409 UNAUTHORISED HORIZONTAL SIGNS: WHITFORD SHOPPING CENTRE: LOT 501 WHITFORDS AVENUE, HILLARYS - [30/300]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10409

An application has been submitted for approval to construct five (5) signs to be located very high and on very wide building elevations of the Target Store, Whitford City Shopping Centre, Hillarys.

The Deputy City Building Surveyor supports this application as it is considered the signs will not be injurious to the amenity of the area. However, he suggests that the Centre Management be requested to submit a proposal for co-ordinated signings across the entire shopping centre to achieve a balance of uniformity and amenity over such a large site prior to further approvals for signage being granted.

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

- 1 approves the application for the horizontal signs at the Target Store located within the Whitford City Shopping Centre at Lot 501 Whitfords Avenue, Hillarys;
- 2 advises the applicant that no further signage will be approved at the Whitford City Shopping Centre until the Centre Management submit a proposal for co-ordinated signage across the entire shopping centre acceptable to Council.

CARRIED

**I10410 GIRRAWHEEN/KOONDOOLA JUNIOR FOOTBALL CLUB INC -
ADDITIONS TO HUDSON RESERVE CLUBROOMS - [061-173-3]**

CITY BUILDING SURVEYOR'S REPORT I10410

The Girrawheen/Koondoola Junior Football Club is seeking Council approval to construct further additions to Hudson Reserve Clubrooms.

The City Building Surveyor provides details of the extent of works which will be fully funded by the Club. He supports this application subject to certain conditions.

RECOMMENDATION

That Council:

- 1 agrees in principle, to the Girrawheen/Koondoola Junior Football Club Inc constructing the verandah/patio in front of the clubrooms on Hudson Reserve and a covered area and screen wall between clubrooms and changerooms but not the construction of the barbecue, subject to the Club:
 - (a) applying for and gaining and undertaking all works necessary for a building licence;
 - (b) constructing the works to the satisfaction of the City Building Surveyor;
 - (c) incorporating in the works all measures outlined in the body of this report to allow for movement in the foundation;
 - (d) providing all funds for the works;
 - (e) providing evidence that it is capable of constructing the whole of the works outlined;

2 authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the reallocation of surplus funds of \$500 from Account No 31785, Wanneroo Library Building Construction for the coating of exposed brickwork with Anti-Graffiti coating.

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

- 1 agrees in principle, to the Girrawheen/Koondoola Junior Football Club Inc constructing the verandah/patio in front of the clubrooms on Hudson Reserve and a covered area and screen wall between clubrooms and changerooms subject to the Club:
- (a) applying for and gaining and undertaking all works necessary for a building licence;
 - (b) constructing the works to the satisfaction of the City Building Surveyor;
 - (c) incorporating in the works all measures outlined in the body of this report to allow for movement in the foundation;
 - (d) providing all funds for the works;
 - (e) providing evidence that it is capable of constructing the whole of the works outlined;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of surplus funds of \$500 from Account No 31785, Wanneroo Library Building Construction for the coating of exposed brickwork with Anti-Graffiti coating.
- 3 consideration be given in the 1994/95 draft Budget of the supply and installation of a push button electric barbecue within Hudson Reserve, Girrawheen.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**I10411 PETITION OBJECTING TO BRICK STRUCTURE ON LOT 779 (22)
FRANGIPANI LOOP, MARANGAROO - [3410/779/22]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10411

In March 1994, Council resolved that a petition and letter from residents of Nutwood Court, Marangaroo objecting to the brick structure under construction at Lot 779 (22) Frangipani Loop be referred to the Building Department.

The Deputy City Building Surveyor provides details of the outbuilding in relation to the Residential Planning Codes and advises that a written statement of the adjoining owner indicated that he had no objection to the structure being erected on the fence line between the properties.

MOVED Cr Marwick, **SECONDED** Cr Freame that Council advise each of the petitioners that the garage under construction at Lot 779 (22) Frangipani Loop, Marangaroo, complies with the requisitions of the Residential Planning Codes and no action to reduce the height of the building is warranted by Council.

CARRIED

I10412 **PROPOSED RETAINING WALL: LOT 163 (4) HAZEL AVENUE, QUINNS ROCKS - [413/163/4]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10412

The owners of Lot 163 (4) Hazel Avenue, Quinns Rocks are seeking Council approval to erect a limestone retaining wall 2880 high on the northern boundary.

The Deputy City Building Surveyor supports this application.

MOVED Cr Marwick, **SECONDED** Cr Freame that Council approves the proposed limestone retaining wall to be constructed on the northern boundary of Lot 163 (4) Hazel Avenue, Quinns Rocks to a height of 2880.

CARRIED

I10413 **SANTIAGO PARK, OCEAN REEF: TOILET BLOCK - [208-071-93/94, 061-427-1]**

CITY BUILDING SURVEYOR'S REPORT I10413

Tenders have been called for the construction of a toilet block at Santiago Park, Ocean Reef.

The City Building Surveyor reports on the tender submissions received.

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

- 1 accepts the tender of \$112,857.00 from Homestead Construction for the Santiago Park toilet block;
- 2 agrees to the signing of the contract documents;

3 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$18,736.00 from account number 28476 to account number 30930 and \$6,381.00 from account number 30920 to account number 30930.

CARRIED

I10414 PINNAROO/MULLALOO POINT, HILLARYS: TOILET CHANGEROOM BUILDING - [208-044-93/94, 765-23-1]

CITY BUILDING SURVEYOR'S REPORT I10414

Tenders have been called for construction of the toilet changerooms building at Pinnaroo/Mullaloo Point, Hillarys.

The City Building Surveyor reports on the tenders submission received.

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

1 accepts the tender of \$162,611.00 from Pacific Building Company for the Pinnaroo/Mullaloo Point, Hillarys toilet changeroom building;

2 agrees to the signing of the contract documents.

CARRIED

I10415 SURPLUS PLANT WITHOUT ASSET NUMBERS - [507-1-1]

CITY PARKS MANAGER'S REPORT I10415

The City Parks Manager advises that a number of bore pump motors and reticulation controllers are surplus to requirements.

He suggests that these items be disposed of by public tender on an "as is basis".

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

1 approves the disposal of surplus bore pump motors by public tender;

2 lodges all funds received in general revenue account.

CARRIED

I10416 FINANCIAL ASSISTANCE - BEAUMARIS DISTRICTS PLAY GROUP - [009-1]

CITY PARKS MANAGER'S REPORT I10416

The Beaumaris Districts Play Group who utilise Ocean Reef Community Hall have requested financial assistance to purchase play equipment.

The City Parks Manager advises that the outdoor area used by the group is within a brick enclosure and cannot be used by the general public out of hours.

He suggests that a one off grant of \$1,000 may be appropriate on this occasion.

MOVED Cr Marwick, **SECONDED** Cr Freame that Council authorises a grant of \$1,000 for the Beaumaris Districts Play Group for the purchase of play equipment from Account No 26531 - Other Welfare Services - Sundry Donations.

CARRIED

I10417 INSTALLATION OF STORAGE SEATAINER ON SANTIAGO PARK, OCEAN REEF - [061-427]

CITY PARKS MANAGER'S REPORT I10417

Heathridge Celtic Soccer Club is seeking Council permission to locate a seatainer in the north east corner of Santiago Park to use as a storage area and emergency change rooms.

The City Parks Manager gives reasons why he does not support this request due to visual appearance and objections by residents and states that plans for construction of a toilet facility on the western side of the park are currently being finalised.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council approves the location of a seatainer in the north east corner of Santiago Park, Ocean Reef for the 1994 soccer season only and that no further approvals will be entertained.

CARRIED

I90407 TOWN PLANNING

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

CARRIED

REPORTS

**I20401 BERKLEY ROAD LOCAL STRUCTURE PLAN AND PROPOSED TOWN
PLANNING SCHEME NO 22 - [740-96, 780-22]**

CITY PLANNER'S REPORT I20401

At its August 1993 meeting (Item G20803 refers) Council adopted a Local Structure Plan for Berkley Road in Marangaroo and Alexander Heights.

The City Planner reports on the purpose of the structure plan and gives details of the headworks cost reviews.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council requests the Department of Planning and Urban Development to apply as a condition of approval to subdivisions within the Berkley Road Local Structure Plan Area the requirement for the subdivider to pay to Council at the time of clearance of survey diagrams a Headworks Charge Per Proposed New Lot as calculated by the City and reviewed from time to time.

CARRIED

**I20402 JOONDALUP CITY CENTRE - REVISED DEVELOPMENT PLAN AND
MANUAL - [730-8-1]**

CITY PLANNER'S REPORT I20402

In 1990 (Item E20803 refers) Council approved the Joondalup City Centre Development Plan and Joondalup City Centre Development Manual under Clause 5.42 of Council's Town Planning Scheme No 1 and advised that the Plan and Manual should be reviewed once a number of outstanding issues such as car parking, civic, cultural and community facilities and the location of a helipad had been resolved.

The City Planner reports on a number of areas in which the Development Plan and Joondalup City Centre Development Manual required review.

Cr Marwick declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council advises Landcorp that it is prepared to approve a revised Joondalup City Centre Development Plan and Manual in line with the draft dated February 1994, subject to:

- 1 reference to the car parking strategy not being included until it has been considered and adopted by Council and Landcorp;

2 a number of minor changes that have been discussed with Landcorp officers being incorporated into the document.

CARRIED

Cr Marwick abstained from voting.

I20403 PROPOSED MEDICAL CONSULTING ROOMS, LOT 190 (84) DAVALLIA ROAD, DUNCRAIG - [30/4651]

CITY PLANNER'S REPORT I20403

The City Planner reports on an application for medical consulting rooms on Lot 190 (84) Davallia Road, Duncraig. It is proposed to accommodate urological services.

He gives details of the background relating to the subject site and provides an assessment of the application.

RECOMMENDATION

That Council refuses the application submitted by B Gray on behalf of C M Rowling for medical consulting rooms on Lot 190 (84) Davallia Road, Duncraig on the grounds that it:

- 1 contravenes Council's policy for medical facilities/consulting rooms in terms of location and landscaping;
- 2 contravenes Town Planning Scheme No 1 in terms of lot sizes and setbacks;
- 3 represents ad hoc non-residential development in a residential area;
- 4 sets an undesirable precedent, encouraging a proliferation of non-residential development within this area.

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

- 1 refuses the application submitted by B Gray on behalf of C M Rowling for medical consulting rooms on Lot 190 (84) Davallia Road, Duncraig on the grounds that:
 - (a) it contravenes Council's policy for medical facilities/consulting rooms in terms of location and landscaping;
 - (b) it contravenes Town Planning Scheme No 1 in terms of lot sizes and setbacks;

- (c) it represents ad hoc non-residential development in a residential area;
- (d) it sets an undesirable precedent, encouraging a proliferation of non-residential development within this area;
- (e) approval of the proposal would result in encouraging further traffic into an already congested intersection;

2 advises the applicant of the Draft Consulting Rooms Policy for Arnisdale Road which may provide for an alternative location to the proposed use.

CARRIED

**I20404 PROPOSED HAIRDRESSER, LAKEWOOD MEDICAL CENTRE - LOT 80
(880) WANNEROO ROAD, WANNEROO - [30/306]**

CITY PLANNER'S REPORT I20404

The City Planner reports on an application for a hairdressing salon in Unit 3 of Lot 80 (880) Wanneroo Road, Wanneroo. The application is for a use approval and involves no physical alterations to the building.

He gives details of the background relating to the subject site and advises that the subject site has a use approval which restricts the approved uses to offices. A hairdressing salon would contravene Council's Policy in this respect.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council refuses the development application for a hairdressing salon on Lot 80 (880) Wanneroo Road, Wanneroo, submitted by G R Gibbs for the following reasons:

- 1 approval to a hairdressing salon would contravene Council's policy for beauty salons/hairdressers - G3-05 in respect to location;
- 2 approval could constitute a precedent for the location of hairdressing salons in similar locations and office developments.

CARRIED

**I20405 PROPOSED GRANDSTAND ON LOC 9974 JOONDALUP DRIVE,
JOONDALUP - [30/3989]**

CITY PLANNER'S REPORT I20405

The City Planner reports on an application to relocate the small grandstand at Leederville Oval to the Joondalup Sports Arena.

He advises that although efforts are being made to match the stand with the existing main structure, Council's Planning Department does have a concern that architecturally it is incompatible.

RECOMMENDATION

That Council:

- 1 refuses the application for the grandstand to be relocated from Leederville Oval to the Joondalup Sports Arena at Location 9974 Joondalup Drive, Joondalup, as submitted by Modular Metals Pty Ltd on behalf of Landcorp as the structure is not in keeping with the architectural integrity of the area;
- 2 advises the applicant that it is prepared to consider an alternative proposal which is architecturally consistent with the general development in the vicinity.

Cr Marwick declared an interest in this Item.

MOVED Cr MacLean, **SECONDED** Cr Ewen-Chappell that Council approves the construction of a public stand within the Joondalup Sports Arena for a period of ten (10) years.

Discussion ensued. Cr MacLean, with the approval of Cr Ewen-Chappell advised he wished to have the Motion **WITHDRAWN**

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

- 1 CITY PLANNER'S REPORT I20405 be received;
- 2 City Planner's Recommendation I20405 **NOT BE ADOPTED** - Item I20405A refers.

CARRIED

Cr Marwick abstained from voting.

I20405A PROPOSED GRANDSTAND ON LOC 9974 JOONDALUP DRIVE, JOONDALUP - [30/3989]

Cr Marwick declared an interest in this Item.

MOVED Cr Rundle, **SECONDED** Cr Freame that Council approves the application for the grandstand to be relocated from Leederville Oval to the Joondalup Sports Arena at Location 9974 Joondalup

Drive, Joondalup as submitted by Modular Metals Pty Ltd on behalf of Landcorp, subject to:

- 1 the design being modified to compliment the existing building on the site to the satisfaction of the City Planner and the City Building Surveyor;
- 2 strategic landscaping being incorporated along the Moore Drive boundary of the site and the rear of the Grandstand to reduce the visual impact of the proposed structure from that road;
- 3 standard and appropriate development conditions.

CARRIED

Cr Marwick abstained from voting.

I20406 PROPOSED LPG CYLINDER ON LOT 80 (121) QUINNS ROAD, QUINNS ROCKS - [30/2908]

CITY PLANNER'S REPORT I20406

Hames Sharley (Architects) on behalf of C C Berbatis Holdings Pty Ltd and GPA Pty Ltd seek Council's approval to accommodate a LPG cylinder on Lot 80 (121) Quinns Road, Quinns Rocks.

The City Planner reports on the proposal and advises that it is intended to locate the gas facility over two existing car parking bays.

The structure is considered appropriate from a planning point of view. The applicant will be required to pay cash-in-lieu for the loss of two car parking bays if they cannot be provided elsewhere on site.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council exercises its discretion under Clause 5.9 of its Town Planning Scheme No 1 and approves the LPG cylinder and screen wall with a zero setback to Lynas Way, on Lot 80 (121) Quinns Road, Quinns Rocks as submitted by Hames Sharley (Architects) on behalf of C C Berbatis Holdings Pty Ltd and GPA Pty Ltd, subject to:

- 1 the wall being designed and constructed as a feature wall to the satisfaction of Council;
- 2 appropriate landscaping being installed within the Lynas Way road reserve to screen the wall from nearby residents to the satisfaction of Council;
- 3 the provision of an additional two car parking bays on site or a cash-in-lieu fee of \$8,900 being paid to

Council for the two bay shortfall in accordance with its Cash-in-Lieu of Car Parking Policy prior to the issue of a building licence;

4 standard and appropriate development conditions.

CARRIED

Cr Cooper left the Chamber at this point, the time being 8.30 pm.

I20407 PARTIAL USE OF LOT 3289 WANNEROO ROAD, LANDSDALE (WILDFLOWER NURSERY) FOR "FORMSTONE" DISPLAY YARD - [30-229]

CITY PLANNER'S REPORT I20407

The City Planner reports on a complaint received regarding the erection of two large signs to Lot 3289 Wanneroo Road, Landsdale advertising a "Formstone Display" yard and that the scale of the activity appeared inconsistent with a Retail Nursery.

Cr Nosow declared an interest in this Item.

MOVED Cr Dammers, **SECONDED** Cr Wood that, in accordance with Section 174(5)(a) of the Local Government Act, 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 formally advises the owners of Lot 3289 Wanneroo Road, Landsdale that the Formstone Display Yard is not permitted at that location and that if it is not relocated within 28 days that legal proceedings will commence.

MOVED Cr MacLean that consideration of this matter be deferred pending the outcome of the Appeal.

There being no **SECONDER** the Motion

LAPSED

MOVED Cr Rundle, **SECONDED** Cr Freame that Council formally advises the owners of Lot 3289 Wanneroo Road, Landsdale that the Formstone Display Yard is not permitted at that location and that if it is not relocated within 28 days that legal proceedings will commence.

CARRIED

I20408 PROPOSED RECODING: LOT 1002 QUINNS ROAD, MINDARIE - [790-683]

CITY PLANNER'S REPORT I20408

Russell Taylor and William Burrell (Town Planning Consultants) on behalf of Gumflower Pty Ltd seek Council's approval to recode Lot 1002 Quinns Road, Mindarie from "R20" to "R15".

The City Planner gives details of the proposal and advises that as the code requires a minimum lot size of 1100m² for two grouped dwellings the coding will satisfy the owner's subdivisional objectives to encourage larger single dwellings on each lot.

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

- 1 supports the application submitted by Russell Taylor & William Burrell on behalf of Gumflower Pty Ltd to modify the Residential Density Code Map to recode Lot 1002 Quinns Road, Mindarie from "R20" to "R15" and initiates Amendment No 683 to its Town Planning Scheme No 1 for this purposes;
- 2 forwards the documentation for Amendment No 683 to the Minister for Planning for preliminary approval to advertise.

CARRIED

I20409 AMENDMENT NO 628: PROPOSED SPECIAL RURAL ZONE, PT LOCATION 883 GNANGARA ROAD, GNANGARA - [790-628]

CITY PLANNER'S REPORT I20409

The City Planner reports on the application submitted by Feilman Planning Consultants, on behalf of Mr R Love, to rezone Pt Location 883 Gngangara Road, Gngangara from "Rural" to "Special Rural".

He gives details of advice received from the Water Authority of WA (WAWA) and the Environmental Protection Authority (EPA) regarding the application and discusses the reconsideration of minimum lot size by WAWA.

RECOMMENDATION

That Council:

- 1 supports the application submitted by Feilman Planning Consultants, on behalf of Mr R Love, to rezone Pt Location 883, Gngangara Road, Gngangara from "Rural" to "Special Rural";
- 2 introduces Special Rural Zone No 26 comprising Pt Location 883 Gngangara Road, Gngangara and Special Provisions as described in Report I20409 in Schedule 4 Part 2 of Town Planning Scheme No 1;
- 3 advises Feilman Planning Consultants that prior to forwarding the documents from Amendment No 628 to the Minister for Planning for preliminary approval to advertise it requires a Development Guide Plan showing the size and boundary of the public open space and the road reserve boundary required to accommodate the future widening of Ocean Reef Road, to the satisfaction of the City Planner and City Engineer;
- 4 advises the applicant that in the interest of facilitating the prompt development of the subject land it has resolved to seek the above amendment, but before granting final approval to Amendment No 628 it will require that the owner enter into a legal agreement with the City, obliging the owner to:
- (a) transfer to the Crown, free of cost, a strip of land along the Gngangara Road frontage of the subject land adequate to accommodate the future widening of this road;
 - (b) cede, free of cost to the Crown, the land shown as Public Open Space on the Development Guide Plan, notwithstanding that the land may be reserved for Parks and Recreation under the Metropolitan Region Scheme.

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

- 1 supports the application submitted by Feilman Planning Consultants, on behalf of Mr R Love, to rezone Pt Location 883, Gngangara Road, Gngangara from "Rural" to "Special Rural";
- 2 introduces Special Rural Zone No 26 comprising Pt Location 883 Gngangara Road, Gngangara and Special Provisions as described in Report I20409 in Schedule 4 Part 2 of Town Planning Scheme No 1;
- 3 advises Feilman Planning Consultants that prior to forwarding the documents from Amendment No 628 to the

Minister for Planning for preliminary approval to advertise it requires a Development Guide Plan showing the size and boundary of the public open space and the road reserve boundary required to accommodate the future widening of Ocean Reef Road, to the satisfaction of the City Planner and City Engineer;

4 advises the applicant that in the interest of facilitating the prompt development of the subject land it has resolved to seek the above amendment, but before granting final approval to Amendment No 628 it will require that the owner enter into a legal agreement with the City, obliging the owner to:

- (a) transfer to the Crown, free of cost, a strip of land along the Ngaragara Road frontage of the subject land adequate to accommodate the future widening of this road;
- (b) cede, free of cost to the Crown, the land shown as Public Open Space on the Development Guide Plan, notwithstanding that the land may be reserved for Parks and Recreation under the Metropolitan Region Scheme;

5 ensures notification is made in writing to the prospective purchasers of the lots informing them of the special provisions in Council's Town Planning Scheme No 1 applicable to the subject land, and that the purchasers acknowledge receipt to the Council in writing.

CARRIED

Attachment III refers.

I20410 PROPOSED SCHEME AMENDMENT PT LOT 3 (521) BEACH ROAD, DUNCRAIG - [790-681]

CITY PLANNER'S REPORT I20410

The City Planner reports on an application for the rezoning of Pt Lot 3 (521) Beach Road, Duncraig from "Residential Development R20 and Special Zone (Additional Use) Offices" to "Residential Development R25".

He gives details of the background relating to the subject site and provides an assessment of the application.

RECOMMENDATION

That Council:

- 1 supports the application submitted by Chappell and Lambert to rezone/recode Pt of Lot 3 (521) Beach Road, Duncraig from "Residential Development R20 and Special Zone (Additional Use) Offices" to "Residential Development R25" and initiates Amendment No 681 for this purpose;
- 2 forwards the documentation of Amendment No 681 to the Minister for Planning for preliminary approval to advertise.
- 3 seeks clarification from the applicants regarding the development of the access leg for the subject lot.

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

- 1 supports the application submitted by Chappell and Lambert to rezone/recode Pt of Lot 3 (521) Beach Road, Duncraig from "Residential Development R20 and Special Zone (Additional Use) Offices" to "Residential Development R25" and initiates Amendment No 681 for this purpose;
- 2 forwards the documentation of Amendment No 681 to the Minister for Planning for preliminary approval to advertise.
- 3 seeks clarification from the applicants regarding the development of the access leg for the subject lot;
- 4 requests the developer to retain uncleared bush land in each lot so that the landowner may decide at his own discretion to keep native flora.

CARRIED

I20411 CLOSE OF ADVERTISING: AMENDMENT TO DESIGN GUIDELINES, PART LOT 15 MARMION AVENUE, CLARKSON - [740-90213]

CITY PLANNER'S REPORT I20411

The City Planner reports on specific points of design important to lots under 450m² which have been omitted in the design guidelines for Ocean Park, Clarkson.

He advises that the additional guidelines will aid in creating an overall streetscape effect.

In accordance with the requirements of the Town Planning Scheme, these proposed amendments have been advertised for a period of

21 days. At the close of advertising no comments had been received.

Cr Marwick declared an interest in this Item.

MOVED Cr Waters, **SECONDED** Cr Wood that Council amends the adopted Town Planning Policy on design guidelines entitled "Ocean Park, Clarkson Small Lot Subdivision" (H21223) by adding the following:

"Houses constructed on Lots 1450, 1451, 1457, 1458, 1459, 1492, 1498, 1465, 1467, 1468, 1469, 1470, 1471, 1472, 1473 and 1474 shall have the following:

- minimum roof pitch of 25°
- roof gables on front elevation
- covered entry, eg verandah, porch (not eaves)".

CARRIED

Cr Marwick abstained from voting.

I20412 CLOSE OF ADVERTISING: AMENDMENT NO 667 TO TOWN PLANNING SCHEME NO 1 TO REZONE PORTION LOT 7 BADGERUP ROAD, GNANGARA FROM "RURAL" TO "RURAL SPECIAL ZONE (ADDITIONAL USE) RURAL STORE NOT EXCEEDING 100M²" - [790-667]

CITY PLANNER'S REPORT I20412

Council at its meeting on 12 October 1993 (Item H21014 refers) resolved to initiate Amendment No 667 to Town Planning Scheme No 1 to rezone portion of Lot 7 Badgerup Road, Gngangara, from "Rural" to "Rural Special Zone (Additional Use) Rural Store not exceeding 100m²".

The City Planner reports that advertising of the amendment as approved by the Hon Minister for Planning closed on 11 March 1994 in which time one letter of objection was received.

RECOMMENDATION

That Council:

- 1 finally adopts Amendment No 667 to Town Planning Scheme No 1 to rezone portion of Lot 7 Badgerup Road, Gngangara from "Rural" to "Rural Special Zone (Additional Use) Rural Store Not Exceeding 100m²";
- 2 authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;

3 forwards Amendment No 667 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

MOVED Cr Waters, **SECONDED** Cr MacLean that consideration of this matter be deferred to allow another landholder to make a submission for a rural store. **LOST**

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

1 finally adopts Amendment No 667 to Town Planning Scheme No 1 to rezone portion of Lot 7 Badgerup Road, Gnangara from "Rural" to "Rural Special Zone (Additional Use) Rural Store Not Exceeding 100m²";

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

3 forwards Amendment No 667 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

CARRIED

Crs Waters and MacLean dissented.

I20413 EAST WANNEROO METROPOLITAN REGION SCHEME (MRS) AMENDMENT - [780-21]

CITY PLANNER'S REPORT I20413

The City Planner reports on the East Wanneroo Metropolitan Region Scheme (MRS) Amendment.

He gives details of the main elements of the major MRS Amendment and comments on various matters relating to the Amendment.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council advises the State Planning Commission of its general support to the proposed Major Metropolitan Region Scheme Amendment for East Wanneroo, subject to those concerns listed in Report No I20413 being satisfactorily addressed by the Commission.

CARRIED

Attachment IV refers.

I20414 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN FORD STREET AND MCKIRDY WAY, MARMION - [510-751]

CITY PLANNER'S REPORT I20414

The City Planner reports on an application to close the pedestrian accessway between Ford Street and McKirdy Way, Marmion.

The four adjoining owners made the application as a result of increased incidence of theft from the houses bordering the accessway.

RECOMMENDATION

That Council does not agree to close the pedestrian accessway between Ford Street and McKirdy Way, Marmion.

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

- 1 does not agree to close the pedestrian accessway between Ford Street and McKirdy Way, Marmion;
- 2 advises the applicants of the reasons for its decision.

CARRIED

I20415 BARCLAY RESERVE: PADBURY - [061-25]

CITY PLANNER'S REPORT I20415

The City Planner reports on the possible redevelopment of Barclay Reserve, Padbury.

He advises that the attitude of residents in the Barclay Reserve area should be ascertained as a first step. If there is general support for redevelopment, then Council can consider the preparation of concept plans for further consultation with the local community.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council canvasses the views of residents in the Barclay Reserve area to ascertain whether or not they are in favour of redevelopment of the park, possibly for group housing purposes.

CARRIED

**I20416 MODEL AEROPLANE AND INTERNAL COMBUSTION CRAFT NOISE
NUISANCE AT LAKE GNANGARA - [750-9]**

CITY PLANNER'S REPORT I20416

The City Planner reports on the assessment of possible alternative sites to Lake Gngangara for operating model aeroplanes and internal combustion crafts.

RECOMMENDATION

That Council advises the Wanneroo Aeromodellers Club that it has assessed the remaining lakes and has been unable to identify a suitable alternative site for flying the seaplanes due to potential noise nuisance, potential adverse environmental impact and ownership of the lakes.

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

- 1 advises the Wanneroo Aeromodellers Club that it has assessed the remaining lakes and has been unable to identify a suitable alternative site for flying the seaplanes due to potential noise nuisance, potential adverse environmental impact and ownership of the lakes;
- 2 suggests that the Club endeavours to locate and obtain access to lakes on private properties and that in this event Council would offer assistance.

CARRIED

I20417 LOCAL GOVERNMENT URBAN STRATEGY DISCUSSION PAPER - [312-2]

CITY PLANNER'S REPORT I20417

The Australian Local Government Association (ALGA) invites Council's comments on a discussion paper it has prepared entitled "Local Government Urban Strategy". Each Councillor has been provided with a copy of the discussion paper. The purpose of the discussion paper is to facilitate the preparation of a national Local Government urban policy.

The City Planner gives details of comments (an officer-level submission) submitted to the ALGA on the "Local Government Urban Strategy" discussion paper.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council endorses the comments which have been made on the Australian Local Government Association's Local Government Urban Strategy Discussion paper as contained in Report No I20417.

CARRIED

Attachment V refers.

I90408 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I30401 GENERAL ASSEMBLY OF THE AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION - [202-1-4]

ACTING TOWN CLERK'S REPORT I30401

At the 1993 Annual General Meeting of the Australian Local Government Association a motion was passed concerning a proposal for a General Assembly of the Association.

The Acting Town Clerk reports that Council has now been invited to attend the General Assembly which will conclude the 1994 Annual General Meeting of the Australian Local Government Association.

The Assembly will be convened at the Canberra Convention Centre over the period 6 to 9 November 1994 and will examine aspects of Local Government in a series of Plenary and Issue Assembly sessions. These sessions are to be organised with a view towards taking agreed motions to the AGM of the Association.

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

- 1 authorises the participation of one councillor and the Town Clerk (or his nominee) at the General Assembly of the Australian Local Government Association to be held over the period 6 to 9 November 1994 subject to funds being available in the 1994/95 Budget;
- 2 lists for consideration in the 1994/95 Budget the sum of \$2,356 per participant to attend the General Assembly of the Australian Local Government Association.

CARRIED

I30402 CITIES AND FAMILIES CONFERENCE - [202-1-1]

ACTING CITY TREASURER'S REPORT I30402

In 1989 the United Nations General Assembly declared 1994 the International Year of the Family. To celebrate this event the City of Melbourne is hosting the Cities and Families Conference.

The Acting Town Clerk reports that Council has been invited by the City of Melbourne to attend this conference. The conference will be held at the Regent of Melbourne Hotel on 7 and 8 November 1994.

This Conference will examine ties between government, business and community groups which support the family. It will also investigate partnerships and initiatives in which local government has involved itself in order to maintain the level of support traditionally provided.

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

- 1 authorises a Councillor and the Manager of Welfare Services to attend the Cities and Families Conference to be held on 7 and 8 November 1994 at the Regent of Melbourne Hotel subject to funds being available in the 1994/95 Budget;
- 2 lists for consideration in the 1994/95 Budget the amount of \$2,665 per participant to attend the Cities and Families Conference.

CARRIED

I30403 LOCAL GOVERNMENT SUPERANNUATION PLAN VACANCY - [017-1]

ACTING TOWN CLERK'S REPORT I30403

The Acting Town Clerk reports that the Western Australian Municipal Association has invited nominations from member Councils for officer appointments to the positions of Trustee and Deputy Trustee (two positions) - Local Government Superannuation Plan.

He advises that the Institute of Municipal Management Divisional Council is seeking the support of all Councils in the nomination of the following people in order to ensure effective representation for both union and institute members;

John McNally (City of Melville)	Trustee
Cliff Frewing (Shire of Swan)	Deputy Trustee
Stuart Cole (City of Fremantle)	Deputy Trustee

John McNally has been a Deputy Trustee for the Superannuation Plan since April 1993.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council supports the Institute of Municipal Management in the nomination of:

John McNally	Trustee
Cliff Frewing	
Deputy Trustee	
Stuart Cole	Deputy Trustee

as Trustees for the Local Government Superannuation Plan.

CARRIED

I30404 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

ACTING TOWN CLERK'S REPORT I30404

The Acting Town Clerk seeks Council's endorsement to hold a number of functions before the end of this financial year, still within the 1993/94 calendar.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council approves of the revised dates for the functions listed in Report No I30404.

CARRIED

Attachment VI refers.

I30405 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

ACTING TOWN CLERK'S REPORT I30405

The Acting Town Clerk seeks Council's approval for the inclusion of two functions in the 1994/95 Calendar.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council approves the inclusion of the following two functions in the 1994/95 Calendar:

<u>Date</u>	<u>Function</u>	<u>Guests</u>	<u>Host</u>
29/05/94	Carramar golf Course Opening	100	Council
10/09/94	Cocktail Party Royal WA Historical Society	120	Council

CARRIED

I30406 FINANCIAL ASSISTANCE - LYMBURNER SAFETY HOUSE ASSOCIATION - [009-1]

CITY TREASURER'S REPORT I30406

The City Treasurer reports on an application for financial assistance from Lyburner Safety House Association attached to the Lyburner Primary School in Hillarys.

He gives details of Safety House statistics State wide and advises that contributing to this request would set an

undesirable precedent. Notwithstanding this Council may consider the cause worthy of support.

MOVED Cr MacLean, **SECONDED** Cr Ewen-Chappell that Council lists for consideration in the draft 1994/95 Budget the provision of \$2,500 for the Safety House Association, being \$50 per Safety House.

CARRIED

I30407 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT I30407

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

The net result of these reallocations and adjustments is a budget deficit of \$49,708.

MOVED Cr Wood, **SECONDED** Cr Freame that Council authorises, 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 - 13 April 1994.

CARRIED BY AN

ABSOLUTE MAJORITY

Attachment VII refers.

I30408 GRV SPOT RATING OF RURAL PROPERTIES - [205/40/73]

CITY TREASURER'S REPORT I30408

Each year Council redefines the GRV/UV areas to be used for rating purposes, and submits the UV areas for Ministerial approval. Rural-zoned lots (other than Special Rural) continue to be rated at UV, except those with an area of 2.6 hectares or less where it is considered that the property is used predominantly for non-rural purposes.

The City Treasurer reports on a request from the owners of one rural property to have their property rated on GRV, as it is used purely for residential purposes.

This property was not included on the list of spot rated properties approved by the Minister for 1993/94, as it was previously used for primary production. The owner has now retired. An inspection of the property was conducted on 21 March 1994 to confirm the residential use and it would be appropriate for Council to include this property on the list of rural-zoned GRV rated properties for the 1994/95 year.

MOVED Cr Dammers **SECONDED** Cr Nosow that Council includes 73 Mary Street, Wanneroo on the list of GRV spot-rated properties for ministerial approval for the 1994/95 year.

CARRIED

I30409 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30409

The City Treasurer gives details on the following requests for financial assistance from Council;

Churchlands Senior High School - (International Society for Music Educators - Florida).

Miss Philippa Blatchford - (International School Swimming Championships - Hong Kong)

Mr Kevin Bell, Mr Neil Hamilton, Mr Graham Blower and Mr Lindsay James - (State Veterans Indoor Cricket Championships - Tasmania)

Miss Cara and Carrie Haloun - (International Mantas Championships - Hong Kong)

Mr Andrew Murray - (National Athletic Championship - Tasmania)

Mr Ian McMahon - (Swimming Championship - Hong Kong)

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council donates:

- 1 \$300.00 to the Churchlands Senior High School to participate in the International Society for Music Educators to be held at Florida in July 1994;
- 2 \$50.00 to the following persons to assist with costs to participate in their respective sports:

Miss Philippa Blatchford
Mr Kevin Bell
Mr Neil Hamilton
Mr Graham Blower

Mr Lindsay James
Miss Cara Haloun
Miss Carrie Haloun
Mr Andrew Murray
Mr Ian McMahon

Such donations to be from Account No 29470 - Sundry Donations - Recreation Control.

CARRIED

I30410 SPONSORSHIP - MOTHER'S DAY GALA BALL - [316-2]

CITY TREASURER'S REPORT I30410

The City Treasurer reports on a request for sponsorship from the Federal Member for Cowan, Mr Richard Evans MP for the inaugural Mother's Day Eve Ball, all proceeds from this Ball will be donated to breast cancer research.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council does not contribute sponsorship to the Mother's Day Eve Ball.

CARRIED

I30411 1994/95 RATE INCENTIVE SCHEME - [018-20]

CITY TREASURER'S REPORT I30411

The City Treasurer reports on Council's rate incentive scheme to encourage ratepayers to make full rate payment within 21 days of the due date.

He advises that in view of the past success (last year some 15,741 ratepayers were involved contributing \$9.7m), it is suggested that Council again conducts a rate incentive scheme for the 1994/95 year and that the conditions of entry and drawing of winners follow the same format as last year.

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

- 1 undertakes a Rate Incentive Scheme for the 1994/95 year;
- 2 adopts the conditions of entry and drawing of winners to the 1994/95 rate incentive scheme as outlined in Report I30411;
- 3 commences negotiations with prospective donors for prizes for the 1994/95 rate incentive scheme.

CARRIED

Attachment VIII refers.

I90409 COMMUNITY SERVICES

MOVED Cr Gilmore, **SECONDED** Cr Wood that the Community Services Reports be received.

CARRIED

REPORTS

I40401 FOOD COMPLAINT - SAMPLE NO: 062 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40401

The City Environmental Health Manager reports on a complaint regarding foreign objects in a bottle of "Island Cooler" manufactured by Island Cooler Pty Ltd and sold to a consumer by Liquorland, Padbury.

Section 246 of the Health Act states that a person who either prepares for sale or sells food that is

- 1 unfit for consumption by man;
- 2 adulterated; or
- 3 damaged, deteriorated or perished;

commits an offence.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council in accordance with the provisions of the Health Act 1911, instigates legal proceedings against:

- 1 "Liquorland", Padbury Shopping Centre, Warburton Avenue, Padbury and/or;
- 2 Island Cooler Pty Ltd, Wentworth Road, Merbein, Victoria 3505 and/or;
- 3 ACI Glass Packaging, 310-324 Ferntree Gully, North Clayton, Victoria 3168;

in respect of sample number 062.

CARRIED

I40402 UNFIT PREMISES - [30/454]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40402

On 22 February 1994, Health Notices were issued to Nyoongah Community, 139 Sydney Road, Gngangara declaring six buildings as unfit for habitation.

The City Environmental Health Manager reports that the Council's Health Department has now been advised by the Nyoongah Community that the community has no intention of repairing any of the buildings.

He considers demolition is necessary in these circumstances.

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

- 1 serves a Notice under Section 137 of the Health Act requiring the Nyoongah Community, 139 Sydney Road, Gngangara to within twenty-one (21) days remove the building known as "the museum" as well as the five (5) houses located at the western side of their property;
- 2 exercises the provisions of Section 140 of the Health Act by carrying out the terms of the Notice should the owner fail to comply.

CARRIED

I40403 LICENCE AND REGISTRATION - EATING HOUSE - [930-18]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40403

The City Environmental Health Manager advises that on 21 June 1993 all Eating House proprietors were invited to renew their licence and registration for 1993/94.

To date a total of two shop proprietors have failed to renew their licence and registration of an Eating House despite several letters being sent to them requesting payment.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council initiates legal action against the proprietors of the following food premises for conducting an eating house without the requisite licence and registration required under Section 162 of the Health Act 1911:

- 1 Jeff's Place, Variety Fun Markets;
- 2 Monte Carlo Pizza, Woodvale Boulevard Shopping Centre.

CARRIED

I40404 TRADING IN PUBLIC PLACES - [930-19]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40404

The City Environmental Health Manager reports on an incident occurring on 10 March 1994 whereby an unlicensed trader was observed trading from the public roadway at Elmwood Court, Marangaroo.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council institutes legal proceedings against Catering Concepts (Jiffy Foods), 52-56 Division Street, Welshpool for trading within the City of Wanneroo without the requisite licence, under the provisions of the By-law Relating to Trading in Public Places.

CARRIED

I40405 SURVEILLANCE OF PUBLIC SWIMMING POOLS - [442/2/510]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40405

The City Environmental Health Manager advises of the Health Department's ongoing routine surveillance programme for public swimming pools currently operating within the City of Wanneroo.

Recently the chemical quality of water at the Club Capricorn Tennis Court Pool was found not to comply with the Health Act (Swimming Pools) Regulations 1964.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council initiates proceedings against Yanchep Sun City Pty Ltd, operating at Club Capricorn, 510 Two Rocks Road, Yanchep, for a breach of Regulation 11(a) of the Health Act (Swimming Pools) Regulations 1964 on 3 March 1994.

CARRIED

I40406 FINANCIAL COUNSELLING VOLUNTEER PROJECT - [880-2]

MANAGER WELFARE SERVICES REPORT I40406

The Department for Community Development has small one-off grants through its Poverty Programme for Regional Community Projects and has invited the City to apply for funding of a one off volunteer development project.

The Manager Welfare services provides details of a Financial Counselling Volunteer project which the City's Welfare Department could oversee and seeks Council approval to make a formal submission to the Department for Community Development.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the submission of an application for funding a Financial Counselling

Volunteer Project through the Poverty Programme of the Department for Community Development.

CARRIED

**I40407 CITY OF WANNEROO CULTURAL DEVELOPMENT ADVISORY COMMITTEE
- [429-12]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40407**

A report to Council in April 1993 discussed the development of an Integrated Cultural Policy and highlighted the need to establish a Cultural Development Advisory Committee (Item H40425 refers).

The City Recreation and Cultural Services Manager outlines the draft terms of reference for the proposed Cultural Development Advisory Committee to provide a framework for the management, service delivery and planning of cultural services in the City of Wanneroo.

He suggests that a Council delegate be appointed to the Committee following Council elections in May.

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

- 1 pursuant to Section 180 of the Local Government Act 1960, establishes the City of Wanneroo Cultural Development Advisory Committee;
- 2 adopts the Terms of Reference for the City of Wanneroo Cultural Development Advisory Committee as attached to Report No I40407;
- 3 nominates a Council delegate to the City of Wanneroo Cultural Development Advisory Committee after the Annual Municipal Elections in 1994;
- 4 approves the appointment of the Heritage Officer to the City of Wanneroo Cultural Development Advisory Committee until such time as the Museum Advisory Committee is in operation.

CARRIED

Attachment IX refers.

I40408 CITY OF WANNEROO MUSEUM ADVISORY COMMITTEE - [050-0]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40408**

The establishment of a Central Museum Management Committee was referred to the Gloucester Lodge, Buckingham and Historical Sites Management Committees and the Wanneroo and Districts Historical Society for comment.

The City Recreation and Cultural Services Manager outlines the responses from these Committees and states that whilst there is general agreement to the development of a central committee, it is considered that the appropriate time for this committee to commence its role will be once the timeframe for the regional museum in Joondalup is established.

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

- 1 pursuant to Section 180 of the Local Government Act 1960, establishes the City of Wanneroo Museum Advisory Committee once the timeframe for development of the regional museum in Joondalup has been established and the lead in period to development is imminent;
- 2 adopts the Terms of Reference for the City of Wanneroo Museum Advisory Committee as attached to Report I40408.

CARRIED

Attachment X refers.

I40409 WANNEROO SENIOR CITIZENS - REQUEST FOR WAIVER OF HIRE FEES - CIVIC HALL WANNEROO - [260-0]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40409**

The Wanneroo Townsite Senior Citizens Club use the Wanneroo Civic Hall for its monthly Friday evening dances and has enjoyed free use of the facility; however it does charge an entry fee to all participants.

The City Recreation and Cultural Services Manager reports that towards the end of 1993, a commercial dance group requested regular weekly bookings at the Civic Hall on Friday evenings.

Negotiations were held with the Senior Citizens Club who agreed to meet the hire charges of the facility to secure the venue.

The Senior Citizens Club has now requested free use of this facility.

The City Recreation and Cultural Services Manager advised that several groups each offering valuable recreational opportunities

to the community, are seeking access to the Civic Hall on Fridays.

He considers that the Wanneroo Townsite Senior Citizens Club attracts sufficient numbers to cover the hire fee of the facility.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council charges the Wanneroo Townsite Senior Citizens Club the standard function hire rate of \$113.60 (\$28.40 per hour) for use of the Civic Hall, Wanneroo, for its monthly Friday evening dances.

CARRIED

I40410 TOP HAT AND TAILS TAP DANCE SCHOOL - FREE USE OF ARTS CENTRE FOR DISABLED CLASSES - [330-7-1]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40410**

Top Hat and Tails Tap Dance School hires the Arts Centre seven hours per week at the commercial rate of \$21.00/hour. The group transferred to this venue towards the end of 1993 and has grown in strength since then

The Dance School receives free use of this venue two hours per week to conduct dance classes for people with disabilities and has requested continuation of this waiver for 1994.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council waives the hire fee of \$21.00/hr for the portion of "Top Hat and Tails" use of the Wanneroo Arts Centre that promotes participation for people with disabilities, up to a maximum of two hours per week.

CARRIED

I40411 DEVELOPMENT OF BOWLING CLUBS IN THE CITY OF WANNEROO - [439-1]

CITY PARKS MANAGER'S & CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40411

In September 1993, Council agreed to authorise the City Recreation and Cultural Services Manager and City Parks Manager to enter into discussions with the Bowling Steering Committees for the Warwick and Craigie Bowling clubs to formulate an appropriate development strategy for these facilities (Item H40916 refers).

Council would be aware that provision has been made on the concept plans of Warwick Regional Open Space and Craigie Regional Open Space for lawn bowling facilities.

In lieu of an existing policy outlining the development of lawn bowling facilities in the City of Wanneroo, the following proposal is suggested:

"In those circumstances where Council agrees to develop lawn bowling facilities, Council will substantially contribute towards the development of the first two bowling greens as a basic provision. Any development in addition to the basic provision will be the responsibility of the respective bowling clubs."

In consideration of this policy the City Parks Manager and City Recreation and Cultural Services Manager suggest that Council provides funds in 1994/95 Budget for the provision of two greens at Warwick Open Space and two greens at Craigie Open space.

They outline the need to revise concept options for both areas to achieve a stage development without major construction costs to Council.

RECOMMENDATION

That Council:

- 1 adopts the revised development plans for Craigie Open Space and Warwick Open Space;
- 2 adopts the following concept options:
Warwick Open Space -- Option 5
Craigie Open Space -- Option 1;
- 3 lists for consideration in the draft 1994/95 Budget, funds for the development of two bowling greens at Warwick Regional Open Space at a cost of \$65,560;
- 4 lists for consideration in the draft 1994/95 Budget, funds for the development of two bowling greens at Craigie Open Space at a cost of \$81,829;
- 5 determines any future provision for bowling clubs in consideration of the report to be presented to Policy and Special Purposes on the provision of community and recreation facilities within the City of Wanneroo.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that this matter be deferred and referred to the Policy and Special Purposes Committee to allow for the formulation of a Policy.

CARRIED

I40412 FREEDOM COMMUNITY CHURCH - REQUEST FOR ASSISTANCE IN PURCHASING RECREATION EQUIPMENT - [445-1]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40412**

The Freedom Community Church has recently written to Council seeking financial support to purchase recreational equipment for its youth group, run at the Padbury Community Hall on a fortnightly basis.

The City Recreation and Cultural Services Manager reports that the group is requesting approximately \$1,500 to purchase two table tennis tables and two pool tables.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council declines to assist the Freedom Community Church with the purchase of the recreational equipment requested and advises the Church of other avenues for possible financial assistance.

CARRIED

Cr Dammers left the Chamber at this point, the time being 9.08 pm.

I90410 BUSINESS FOR INFORMATION

MOVED Cr Nosow, **SECONDED** Cr Waters that the Reports for Information be received.

CARRIED

REPORTS

I60401 CARRAMAR GOLF COURSE DEVELOPMENT PROGRESS REPORT - [622-0]

ACTING CITY ENGINEER'S REPORT I60401

The Acting City Engineer reports on the progress of the Carramar Golf Course which is nearing completion.

MOVED Cr Nosow, **SECONDED** Cr Waters that ACTING CITY ENGINEER'S REPORT I60401 be received.

CARRIED

I60402 BUILDING LICENCE INFRINGEMENT FINES - [920-3]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I60402

In February Council requested that a report be submitted on Building Licence Infringement Fines.

The Deputy City Building Surveyor outlines the current fines which may be imposed under the Local Government Act.

The Department of Local Government conducted a symposium recently on the proposed Integrated Building act. It is anticipated that fines for building infringements will be increased when the new Building Act is promulgated.

MOVED Cr Nosow, **SECONDED** Cr Waters that DEPUTY CITY BUILDING SURVEYOR'S REPORT I60402 be received.

CARRIED

I60403 OLYMPIC KINGSWAY SOCCER CLUB - EX H30917 - [061-198-7]

CITY PARKS MANAGER'S REPORT I60403

In September 1993, Council requested a report be submitted on the maintenance costs associated with the Olympic Kingsway Soccer Club.

The City Parks Manager outlines the annual expenditure incurred for turf maintenance, bore and pump repairs, sprinklers and building operating and maintenance relating to the toilet/changeroom facility.

The Soccer Club facility is a totally leased building at \$1 per annum for 20 years.

MOVED Cr Nosow, **SECONDED** Cr Waters that CITY PARKS MANAGER'S REPORT I60403 be received.

CARRIED

I60404 PROPOSED CINEMA COMPLEX, JOONDALUP - [30/4308, 30/3906]

CITY PLANNER'S REPORT I60404

The City Planner reports on the current position of the proposed Joondalup Cinema Complex and Lifecare.

MOVED Cr Nosow, **SECONDED** Cr Waters that CITY PLANNER'S REPORT I60404 be received.

CARRIED

I60405 ENVIRONMENTAL ADVISORY COMMITTEE - [305-6]

CITY PLANNER'S REPORT I60405

The City Planner submits the Minutes from 24 January 1994 meeting of the Environmental Advisory Committee.

He advised that there is no matter arising from the Minutes that requires any action by Council, the replacement community representative member consequent upon Mr T Johnson's resignation (Mr D Stevens) being appointed at Council's 9 March meeting.

MOVED Cr Nosow, **SECONDED** Cr Waters that CITY PLANNER'S REPORT I60405 be received.

CARRIED

I60406 APPEAL DETERMINATION: LOT 3 (19) SHEPPARD WAY, MARMION - [30/853]

CITY PLANNER'S REPORT I60406

The City Planner reports that the Hon Minister for Planning has upheld the appeal lodged by Mr R Sparta for refusal to permit extensions to Marmion Village Shopping Centre.

Following full consideration of the issues involved, and consistent with the investigating member's assessment and findings, the Hon Minister has advised that the appeal is upheld subject to conditions as the City of Wanneroo might reasonably impose, with the exception of any requirement for the provision of additional parking or cash-in-lieu.

This appeal has implications for Council's parking standards and their relationship to its Cash-in-Lieu of Car Parking Policy. This issue will be addressed when the policy is reviewed.

MOVED Cr Nosow, **SECONDED** Cr Waters that CITY PLANNER'S REPORT I60406 be received.

CARRIED

Cr Gilmore left the Chamber at this point, the time being 9.12 pm.

I60407 AQUATIC CENTRE CLOSURE - [680-12]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60407

The City Recreation and Cultural Services Manager reports that due to extensive building works necessary at the Aquatic Centre at Craigie Leisure Centre, it will be necessary to close this part of the complex for the duration of these works. The scheduled dates are from close of business, Friday 24 June to start of business Sunday 24 July 1994.

MOVED Cr Nosow, **SECONDED** Cr Waters that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60407 be received.

CARRIED

I60408 WOMEN'S SPORTS FOUNDATION "ON THE MOVE" - AQUAMOTION - [690-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60408

The City Recreation and Cultural Services Manager reports on a pilot programme called "On the Move" sponsored by the Women's Sports Foundation, which has secured funding through Healthway.

He advises that Aquamotion has been invited to participate in the pilot programme.

If successful, Aquamotion anticipates "On the Move" becoming an ongoing programme. Two years funding is available.

MOVED Cr Nosow, SECONDED Cr Waters that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60408 be received.

CARRIED

I60409 PROTECTIVE CLOTHING FOR RANGERS - [905-1]

MANAGER - MUNICIPAL LAW AND FIRE SERVICES' REPORT I60409

In December 1993, Council resolved to write to the Police Department seeking its views as to its policy on the licensing of Tranquilliser Dart Guns in the area of dog and cattle control

The Police Department advises that effective drugs uses in Tranquilliser Dart Guns can only be obtained and administered by a Veterinary Surgeon, therefore an application for a Tran-Dart Gun would likely be refused.

This view was supported by Dr T Edwards, Registrar of Veterinary Surgeons Board.

MOVED Cr Nosow, SECONDED Cr Waters that MANAGER - MUNICIPAL LAW AND FIRE SERVICES' REPORT I60409 be received.

CARRIED

I60410 DEPUTATION TO MINISTER - DOG ACT APPEALS - [970-2-1]

MANAGER - MUNICIPAL LAW AND FIRE SERVICES' REPORT I60410

In November 1993, Council resolved to send a deputation to the Minister for Local Government to discuss Dog Act appeals. The City wished to express its concern at the number of Council decisions to refuse permission to keep more than two dogs on residential premises being overturned by the Minister (Item H91111 refers).

The Manager Municipal Law and Fire Services reports on the meeting with the Minister, Hon P Omodei who advised that Local Government Department Officers interviewed the neighbours of the applicants to keep more than two dogs and found that they did not object to such applications.

Since August 1992, thirty two applications to keep more than two dogs have been refused by Council. Of this number fifteen were overturned on appeal to the Minister and two are currently with the Department of Local Government for review by the Minister.

MOVED Cr Nosow, **SECONDED** Cr Waters that **MANAGER - MUNICIPAL LAW AND FIRE SERVICES' REPORT I60410** be received.

CARRIED

I90411 POLICY AND SPECIAL PURPOSES COMMITTEE

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

- 1 the Report of the Policy and Special Purposes Committee Meeting, held on 11 April 1994, be received;
- 2 Items I50401 and I50415 be considered at this point;
- 3 the remainder of Items be deferred and referred for considered by Council at its meeting on 27 April 1994.

CARRIED

ATTENDANCES

Councillors:	G A MAJOR - JP, Mayor - Chairman	South-West Ward
	P NOSOW - Deputy Mayor - from 6.30 pm	South Ward
	A V DAMMERS	Central Ward
	M J GILMORE	South Ward
	W H MARWICK - from 5.36 pm	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL - Observer - to 7.34 pm	
		Central Ward
	N RUNDLE - Observer	South-West Ward
	K H WOOD - Observer - to 8.13 pm	South Ward
	I D MACLEAN - Observer - to 7.53 pm	South Ward
	G W CURTIS - Observer - from 6.00 pm	
	to 7.44pm	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O DRESCHER
Acting City Engineer:	D BLAIR
City Recreation and Cultural Services Manager:	R BANHAM
Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R FISCHER
Deputy City Building Surveyor:	L CANDIDO
Acting City Parks Manager:	D CLUNING
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Transport Manager:	B DONNELLY
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

APOLOGIES

An apology for late attendance was tendered by Cr Nosow.

CONFIRMATION OF MINUTES

The Minutes of the Policy and Special Purposes Committee Meeting held on 2 March 1994 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	5.35 pm
Closed:	8.52 pm

REPORTS

I50401 COUNCIL MEETING STRUCTURE - [702-0]

TOWN CLERK'S REPORT I50401

At its meeting on 23 August 1993, Council resolved to introduce the present meeting structure on a six month trial basis, effective 1 October 1993.

The Town Clerk advises it is now time to review that system and determine whether continuation is appropriate.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council hold a workshop on Wednesday 20 April 1994 to discuss Council Meeting Structure.

CARRIED

I50402 SMOKE-FREE WORKPLACE REGISTER - [210-2]

TOWN CLERK'S REPORT I50402

The Department of Occupational Health, Safety and Welfare opened, in January 1994, a Register of Smoke-Free Workplaces in an effort to protect the future interests of employers who have declared their workplaces "smoke-free", in the event of any legal action taken by employees.

The Town Clerk reports Council's existing policy in respect of this matter provides:

"B2-20 The smoking of tobacco products is prohibited in all Council controlled buildings, vehicles, plant and equipment.

Council-owned dwellings, shops and buildings hired or leased for private use shall not be subject to this restriction unless the hirer/lessee or Management Committee specifically seek and obtain a Council resolution implementing a ban in the building assigned for their use."

The State Government's Smoke-Free Workplace Register seeks to formalise declarations in order to document the effective date of such declarations.

RECOMMENDATION

That Council seeks inclusion in the Register of Smoke-Free Workplaces maintained by the Department of Occupational Health, Safety and Welfare.

I50403 REVISED POLICY MANUAL - FORMAL ADOPTION - [702-1]

TOWN CLERK'S REPORT I50403

In March 1992, the final draft of the revised policy manual was distributed to all Department Heads and Councillors for detailed examination and comment.

The Town Clerk advises that, whilst the revision of an organisation's policy manual is an ongoing process, particularly in terms of ensuring relevance, the "new" manual is substantially different from the previous edition. Although no change has been made to the perceived intent of any policies, wording has been amended in many instances to promote uniformity of expression and clarity.

Accordingly, it is considered appropriate to formally adopt the new manual.

RECOMMENDATION

That Council adopts the revised Policy Manual as a record of the policy statements of the Council of the City of Wanneroo.

I50404 SCHOOLS RECYCLING AND ENVIRONMENTAL PROGRAMME - [508-4]

CITY ENGINEER'S REPORT I50404

The City Engineer reports on Council taking an active role in using schools to promote recycling and environmental issues. As this programme is becoming more widely accepted, there is a need to clarify policy and costing issues to allow Council to achieve its goals at moderate cost.

He advises Council has been active in two related but distinct environment areas. The first relates to environmental protection, conservation and management issues in a broad sense affecting the City of Wanneroo and its residents. The second is more specific and relates to promoting recycling and composting as a waste reduction strategy.

Involvement in the school community is a valuable part of Council's promotion of its environmental and waste reduction programme. A careful approach is needed to ensure that the programmes will have long term benefits and to limit the costs to Council.

RECOMMENDATION

That Council continues to be involved in the promotion of recycling in schools and either collects recyclables from schools or purchases material delivered to the Badgerup Recycling Plant on a "no net cost" basis to Council.

I50405 GAS CONVERSION FOR MUNICIPAL VEHICLES - [507-1]

ACTING CITY ENGINEER'S REPORT I50405

At its meeting in August 1993, Council requested a report to be submitted on the feasibility of converting the City's petrol and diesel driven vehicles to Liquid Petroleum Gas.

The Acting City Engineer reports Council's vehicle fleet can be considered in two sections dependant on whether the vehicle is fuelled by diesel or unleaded petrol

There is a significant cost penalty to organisations who attract sales tax exemptions and fleet discounts due to the capital cost of conversion and the loss of preferred purchase advantage by retention of the vehicles.

RECOMMENDATION

That Council does not convert its petrol and diesel engines to liquid petroleum gas at this time.

I50406 EXTRACTIVE INDUSTRY BY-LAWS - [530-1]

ACTING CITY ENGINEER'S REPORT I50406

Council has asked for a report reviewing aspects of its Extractive Industry Policy, particularly relating to its Extractive Industry By-laws.

The Acting City Engineer reports that quarries in the City of Wanneroo produce sand, limestone, road material, limestone blocks and chemical grade limestone for quicklime and cement manufacture. An economic supply of these materials is required to maintain our community's infrastructure.

Quarrying requires heavy equipment that can be noisy and the material is transported by truck. This impacts on nearby residents and can affect their lifestyle and comfort.

Council has an ongoing challenge of balancing a landowner's desire to benefit from a resource of his land, the general community's benefit from the supply of raw material from

quarrying and minimising any detrimental impact on sections of the community.

RECOMMENDATION

That consideration of this matter be deferred and a further report submitted to Policy and Special Purposes Committee outlining:

- 1 performance bonds;
- 2 feasibility of charging on a per-metre extractive basis.

I50407 REQUEST FOR REFUND OF BUILDING LICENCE FEES: PROPOSED DWELLING: LOT 81 (55) WEATHERLEY DRIVE, TWO ROCKS - [815/81/55]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I50407

The Deputy City Building Surveyor reports on an application for a refund of building licence fees of \$660.00. An application for a refund made by the current builder was refused.

He advised that on 16 April 1993, a building licence was issued for a proposed dwelling to be erected on the property. Unfortunately the builder went into liquidation and could not carry on with the contract.

Another builder submitted a new application and the building licence was issued on 28 June 1993. The building fees on the second application were \$660.00. The owners have requested that their application for a refund be placed before Council for consideration.

RECOMMENDATION

That Council approves the refund of \$660.00 to the owners of the property at Lot 81 (55) Weatherley Drive, Two Rocks.

I50408 REQUEST FOR REFUND OF BUILDING LICENCE FEES: PROPOSED DWELLING: LOT 224 (7) CURL COURT, KALLAROO - [2929/224/7]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I50408

The Deputy City Building Surveyor reports on a request for a refund of building licence fees of \$920.00. An application for a refund made by the current builder was refused.

He advises that on 28 August 1992, a building licence was issued for a proposed dwelling to be erected on the property. Unfortunately the builder went into liquidation and could not carry on with the contract.

Another builder submitted a new application and the building licence was issued on 22 October 1993. The building fees on the second application were \$1,376.00. The owners have requested that their application for a refund be placed before Council for consideration.

RECOMMENDATION

That Council approves the refund of \$920.00 to the owners of the property at Lot 224 (7) Curl Court, Kallaroo.

I50409 PROPOSED AMENDMENTS TO COUNCIL POLICY RELATING TO OUTBUILDINGS - [210-0]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I50409

The Deputy City Building Surveyor reports on Council's policy relating to Outbuildings in "Residential Planning Codes - J3-10".

He gives details of the proposed amendments to the Residential Planning Codes.

RECOMMENDATION

That Council amend its Policy "Residential Planning Codes - J3-10" to read as follows:

"OUTBUILDINGS

Buildings in front of a dwelling shall be limited to garages and carports only.

MATERIAL OF CONSTRUCTION

All outbuildings and extensions, other than a carport, shall be constructed of materials and/or colours similar to those of the existing dwelling unless located behind the building line and adequately screened from the street.

DELEGATION

Council delegates its powers of discretion under the provisions of the Residential Planning Codes to the City Planner and the City Building Surveyor, except in

circumstances where, in the opinion of the City Planner or the City Building Surveyor, a particular matter should be referred to Council for determination."

I50410 PROPOSED POLICY ON THE CONTROL OF MOVEABLE OR PORTABLE SIGNS - [920-19]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I50410

At its meeting on 1 December 1993, Council received a report on the Proposed Policy on the Control of Movable or Portable Signs (Item H51211 refers).

The Deputy City Building Surveyor reports on Council's liability in the event that a vehicle or trailers displaying an illegal sign was damaged while being towed from where it had been parked to Council's Depot and if the vehicle or trailer was damaged while it was impounded at the Depot.

RECOMMENDATION

That:

1 Council:

- (a) instructs Council's insurers to arrange additional insurance to accommodate towing of vehicles and trailers;
- (b) authorises the City Building Surveyor to engage the services of a tow truck company to tow vehicles or trailers displaying unauthorised advertising signs from where they are parked to the Council Depot;
- (c) adopts a Policy on the control of moveable or portable signs as follows:

"MOVEABLE OR PORTABLE SIGNS

To control the unauthorised use of advertising signage on vehicles or trailers, the following procedure is to be carried out when it is established who is responsible for the offence:

- (i) A site instruction is to be handed to the offender advising that the advertising device is a contravention of Council By-law S3 : Signs, Hoardings and Billposting and is to be removed forthwith.

- (ii) If the advertising device has not been removed within 24 hours after the service of the site instruction, or if the advertising device is placed on a regular basis, the City Building Surveyor may arrange for the signs to be removed from the vehicle or trailer and taken to the Depot.
- (iii) If the sign cannot be separated from the vehicle or trailer, arrangements are to be made to tow the vehicle or trailer to Council's Depot.
- (iv) A Council officer shall be present when the tow Truck operator removes the vehicle or trailer and shall escort the operator and the impounded advertising device to the Council Depot.
- (v) The Council officer shall photograph the offending vehicle or trailer and record the time and date of the offence.
- (vi) The Depot clerk shall issue a receipt for the impounding fee of \$120.00 and authorisation for the vehicle or trailer to be removed from the Depot. The person who is to collect the vehicle or trailer shall provide proof of ownership or authorisation and also sign the receipt.
- (vii) In the event of a repeated offence, the documentation of the first event will serve as evidence should Council consider prosecution."

2 a further report on the operation of this policy be submitted to Policy and Special Purposes Committee in July 1994.

I50411 IMPLEMENTATION OF METHODS TO DISCOURAGE THE USE OF ORGANOCHLORINES - [210-15]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I50411

The Deputy City Building Surveyor reports on the implementation of methods to discourage the use of organochlorines.

RECOMMENDATION

That Council does not pursue the issue of advertising its objection to the use of organochlorines and accepts their use until they are banned and alternate measures are accepted and adopted.

I50412 DEVELOPERS COVENANTS - [210-16]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I50412

A report addressing developers covenants was submitted to the Policy and Special Purposes Committee on 1 December 1993. The report was received, however Council requested that a further report be submitted on the costs and implications of Council's involvement.

The City Building Surveyor comments on the issue of developers covenants and requests that officers involved be given the time and opportunity to seek and collate the information requested and a report be submitted to Council in due course.

RECOMMENDATION

That DEPUTY CITY BUILDING SURVEYOR'S REPORT I50412 be received.

I50412A DEVELOPERS COVENANTS - [210-16]

RECOMMENDATION

That a further report be submitted to Policy and Special Purposes Committee in July 1994 incorporating examples of covenants.

I50413 VANDALISM TO PARK TREES - [250-1, 907-0]

CITY PARKS MANAGER'S REPORT I50413

The City Parks Manager reports on the feasibility of initiating certain procedures following a reported incident of vandalism to park trees and the feasibility of Council adopting a tree preservation policy to indicate tree valuations.

RECOMMENDATION

That CITY PARKS MANAGER'S REPORT I50413 be received.

I50414 CASH-IN-LIEU OF CAR PARKING POLICY: REVIEW - [702-1, 30/895]

CITY PLANNER'S REPORT I50414

An application to enclose the rear yard of shop 8, Lot 740 Caridean Street, Heathridge (Item H21114 refers) was deferred pending a review of Council's Cash-In-Lieu of Parking Policy.

The City Planner advises the Council's policy in respect of cash-in-lieu of parking provision resulted from the parking congestion created at larger shopping centres where incremental increases in floor area were approved over a number of years without provision being made for the total additional parking demand.

Long term planning considerations make it important for the Council to ensure that all developments provide adequate levels of on site car parking according to standards set down in its Town Planning Scheme.

RECOMMENDATION

That Council:

- 1 maintains its Cash-In-Lieu of Car Parking Policy G3-08;
- 2 investigates, in consultation with the Department of Planning and Urban Development and other local authorities, an appropriate parking standard calculated on the basis of total building areas which include outside yards and internal pedestrian/entertainment areas;
- 3 advises Mr S Thomson that it will not consider waiving the cash-in-lieu of parking which results from the enclosure of the storage yard at the rear of Shop 8, Lot 740 Caridean Street, Heathridge at this stage but is prepared to consider his application further on completion of the investigation contemplated by recommendation (2) above.

I50415 DISCUSSION PAPER ON HORTICULTURE IN THE METROPOLITAN REGION - [319-7]

CITY PLANNER'S REPORT I50415

At its meeting on 9 March 1994, Council considered a discussion paper on horticulture in the metropolitan region and resolved that the matter be deferred to the Policy and Special Purposes Meeting with various recommendations to be incorporated in a response. Input from the Environmental Advisory Committee was also sought and referred to an advisory meeting on 28 March 1994.

The City Planner outlines a number of responses to the Discussion Paper for consideration.

MOVED Cr Marwick, **SECONDED** Curtis that Council adopts a position on the Discussion Paper as follows:

- 1 indicating support in principle for the thrust of the policy provisions outlined in the Discussion Paper, subject to the points raised in the Environmental Advisory Committees comments;
- 2 expressing disappointment at the narrow interpretation of horticulture reflected in the Discussion Paper (with almost total preoccupation with market gardening), and seeking inclusion of other horticultural pursuits (eg cut flower production, nursery operations, strawberry growing and orcharding);
- 3 acknowledging the importance of establishing the inherent capability of an area for horticultural pursuits, and consequent operational management requirements, as a premise for planning policies directed towards accommodating such pursuits;
- 4 advising that Council's forthcoming Rural Strategy is regarded as the most appropriate avenue for dealing with issues relating to horticulture in Wanneroo and that in preparing the Strategy, Council will explicitly address, and adopt where appropriate, the Draft Discussion Paper.

CARRIED

I50416 RAVE PARTIES - [863-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I50416

At the meeting on 9 March 1994 Council resolved that a report be submitted on the feasibility of implementing by-laws to control "rave" parties.

It was further resolved to seek an urgent deputation with the Minister of Police and Attorney General regarding rave parties.

This resolution has a connection with the foregoing in relation to a legislative approach to Council having the ability to dissuade property owners from allowing their premises to be used for such occurrences as "rave" parties.

The City Environment Health Manager reports the Minister advised that it was considered that it was a matter for local

authorities to address in the form of prohibiting the occurrence of such activities.

He considers legal advice from Council's solicitors would be desirable.

RECOMMENDATION

That Council requests the City's solicitors to provide a legal opinion on the feasibility of legislative control over such activities as rave type parties.

I50417 ASSISTANCE TO FAMILIES OF CHILDREN WITH DISABILITIES - [880-8-7]

MANAGER - WELFARE SERVICES' REPORT I50417

The Manager Welfare Services advises in 1991 and 1993 Council organised gala balls for the purpose of raising funds for families who were caring from children with disabilities. The funds were used to purchase equipment which would assist in improving the quality of life for children with severe disabilities.

The amount of funds raised from the two functions was \$43,669 and allocated by a small Trust Committee approved by Council.

In January 1994 the Trust Committee disbanded due to the allocation of all monies, however it was felt that should financial assistance be continued a number of strategies would be adopted.

It is requested that an annual allocation of \$20,000 be listed for consideration in the 1994/95 Budget for the purpose of providing equipment for individuals and improving access to community facilities for children with disabilities.

RECOMMENDATION

That Council:

- 1 in accordance with Section 529(e) of the Local Government Act, seeks Ministerial approval for expenditure of \$20,000 for the purpose of purchasing equipment for individuals and improving physical access to community services for children with disabilities;
- 2 subject to (1) above, lists for consideration in the 1994/95 Budget funds totalling \$20,000 for the purpose of purchasing equipment for individuals and improving

physical access to community services for children with disabilities.

I50418 AGED AND DISABLED SERVICES - FEE POLICY - [880-1]

MANAGER - WELFARE SERVICES' REPORT I50418

The Manager Welfare Services reports the Home and Community Care (HACC) is requiring that all agencies funded by the Programme formalise a fee structure for clients receiving services. This strategy is part of a national set of standards soon to be adopted by all Home and Community Care services.

In view of the HACC requirements the Welfare Department is submitting a fee policy for Aged and Disabled Services for Council approval.

RECOMMENDATION

That Council:

- 1 adopts the Aged and Disabled Services Fee policy as outlined in Attachment 1 to Report I50418;
- 2 implements the Aged and Disabled Services Fee Policy from 1 July 1994.

Attachment XXI refers.

I50419 COUNCIL BUILDINGS CLEANING OPERATIONS - [210-2-1]

CITY BUILDING SURVEYOR'S REPORT I50419

The City Building Surveyor reports on the cleaning of Council's buildings.

He advises the majority of cleaning is carried out by the Building Department Cleaning Section. Buildings cleaned included: toilets and changerooms, libraries, clubrooms, senior citizens centre, depot facilities and community halls.

RECOMMENDATION

That Council:

- 1 endorses the revised work practise procedures for cleaning of building currently cleaned by part-time staff;

- 2 endorses the actions of the Town Clerk and City Building Surveyor in purchasing mobile telephones for improved communications;
- 3 call tenders for the cleaning of reserve and beachside toilets currently cleaned by full time cleaning staff;
- 4 commences negotiations with the Australian Services union and Staff with respect to down sizing of the cleaning section.

I50420 PROPOSED EXPANSION OF POULTRY PROCESSING PLANT, LOT 30 (162) GIBBS ROAD, NOWERGUP - [30/862]

CITY PLANNER'S REPORT I50420

The City Planner advises a proposal for the expansion of a poultry processing plant at Lot 30 (162) Gibbs Road, Nowergup was considered by Council on 9 February (Item I20214 refers) where it was resolved that the application, together with additional information be resubmitted to Council for further consideration.

He reports by definition a "Rural Industry" may only service its locality. In his view rural industries should be regarded as those which justify location outside formal industrial areas. The rural zone has particular amenity and aesthetic values which make it unsuitable for full scale industrial plants.

RECOMMENDATION

That consideration of this matter be deferred and advice sought from Council's solicitors.

I50421 PROPOSED USE APPROVAL FOR SALE OF VENISON: LOT 155 (583) ALEXANDER DRIVE, LANDSDALE - [30/2317]

CITY PLANNER'S REPORT I50421

The City Planner advises in February 1994 the Council refused an application by Mr D E Dunjey for the sale of venison from Lot 155 Alexander Drive, Landsdale (Item H21203 refers).

Mr Dunjey seeks reconsideration of Council's refusal as he feels his proposal was not fully understood.

RECOMMENDATION

That Council advises Mr G Dunjey it is prepared to allow the limited retail sale from Lot 155 (583) Alexander Drive,

Landsdale, of venison which is produced on site but processed off site, subject to:

- 1 approval being valid only while Lot 155 is owned and operated by Graham Edward Dunjey;
- 2 provided that Condition (1) is complied with, approval being valid for a strictly limited time of two years, expiring on 30 April 1996, whereafter the Council will consider whether or not to:
 - (a) issue a further similar approval provided the operation is carried on in a manner satisfactory to the Council; or
 - (b) require the special zoning of Lot 155 to accommodate the continued low key retail sale of venison therefrom;
- 3 the retail sale of venison remaining a minor, incidental component of the predominant use of Lot 155 for the rearing and grazing of deer which is taken off-site for processing and wholesale to butchers and restaurants;
- 4 plans and specifications of the venison storage and sale area on Lot 155 (consistent with the incidental and temporary nature of this approval) to be submitted for approval by the City Building Surveyor, City Environmental Health Manager and City Planner;
- 5 no venison to be stored on the premises until the premises are upgraded to comply with plans approved under the provisions of condition (4) above;
- 6 access and parking to be to the satisfaction of the City Engineer;
- 7 the retail sale of venison from Lot 155 being discontinued in the event that nuisance is being caused which, in the opinion of the Council, detracts from the amenity of the neighbourhood.

**I50422 PROPOSED USE APPROVAL: BEE KEEPING: LOT 14 (1890)
WANNEROO ROAD, NEERABUP - [30/176]**

CITY PLANNER'S REPORT I50422

The City Planner reports on a development application for a use approval for a beekeeping business and associated shed on Lot 14 (1890) Wanneroo Road, Neerabup.

He advises this site is zoned "Rural" and the beekeeping use would fall within the "Rural Industry" definition as the use involves the treating and packing of primary products.

RECOMMENDATION

That Council advises Mills & Hassall acting on behalf of K Healy of its approval to the operation of a beekeeping business and construction of a shed on Lot 14 (1890) Wanneroo Road, Neerabup subject to:

- 1 approval being valid only while Lot 14 is owned and operated by Mr K Healy;
- 2 provided that condition (1) is complied with, approval being valid for a strictly limited time of two years expiring on 30 April 1996, whereafter the Council will consider whether or not to:
 - (a) issue a further similar approval provided the operation is carried on in a manner satisfactory to the Council; or
 - (b) require the special zoning of Lot 14 to accommodate the processing, packaging and treating of the produce from hives located outside the City of Wanneroo district;
- 3 the sale of pollen, honey and live bees to remain low key and on a strictly wholesale basis with no retail sales occurring from Lot 14;
- 4 access and parking to be to the satisfaction of the City Engineer;
- 5 if Council is satisfied that a nuisance is being caused and the amenity of the neighbourhood is being adversely affected, it may require the offending aspects of the beekeeping business to cease.

I50423 LOT 3 GNANGARA ROAD, LANDSDALE - M & J GRUBELICH
[4/3/587, 30/1568]

The Mayor tabled correspondence received from M & J Grubelich regarding their concerns regarding the flow of water onto Lot 3 Gngangara Road, Landsdale and their request that an urgent meeting be arranged to discuss the situation and to come to some agreeable arrangement.

RECOMMENDATION

That correspondence from M & J Grubelich be received.

I50424 1995 - MUNICIPAL ELECTIONS - [801-1]

The Town Clerk advised that the City's involvement in the matter of the implementation of Biennial Elections and four year terms of office commenced in 1984.

In June 1992 Council resolved to reaffirm its long held support for this election process and also agreed on a proposed division of the municipal district into ten (10) wards each comprising approximately 20,000 electors and represented by two elected members. Numerous discussions had taken place with Ministers for Local Government on an amendment to the Local Government Act to allow for the new election process.

The latest advice is that it is anticipated an amendment will be made in time for the 1995 elections.

The Town Clerk pointed out that in instances where major boundary adjustments are made it is usual for a complete spill of members to occur since the ward in which they were elected no longer exists.

The Town Clerk felt that it was now appropriate for Council to reaffirm its position to enable arrangements to be put in place for the introduction of the new ward boundaries for the 1995 election on the basis that the necessary amendment to the Act would be made. He suggested that the previous report and proposed ward boundaries be circulated and the matter listed for discussion at the next meeting of the Policy and Special Purposes Committee.

RECOMMENDATION

That the previous report and proposed ward boundaries be circulated to all Councillors and the matter listed for discussion at the next meeting of the Policy and Special Purposes Committee.

RETIRING COUNCILLORS DINNER - [702-3]

The Town Clerk reported on a request from the Mayor to schedule the Retiring Councillors' Dinner earlier than in previous years, and advised that Friday 20 May 1994 would be an appropriate date.

The Town Clerk advised that a memorandum would be sent to Councillors.

I50425 COMMERCIAL DEVELOPMENT - JOONDALUP CITY CENTRE - [730-8-1]

The Town Clerk reported on the deputation which had been sought on 23 February 1994 with George Cash to discuss commercial developments in Joondalup City Centre.

He advised that the Minister had replied to the request by stating that he believed the matters raised to be clearly commercial land development issues and had requested Mr Bill Griffiths, Landcorp Chairman and Mr Ross Holt, Chief Executive Officer to meet and discuss the matter with Council.

The Town Clerk sought clarification on whether Councillors wished to meet with Mr Griffiths and Mr Holt, or whether the matter should be referred back to the Minister for Lands for reconsideration that the Council wished a deputation.

Cr Marwick declared an interest in this Item.

RECOMMENDATION

That Council seeks a further deputation with the Minister for Lands to discuss the commercial outlets in Joondalup City Centre.

CINEMA AT WHITFORDS - [30/300]

The Town Clerk reported on the Appeal in respect of the proposed Cinemas at Whitford City.

Council has been advised that costs for the Appeal have been set at \$66,000, of which Council's proportion was \$22,000. Council has received \$22,000 from the Developer and \$22,000 from Landcorp. The decision had not been handed down.

I90412 TOWN CLERK'S REPORT

MOVED Cr Wood, **SECONDED** Cr MacLean that the Report of the Town Clerks be received.

CARRIED

I90413 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Agreement
Parties: City of Wanneroo and Minister for Education
Description: Combined use of Car park Santiago Park
Date: 21.3.94

Document: Transfer of Land
Parties: City of Wanneroo and R Z D & A Dimitrovich
Description: Lot 9 Karaborup Road, Carabooda
Date: 22.3.94

Document: Agreement
Parties: City of Wanneroo and Newmarket Limestone Co
Description: Pt Lot 6 Wesco Road, Nowergup
Purpose: Road Maintenance Charge
Date: 22.3.94

Document: Agreement
Parties: City of Wanneroo and Australian Limestone
Supplies Pty Ltd
Description: Pt Lot 2 Dayrell Road, Nowergup
Purpose: Road Maintenance Charge
Date: 22.3.94

Document: Assignment of Lease
Parties: City of Wanneroo and R A & R M Mitchell and
F T & R J Price
Description: Yanchep Lagoon Kiosk
Date: 23.3.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Pila Pty Ltd
Description: Lots 1481, 1482 & 1483 Baltimore Parade, Merriwa
Date: 24.3.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Alpine Land Pty Ltd
Description: Belridge Shopping Centre
Date: 28.3.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Helmae Holdings
Description: Lot 1 Hester Avenue, Merriwa
Date: 28.3.94

Document: Application for Diesel Fuel Rebate
Parties: City of Wanneroo and Australian Customs Service
Purpose: Diesel Fuel Rebate Claim - Horticultural Use
Date: 6.4.94

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

CARRIED

The City Planner submits a resumé of the development applications for the period 18 March 1994 to 7 April 1994.

ADDITIONAL INFORMATION

File No	Owner Name	Dev. Description	
Recommended Received approval	Applicant Name	Location/locality	for

30/4671 RECOMMENDED 22.2.94	A E Giorgi	Additional Dwelling Lot 98 (39) Willoughby Retreat Clarkson	
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MOVED Cr Freame, **SECONDED** Cr Rundle that Council adopts the recommendations in the list of development applications processed for the period 18 March 1994 to 7 April 1994 as outlined on Appendix XI hereto, together with additional application above, and approves the applications, subject to standard and appropriate conditions of development.

CARRIED

Appendix XI refers.

I90415 REPORT OF THE DEPUTATIONS OCCASIONAL COMMITTEE - [702-2]

The Deputations Occasional Committee met on 6 April 1994 and heard one deputation.

Traffic Treatments, Whitford City Shopping Centre, Banks Avenue, Hillarys

Mr and Mrs Walters of 16 Venus Way and Mr and Mrs S Davis of 54 Banks Avenue, Hillarys spoke on behalf of concerned residents and requested Council's consideration to the closure of Venus Way and the alteration of the position of the island treatments which were to be constructed at the Banks Avenue Entrance at the Whitford City Shopping Centre.

MOVED Cr Freame, **SECONDED** Cr Rundle that the Report of the Deputations Occasional Committee, held on 6 April 1994, be received.

CARRIED

I90416 CIVIC RECEPTIONS & FUNCTIONS - [703-3]

Council approval is sought for the following functions to be included in the 1993/94 Calendar:

Date 1994	Function	Guests	Host
16 May 1994	Red Cross Books On Wheels Volunteer Appreciation Morning Tea	35	Council

MOVED Cr Wood, **SECONDED** Cr MacLean that Council approves the inclusion of the following function in the 1993/94 Calendar of Civic Receptions and Functions:

Date 1994	Function	Guests	Host
16 May 1994	Red Cross Books On Wheels Volunteer Appreciation Morning Tea	35	Council

CARRIED

I90417 HUMAN RESOURCE MATTERS - [404-0]

This report gives details of staff appointments and resignations.

STAFF APPOINTMENTS

Position	Appointment	Commencement
Relief Clerk (Temporary) Treasury Clerk/Typist (Temporary) Recreation	Paula Cockman Teresa Rocchi	06.04.94 31.03.94

RESIGNATIONS

Community Options Co-ordinator Welfare	Gianna Renshaw	29.04.94
Shelver - Whitford Library	Greg Hornsby	12.03.94
P/Time Library Clerk Gr 1 - Girrawheen Library	Marilyn White	29.04.94
Patrol Officer - Municipal Law & Fire Services	Michael Sciaresa	22.04.94

MOVED Cr Wood, **SECONDED** Cr MacLean that Council in accordance with the provisions of Section 157A of the Local Government

Act, approves the appointment of all Officers as detailed in Report I90417.

CARRIED

I90418 PARKING PROHIBITIONS - JOONDALUP SPORTS ARENA, JOONDALUP - [260-5]

The Management of the Joondalup Sports Centre, Joondalup, has sought Council's assistance in regulating parking around the complex. A special opening of the Arena has been scheduled for "Anzac Day", 25 April 1994. It is anticipated that a large number of spectators will attend this opening and additional temporary parking areas have been arranged. Also, the Police Department will be controlling traffic movements. There is, however, a need to restrict parking on the dual carriageway of Joondalup Drive and the Moore Drive frontage road.

Accordingly, the "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibitions, as shown on Appendix XII hereto, are considered warranted to provide for this traffic control. As the football season progresses, the situation will be monitored and it may become necessary to extend prohibitions to the northern residential streets such as Evelyn Street, Joondalup.

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

- 1 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along both sides of the dual carriageway of Joondalup Drive, between Shenton Avenue and north of Moore Drive, as shown on Appendix XII to Report I90418 ;
- 2 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along both sides of Moore Drive, between Joondalup Drive and Blue Mountain Drive, as shown on Appendix XII to Report I90418;
- 3 advises all interested parties.

CARRIED

Appendix XII refers.

I90419 DWELLING ADDITIONS: LOT 189 (31) BANDERRA STREET, WANNEROO - [517/189/31]

BACKGROUND

On 30 August, 1993, a building licence was issued for additions to the dwelling at Lot 189 (31) Banderra Street, Wanneroo. The building licence conditions require that a surveyors diagram of survey be submitted to ensure that the wall of the addition is

correctly located on the boundary. Certificates were also requested for compaction and termite prevention.

During construction of the addition, the owner/builder removed a section of the boundary fence without discussion with the adjoining owner. Concern has been raised by the adjoining owner because the wall of the addition below fence height has been constructed in a very rough manner and has refused access to the owner/builder to replace the fence.

A letter was sent to the owner/builder requesting that a surveyors diagram of survey and the compaction and termite certificates be submitted in accordance with the conditions of approval. At the time of preparation of this report, required details have not been submitted.

Section (1) (b) 374 of the Local Government Act states that:

"No person shall in respect of the structure of a building already erected on land in a district, amend, alter, extend, or enlarge, or commence or proceed with the amendment, alteration, extension, or enlargement of the structure of the building ---- unless he complies with the conditions, if any, that are specified in the licence."

MOVED Cr Wood, **SECONDED** Cr MacLean that Council instigate prosecution proceedings under Section 374(1)(b) of the Local Government Act against the owner/builder of Lot 189 (31) Banderra Street, Wanneroo, for failure to comply with the conditions of approval of the building licence for additions to the dwelling.

CARRIED

I90420 PROPOSED DWELLING: LOT 532 (5) NAUTICAL COURT, YANCHEP - [532/532/5]

A letter and petition dated 25 March 1994 has been received from property owners in Nautical Court, Yanchep objecting to the proposed dwelling under construction at Lot 532 (5) Nautical Court (Appendices XIII and XIV refer).

There is no restraint on any person who wishes to construct a dwelling for use as a holiday home. Many farmers have homes in the Metropolitan Area which are used solely for annual holidays.

The proposed timber framed and weatherboard dwelling is not considered to be detrimental to the amenity of the area. Council does not have any designated brick and tile areas within the City.

There is no legislation in regard to loss of views. The height from ground level to the floor level of the balcony is 3000 and is not considered to be excessive. There are no grounds to indicate that such a dwelling will diminish the value of neighbouring houses.

The proposed dwelling complies with Council's regulations and the Residential Planning Codes. The petitioners have not indicated what action they wish Council to take. As the signature on the petition was indecipherable, a phone call was made to the writer of the petition, who indicated that while the petitioners realised that Council may not take any action in the matter, the property owners still wished to indicate their objection.

MOVED Cr Wood, **SECONDED** Cr MacLean that Council acknowledges receipt of the petition and advises each petitioner that as the proposed dwelling complies with Council's regulations and the Building Code of Australia, no further action is warranted by Council.

CARRIED

Appendices XIII & XIV refer.

I90421 PROPOSED DWELLING: LOT 16 (94) FRANKLIN ROAD, JANDABUP
- [266/16/94]

BUILDING LICENCE

A building licence has been issued for a proposed dwelling at Lot 16 (94) Franklin Road, Jandabup with a side boundary clearance of 4000 as required for a firebreak on a rural property (Appendix XV refers).

The builders have located the concrete floor slab 2000 from the boundary. Amended Plans have been submitted by the builder and a letter from the adjoining owner has also been received. The letter states that the owner has no objection to the dwelling being located 2000 from the boundary and has indicated that the owner of the proposed dwelling has agreed to construct a 3000 screen wall to be placed on the boundary for the purpose of privacy.

COUNCIL REGULATIONS

Council's Town Planning Scheme Clause 5.41 Residential Development: Rural Zone (A323 - 5.8.1988) states that:

"No person may construct any building or undertake any development, other than a firebreak or an alternative approved by Council, in the Rural Zone, closer than:

- 1 7.5 to a street alignment;
- 2 4m to any other boundary."

Council's By-law F2: Fire Control Order states that:

"A 3000 wide firebreak must be provided on any property exceeding 2000 square metres in area unless the Council has otherwise directed to the owner or occupier in writing."

Clause 5.9 of Council's Town Planning Scheme states that:

"If it is established to the satisfaction of the Council that a particular requirement or standard specified in this part of the Scheme is unreasonable or undesirable in the particular circumstances of the case, the council may at its discretion modify that requirement or standard. Before modifying any requirement or standard the Council may require that the owner or developer enter into an agreement to use or develop the building or land in a particular manner, and in the case of a breach of the agreement the Council shall enforce the requirements of the Scheme."

COMMENTS

The property has an area of 4.0545 ha. The proposed dwelling is setback 93800 from the front boundary. It is possible that as there will be a fire break on the adjoining property, Council may consider approval of the amended location, if the owner agrees to provide a fire break around the dwelling as indicated on Appendix XV hereto.

MOVED Cr Wood, **SECONDED** Cr MacLean that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves the reduced side boundary setback of 2000 to the proposed dwelling under construction at Lot 16 (94) Franklin Road, Jandabup subject to the owner undertaking to provide firebreaks acceptable to the Manager - Municipal Law and Fire Services.

CARRIED

Appendix XV refers

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

I90422 MODIFICATIONS TO AMENDMENT NO 642 TO TOWN PLANNING
SCHEME NO 1 - SERVICE STATION RETAILING - [790-642,
790-613]

INTRODUCTION:

Council considered the close of advertising for Amendment No 642 at its meeting on 23 February 1994 (Item I20258 refers). A request has subsequently been received from BP Australia seeking to modify the amendment documents so that the provisions also apply to its recently acquired service station site at Lot 1326 (previously portion pt Lot 2) on the corner of Burns Beach Road and Sunlander Drive, Currumbine.

Council will recall that Amendment No 642 seeks to broaden the definition of "service station" under the Scheme in order to accommodate non-automotive related sales. The sales area, which also includes staff amenities, storage areas, offices, machinery rooms, cooler rooms and the like, will be restricted to a maximum of 250m² total floor area. Amendment No 642 is currently with the Department of Planning and Urban Development waiting finalisation.

DISCUSSION:

Amendment No 631, which was finalised in January 1994, rezoned Lot 1326 Sunlander Drive, Currumbine from Residential Development to Special Zone (Restricted Use) Service Station and Shop, not exceeding 100m² floor area including staff amenities, storage, office, machinery rooms and cooler rooms.

The shop component was only included in the amendment following the close of advertising. This advertising attracted four submissions from both the applicant and interested oil companies seeking such a facility.

The 100m² floorspace restriction was adopted for the site as this was the figure requested by the applicant and it also coincided with the maximum size of corner stores.

The wording of the Special Restricted Use Zone does not, however, clearly portray the intent of Amendment No 631 as it implies the total floor area of all buildings is restricted to 100m², whereas the floorspace restriction was intended to relate only to the retail sales area.

Furthermore, since the close of advertising for Amendment No 631, Council initiated Amendment No 642 which, as previously mentioned, promotes up to 250m² of sales area for service stations in general. The 250m² figure will not, however, apply

to the Sunlander Drive site as the Special Restricted Use zone currently covers this site.

Agreement to the 250m² sales area restriction under Amendment No 642 was reached following consultation with related parties including oil companies and Government Departments. There is no planning related objection to applying the same restriction to the Sunlander Drive site.

Following discussions with representatives from the Department of Planning and Urban Development and BP Australia, it was determined that the most appropriate mechanism for accommodating the request would be via a modification to Amendment No 642 documents. This will result in Amendment No 642 being readvertised. Given the background it would be appropriate to request a reduced period of advertising.

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

1authorises the modification of the documents for Amendment No 642 to change reference from "Special Zone (Restricted Use) Service Station/Shop not exceeding 100m² of Floor Area, including staff amenities, storage, office, machinery rooms and cooler rooms" to "Special Zone (Restricted Use) Service Station" under Section 2 of Schedule 1 in Town Planning Scheme No 1;

2authorises the affixation of the Common Seal to, and the signing of, the modified amending documents;

3requests the Hon Minister for Planning to allow a reduced period of readvertising from 42 days to 21 days.

CARRIED

Appendix XVI refers

I90423 INQUIRY INTO AUSTRALIA'S POPULATION CARRYING CAPACITY - [305-6]

The following matter was inadvertently omitted from the Town Planning Department's reports for Council's 13 April meeting. As can be seen, the document is cross-referenced to Report I20417 dealing with the Australian Local Government Association's discussion paper on Local Government Urban Strategy.

It is also important that Council considers this at its 13 April meeting, to determine whether it wishes to make a submission to the Inquiry (the deadline for submissions being 15 April).

INTRODUCTION

The Federal Parliament's House of Representatives Standing Committee for Long-Term Strategies has commenced an Inquiry Into Australia's Population Carrying Capacity. The terms of reference for this inquiry are:

- 1 The population which can be supported in Australia within and then beyond the next fifty years, taking account of technology options, possible patterns of resource use and quality of life considerations.
- 2 The range of community views on population size and its political, social, economic and environmental significance.
- 3 The provision of a comprehensive information base on which future debates about population growth can be carried out without causing division in the Australian community, and including the provision of an accessible inventory of population research.
- 4 Policy options in relation to population, including the need for national, regional and local perspectives.

This matter was drawn to the attention of the Environmental Advisory Committee at its 28 February meeting (the Inquiry being initially advertised on 26 February) and it was felt that Council should make a submission to the Committee. It was also recognised that, because of the deadline for submissions (15 April 1994), the relative timing of Council and Advisory Committee meetings, and the agenda deadline for Council meetings, the opportunity for input from the Advisory Committee to any submission made by Council would be limited. However, it was agreed that the best method for input would be for Committee members to advise Council's Environmental Officer of issues they believed should be addressed in any Council submission, so these matters could be incorporated into this report for consideration by Council. Also, as the Advisory Committee meeting precedes the Council meeting, it will be possible for the Committee to consider this report prior to the Council meeting, thereby enabling Councillor members of the Committee to raise (at Council) relevant matters discussed at the Committee meeting.

DISCUSSION

To the time of preparing this report comments had been received from only one Environmental Advisory Committee member. Although raising a number of particular issues, the comments received essentially canvass the broader notion of environmental capability. For any future orientated strategy to be sustainable in the most fundamental sense, it must be premised

on this notion. Accordingly, and as growth and development are inextricably linked to population, it is essential that the notion of environmental capability be effectively integrated into the Standing Committee's inquiry (as a determinant of population carrying capacity).

Council has, to a degree, already addressed the notion of environmental capability as a determinant of development opportunity - in responding to the WA Municipal Association's Draft Water Resources Policy (Report No H21222), and in its submission to the WA Legislative Assembly's Select Committee on Metropolitan Development and Groundwater Supplies (Report No I20319).

The notion of environmental capability is premised on establishing the intrinsic capacity of the environment to sustain development and identifying consequent management requirements to ensure the ongoing acceptability of the development. It is also premised on recognition that, at some point, the level of management necessary to ensure the ongoing environmental acceptability of the development is so great as to be unsustainable. Such development should therefore be considered as exceeding environmental capability and accordingly, should not proceed. In short, the development will not be environmentally sustainable.

The principles of ecologically sustainable development (ESD) are also directed at achieving "environmental acceptability". However, as discussed in the report to this Council meeting dealing with the Australian Local Government Association's Discussion Paper on Local Government Urban Strategy (Report No I20417), these principles are potentially flawed because of a nexus between development and growth. As indicated in Report No I20417 sustainable living (as articulated in Caring for the Earth: A Strategy for Sustainable Living) should be the imperative. The Caring for the Earth document essentially constitutes a review of the World Conservation Strategy prepared by the International Union of Conservation of Nature and Natural Resources, World Wildlife Fund, and United Nations Environment Programme.

The nine principles for sustainable living put forward in this document are all of direct relevance to the Standing Committee's deliberations. However, as indicated in Report I20417, the principle which states "Keep within the Earth's carrying capacity" effectively defines the foundation upon which future orientated decision-making must be premised if environmental sustainability in its true sense is to be achieved.

CONCLUSIONS

Attainment of environmental sustainability is essential to the well being of the Earth and its inhabitants, but will require a fundamental change of attitude within society and, very importantly, decision-making processes.

Clearly, an individual Local Government Authority such as the City of Wanneroo can pursue the principles of the environmental sustainability (should it choose to do so) only to a certain degree (because many key decisions affecting the sustainability of future development within Wanneroo are beyond Council's direct control). However, it is important that the Council embrace the principles and in so doing acknowledge the need for their effective integration into all levels of its operational and decision-making processes.

The Local Conservation Strategy being produced by the Environmental Advisory Committee will be a key element in the process of change needed to pursue the principles of environmental sustainability at the Council level. Council also has an important role to play in promoting these principles in the broader context, however, for example through lobbying for their adoption and incorporation into regional State and National policies, strategies and decision-making processes.

The Standing Committee's Inquiry Into Australia's Population Carrying Capacity provides an opportunity for meaningful consideration of the principles of environmental sustainability in a forum with the potential to influence future national policies. Accordingly, it is considered that Council should make a submission, advocating the criticality of environmental capability principles to the process of establishing Australia's population carrying capacity.

ADDITIONAL INFORMATION

The City Planner advised that a draft submission to the inquiry was prepared for consideration and circulated to all Councillors. The draft submission was based on the principles canvassed in the above report and on discussion of the matter at 28 March meeting of Council's Environmental Advisory Committee.

MOVED Cr Wood, **SECONDED** Cr MacLean that Council lodges a submission to the Inquiry Into Australia's Population Carrying Capacity being conducted by the Standing Committee for Long Term Strategies, such submission to be based on Report I90423 and Section 4 of City of Wanneroo Report No I20417.

CARRIED

I90424 RADIO COMMUNICATION MAST: YANCHEP - [010-4]

INTRODUCTION

Council has resolved that a Radio Communications mast be constructed in the Yanchep/Two Rocks area.

A site has been identified and a trial period has proved successful. But, as the site is located on privately owned land, it will be necessary to gain approval from the Minister for Local Government to spend the municipal funds required for its set-up.

HISTORY AND BACKGROUND

Two way radio communications themselves are critical to Council's operations and its service to the community, especially in the Yanchep area with Security Patrols, Volunteer Fire Service and the Bushfire Brigade. Early warning or directions being communicated may result in the saving of a life or possible major damage to property.

The existing system, a relatively new communications system installed in the early 1990's greatly enhanced communications throughout the City. But, it still left "Dead Spots" in the Yanchep/Two Rocks areas, particularly in the swales of dunes and low areas.

Council, at its meetings in May and June last year, considered these difficulties and resolved that Council establish, as a matter of urgency, the location of a mast site in the Yanchep/Two Rocks area to improve this.

Subsequently, in July the City Planner determined a preferred site for a proposed mast, adjacent to the Water Authority (WAWA), water tanks on a high dune south of Yanchep Beach Road. It is located on Tokyu Corporation's landholding, Pt Lot 1011 (Appendix XVII refers).

This site is by far the best location in the Yanchep area offering the best radio communications coverage. It is located on one of the highest points at Yanchep, is readily accessible from Yanchep beach Road, and, importantly is far enough away from residential areas not to be visually obtrusive (ie a 70 metre mast). It has considerable advantages over other sites, which are less than ideal. The Yanchep area itself is preferred to Two Rocks as it allows for a more extensive coverage further south.

Following approval for temporary access from Tokyu, a trial mast was erected by the City to assess whether the site was suitable. This trial has now proved to be successful. The mast which will be required is shown on Appendix XVIII hereto.

NEED FOR MINISTERIAL APPROVAL

Following this trial period, Council officers have had discussions with Tokyu about more permanent access and leasing of the site for the mast.

Whilst Tokyu is not opposed to the use of the site by Council, the Company has advised that they are not favourably disposed towards a formal agreement but that they are prepared to give an informal approval for the use of the site. There is concern that by entering into a lease agreement or licence, the company may be curtailing its ability to develop and use the land in the future. Tokyu prefers to advise of its agreement by way of a written undertaking rather than enter into a lease.

However, under the Local Government Act, a written undertaking does not provide sufficient security of tenure for the site for Council to spend funds on the construction of the mast which is likely to total up to \$70,000.

City officers are presently discussing possible lease alternatives with Tokyu but it seems unlikely that a lease can be agreed to. But, it may be feasible for Tokyu to provide a written undertaking approving of Council's use of the site for a maximum ten year period.

Further, Council has in the past utilised a provision under the Local Government Act which gives powers to the Minister for Local Government for the expenditure of funds on private land or action not accommodated under the Act. This provision enabled expenditure of municipal funds on the school site at Perry's Paddock.

Given this written undertaking, and subsequent Ministerial approval, the construction of the communications mast at this site could proceed.

I recommend then, that Council writes to the Minister for Local Government, advising of the present situation and requesting approval from the Minister to expend Council funds on private land, (Pt Lot 1011, 119 Yanchep Beach Road) Yanchep, for the construction of the Radio Communications mast.

MOVED Cr Wood, **SECONDED** Cr MacLean that Council writes to the Minister for Local Government, requesting that the Minister, in accordance with Section 529(e) of the Local Government Act, approves the use of Municipal funds for the construction of a Radio Communications Mast on that portion of Tokyu Corporation's part of Lot 1011, 119 Yanchep Beach Road as shown on Appendix XVII to Report I90424.

CARRIED

Appendices XVII and XVIII refer

I90425 PROPOSED RECODING OF LOTS 8, 10, 11 AND 12 ENDEAVOUR ROAD/ST MARKS DRIVE, HILLARYS - [790-576]

METRO SCHEME: Urban
LOCAL SCHEME: Special Development A
APPLICANT/OWNER: Whitfords Beach Pty Ltd
CONSULTANT: Feilman Planning Consultants

INTRODUCTION

A traffic impact study has been received for the continuance of Amendment No 576 to recode Lots 8, 10, 11 and 12 Endeavour Road (cnr Cook Avenue) Hillarys from R25 to R40.

BACKGROUND

Council, at its August 1991 meeting (F20819) requested concept plans outlining the proposed R40 development which could be utilised during the advertising period.

A detailed design was submitted by the applicants proposing ten group housing sites accommodating approximately 140 dwellings.

The proposal was submitted to Council on 13 October 1993 (H21005), where it was noted that the proposed access points onto St Marks Drive were acceptable as they rectify the concerns identified in the set-down/pick-up area for St Marks School. Council resolved to defer consideration of the recoding, pending a road volume study for the area and surrounds.

CURRENT SITUATION

Council has since received a report detailing the traffic impact of the proposed rezoning from Feilman Planning Consultants on 30 December 1993 (prepared by Uloth & Associates Pty Ltd). The study was referred to the City's Engineering Department for their comment and the following advice has been received in response to the study.

The study compares the land uses proposed for the area, firstly those uses shown on the approved Whitfords Beach Structure Plan being Hospital, Medical Centre and Aged Persons' Accommodation and secondly, the proposed R40 zoning which is subject to this amendment.

Future traffic estimates under the two land uses were given as follows:

FUTURE TRAFFIC UNDER APPROVED STRUCTURE PLAN

Under the approved structure plan, use for Lots 8, 10, 11 and 12 St Marks Drive, future weekday traffic is estimated as follows:

- . Endeavour Road north of Banks Avenue: 5380 vehicles per day
- . Endeavour Road south of Banks Avenue: 7240 vehicles per day
- . Banks Avenue Way east of Endeavour Rd: 4820 vehicles per day

(Appendix XIX refers).

FUTURE TRAFFIC UNDER PROPOSED REZONING

Under the proposed (R40) recoding for Lots 8, 10, 11 and 12 St Marks Drive, future weekday traffic is estimated as follows:

- . Endeavour Road north of Banks Avenue: 5200 vehicles per day
- . Endeavour Road south of Banks Avenue: 6940 vehicles per day
- . Banks Avenue east of Endeavour Road: 4730 vehicles per day

(Appendix XIX refers).

The Engineering Department has advised that a unit generation figure of seven trips per day is a reasonable assumption, which in total, with 140 units proposed, will result in an extra 980 vehicle trips per day. Given the current and future residential development to the west, this additional traffic was not considered significant.

The study implies that the proposed R40 recoding will result in a 34% reduction in traffic, compared to the uses approved on the structure plan which were estimated to generate 1,515 vehicle trips per day.

In response to a Council directive, a second study was also prepared by Uloth & Associates Pty Ltd and submitted on 21 March 1994 which compared the potential traffic generation under the current zoning, being Residential Development, to the proposed R40 recoding.

The future traffic estimates under the current zoning is given as follows:

FUTURE TRAFFIC UNDER CURRENT CODING

Under the current zoning for Lots 8, 10, 11 and 12 St Marks Drive, future weekday traffic is estimated as follows:

- . Endeavour Road north of Banks Avenue: 5080 vehicles per day
- . Endeavour Road south of Banks Avenue: 6750 vehicles per day

. Banks Avenue east of Endeavour Road: 4670 vehicles per day
(Appendix XX refers).

It indicated that Lots 10, 11 and 12 can accommodate 57 single dwellings and Lot 8 can accommodate five single dwellings, being a total of 62 single dwellings. A unit generation figure of ten trips per day, being a reasonable assumption, will result in an extra 620 vehicle trips per day.

In comparing the existing and the proposed coding the study indicated that traffic flows under the existing coding will be less than traffic flows under the proposed recoding, as shown below:

- . 120 less vehicles per day or 2.3 percent less traffic on Endeavour Road north of Banks Avenue.
- . 190 less vehicles per day or 2.7 percent less traffic on Endeavour Road south of Banks Avenue.
- . 60 less vehicles per day or 1.3 percent less traffic on Banks Avenue east of Endeavour Road.

Given the above comparison, the difference in future traffic flows on Endeavour Road and Banks Avenue under the current and proposed recoding was not considered significant.

Please note that single residential development will provide uncontrolled direct access to St Marks Drive from each dwelling, further exacerbating the problems identified in the set-down/pick-up area for St Marks school. However, the detailed design for the proposed R40 coding, identified controlled access to St Marks Drive which rectified these concerns.

The Engineering Department has also advised that a roundabout at the junction of Endeavour Road and Banks Avenue will most likely be listed in the 1994/95 Draft Budget for consideration. This treatment would assist traffic flows in the general area of the proposed group housing development. The impact of future traffic flows on Venus Way was also considered negligible.

A 72 signature petition has also been received objecting to the proposed R40 coding on the grounds that the increased volume of traffic anticipated from this recoding will only escalate the traffic problems currently occurring in this area.

Considering the above assessment, the proposed recoding will not significantly increase the volume of traffic in the area,

however, the future traffic control devices proposed will assist in improving the traffic flow. It is therefore recommended that the application for the recoding of Lots 8, 10, 11 and 12 to R40 be supported.

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

- 1 initiates Amendment No 576 to Town Planning Scheme No 1 to recode lots 8 and 10 Endeavour Road, Lot 12 St Marks Drive and Pt M1362 Whitfords Avenue, Hillarys from R25 to R40, subject to the acceptance of the applicants, Feilman Planning Consultants, on behalf of Whitfords Beach Pty Ltd constructing set-down/pick-up areas within the St Marks Drive road reserve;
- 2 forwards documentation for Amendment No 576 to the Minister for Planning for preliminary approval to advertise.

CARRIED

Appendices XIX and XX refer

I90426 ANNUAL SCHOLARSHIP AWARD PANEL VACANCY - [701-1]

Every year Council conducts the Annual Scholarship Award. This award is offered to six Year Ten Students with parents residing in the City of Wanneroo.

The applicants are primarily assessed on academic achievement and are then interviewed by the Annual Scholarship Award Panel.

The successful candidates are awarded a scholarship to the value of \$2,000 over two years.

The panel is currently comprised of Councillors Marwick and Freame, Mr M Rose of Carine TAFE, Mr G Carlyn, Ms B Alexander of the Joondalup District Education Office and Mr P Higgs as the Town Clerk's nominee. The first meeting of the panel for 1994 will be held on Friday 15 April 1994 at 9:00am in Committee Room 2. At that time the panel will examine the shortlisted applications and consider further refinement of the selection criteria. Interviews will then be scheduled for late May.

As Councillor Marwick will no longer be a councillor when the interviews are held, it is necessary for Council to consider a second delegate to the Panel.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council nominates Cr Marwick as delegate to the Annual Scholarship Award Panel.

CARRIED

Cr Ewen-Chappell left the Chamber at this point, the time being 9.21 pm.

SUMMIT - "FIX AUSTRALIA, FIX THE ROADS" - [540-0]

The Town Clerk reported that the Minister for Transport advised there will be a Summit entitled "Fix Australia, Fix the Roads" on Friday 29 April 1994 at the Subiaco Civic Centre, 180 Hamersley Road, Subiaco.

This Summit is to highlight the critical lack of road funding and to debate the need for increased funding for the next 10 years.

Cr Freame suggested that interested Councillors could contact the Town Clerk direct.

Cr Gilmore entered the Chamber at this point, the time being 9.22 pm.

MOTIONS FOR FURTHER ACTION

I90427 SUBDIVISION CONDITIONS - [740-1]

Cr Dammers requested that in future when conditions are applied to subdivisions and rezonings, Council ensures notification is made in writing to the prospective purchasers of the lots informing them of the special provisions in Council's Town Planning Scheme No 1 applicable to the subject land, and that the purchasers acknowledge receipt to the Council in writing.

MOVED Cr Dammers, **SECONDED** Cr MacLean that in future when conditions are applied to subdivisions and rezonings, Council ensures notification is made in writing to the prospective purchasers of the lots informing them of the special provisions in Council's Town Planning Scheme No 1 applicable to the subject land, and that the purchasers acknowledge receipt to the Council in writing.

CARRIED

I90428 SNAKE SWAMP, LANDSDALE - [790-594]

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

1 writes to the Environmental Protection Authority on the information concerning the proposed development of Snake Swamp, Landsdale expressing its concern and the concern of the community on the impact of the proposed development and the effect on the environment;

2 forwards information submitted by the various community groups to the Environmental Protection Authority for its consideration.

Cr Ewen-Chappell entered the Chamber at this point, the time being 9.26 pm.

MOTIONS FOR REPORT

190429 GIFT TO KASTORIA FROM COUNCIL - [702-0]

Cr Waters referred to the Council visit to Kastoria and the request by them of a pair of black swans. These swans will be made available by the Zoo, however some cost will be involved for transportation of the birds to Kastoria.

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

190430 LEVY ON DOG REGISTRATION FEE - [903-1]

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

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

OFFICIAL TRIP TO KASTORIA - [702-0]

Cr Rundle requested that, in view of an item in the West Australian dated 13 April 1994, a report be submitted to Council stating:

- 1 when it was advised to Council that goods were purchased as gifts for presentation by members of the official party going to Kastoria and Italy;
- 2 when those goods were abandoned, and whether the Council was actually advised that the goods were to be abandoned for the sake of a customs duty fee.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

MOVED Cr Rundle, **SECONDED** Cr Waters that the meeting adjourn for a short period, the time being 10.00 pm.

CARRIED

MOVED Cr Rundle, **SECONDED** Cr Waters that the meeting resume, and be held behind Closed Doors, the time being 10.05 pm.

CARRIED

CONFIDENTIAL BUSINESS

**I10403 DIESEL MOTORS INVOICE NO: 29925 - BUDGET OVEREXPENDITURE
- [021-1]**

MOVED Cr MacLean, **SECONDED** Cr Rundle that Council approves the payment of \$26,233.93 to Diesel Motors with the expenditure charged to Account Number 48495 Unaligned Expenditure Incurred Previous Year for repairs carried out to Council's Mercedes Benz truck plant number 97 528.

CARRIED

I90431 SNAKE SWAMP, LANDSDALE - [790-594]

Following comments at Public Question Time by Jill Brown, Council reaffirmed its decision at Item I90428 to write to the Environmental Protection Authority, and to circulate to all Councillors the information provided by Jill Brown.

RESOLVED that Council:

- 1 reaffirms its decision at Item I90428 to write to the Environmental Protection Authority;
- 2 circulates to all Councillors the information provided by Jill Brown.

MOVED Cr Rundle, **SECONDED** Cr Waters that the Meeting be held with the doors open.

CARRIED

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 27 APRIL 1994.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 10.25 pm, the following Councillors being present at that time:

COUNCILLORS: MAJOR
NOSOW
WATERS
DAMMERS
MARWICK
EWEN-CHAPPELL
MOLONEY
WOOD
MACLEAN
FREAME
CURTIS
GILMORE
RUNDLE

I10400

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

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL

13 APRIL 1994

I10401

CITY OF WANNEROO REPORT NO I10401

TO: ACTING TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 208-068-93/94

SUBJECT: PLANT REPLACEMENT RESERVE PROGRAMME - TENDER NUMBER
068-93/94

Tender Number 068-93/94 was advertised on 29 January and 1 February 1994 for the supply of one (1) plate compactor.

Plate compactor, plant number 98 699 was offered at trade.

Banbury Engineering has provided the low tender of a Bomag plate compactor but has advised that it is not yet in Australia.

It expects to have a unit available for evaluation in early May and has offered to provide Council with it for a 4 week period of assessment. This is a new compactor and a period of assessment is supported.

As the Bomag unit is \$3539 cheaper before trade than the Wacker 6055 it is recommended that no tender be accepted and that the replacement of plate compactor plant number 98 699 be deferred until 1994/95 to allow the process of evaluation.

RECOMMENDATION

That Council:

4does not accept any tender at Tender Number 068-93/94;

5defers the replacement of plate compactor plant number
98 699 until 1994/95 to allow evaluation of the Bomag
plate compactor.

D R BLAIR
Acting City Engineer

BD:PRG
dre031

I10402

CITY OF WANNEROO REPORT NO I10402

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 201-2
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 18 March 1994. The updated 1993/94 Construction Programme is shown at Attachment 1.

A COUNCIL WORKS

6 MAJOR WORKS

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

Regrading of the median was undertaken in early March in preparation for landscaping. Sump works in the old quarry recommenced on 14 March 1994.

The asphalt wearing course to the western carriageway of Joondalup Drive and the completion of the drainage outfall structure are programmed for April.

.2Marmion Avenue/Banks Avenue Intersection Modifications, Whitfords City Shopping Centre

The base course construction and 80% of the kerbing is now completed. The remainder of kerbing and asphalt surfacing is programmed for completion by the end of March.

Repairs to the path and backfilling the western verge were completed during early March. Traffic signals will be installed and become operational during April.

.3Duplication of Whitfords Avenue, Dampier Avenue to Endeavour Road, Whitfords City Shopping Centre

The provision of mainline drainage has been undertaken during March 1994. All 450mm diameter mainline installation has been completed and 50% of the 300mm diameter mainline, including brick manholes, has also been undertaken. Drainage works will continue during March with roadworks programmed to commence on 22 March.

.4Wanneroo Road/Carramar Golf Course Access Road Intersection, Neerabup

The construction of the intersection of the Carramar Golf Course access road and Wanneroo Road is at base course stage. It will be sealed and kerbed in late March. Sump earthworks and table drain trimming are eighty percent complete and will also be finished by the end of March.

7 DRAINAGE

Kempenfeldt Avenue Drainage, Sorrento

The upgrading of Kempenfeldt Avenue mainline drainage and roadworks were completed during March. Crossover reinstatements have also been undertaken. Path and verge reinstatements are nearing completion.

8PEDESTRIAN AND CYCLE FACILITIES

Private

Currambine	Dual Use Path	Moore Drive (L819 to Caledonia Avenue)
Currambine	Dual Use Path	Moore Drive (Marmion Avenue to Caledonia Avenue)
Currambine	Dual Use Path	Delamere Avenue (Oakland Blvd to Providence Drive)
Hillarys	Dual Use Path	Flinders Avenue (Cook Avenue to East)
Hillarys	Public Accessway	Aspendale Place to Flinders Avenue
Merriwa	Footpath	Greyhound Drive (Marmion Avenue connection)

Contractor

Council's contractor has been involved primarily in footpath reinstatement and private footpath works.

9

TRAFFIC MANAGEMENT

.1Kerbside Parking Embayments - Chichester Drive, Woodvale

The concrete infill to the islands and line marking works were undertaken during early March 1994. The project is now complete.

.2Kerbside Parking Embayments - Cromwell Road, Alexander Heights

The outstanding works, including brickpaving of the islands and parking bay line marking were completed during early March 1994.

.3Cul-de-Sac Bulb - Holleton Terrace, Padbury

The construction works commenced during early march 1994. The earthworks and widening to accommodate the formal cul-de-sac bulb are complete. The outstanding works are asphaltting and kerbing.

.4Eddystone Avenue Roundabouts, Craigie

The construction of two roundabouts at the Eagle Street and Perilya Road intersections and the installation of intermediate pedestrian and traffic islands commenced during early March 1994. The outstanding works include island infill, footpath reinstatements, linemarking and landscaping.

10

CAR PARKS

.1Aldersea Park Car Park

The concrete crossover and bollards have now been installed. Outstanding path work and line marking will be undertaken in late March.

.2Blackmore Car Park , Girrawheen

The car park lighting work is programmed for installation during late April to complete the Engineering Department's commitment to this project

.3Santiago Car Park, Ocean Reef

The car park lighting work is programmed for early April to complete the Engineering Department's commitment to this project.

.4Mildenhall Car Park - Percy Doyle Reserve, Duncraig

The extension of the car park commenced during mid March 1994. The works include extension of the existing car park to accommodate nine additional parking bays and associated light upgrading. This project is anticipated to be completed by early April 1994.

111993/94 ROAD RESURFACING PROGRAMME

The 1993/94 Road Resurfacing Programme commenced on 27 October 1993 and the following roads have been resurfaced as part of Stage 1 of the programme:

<u>Road</u>	<u>Locality</u>
Kinloch Place	Duncraig
Taree Court	Greenwood
Erica Court	"
Paveta Court	"
Tupelo Court	"
Crossandra Way	"
Lobelia Court	"
Ocean Reef Road	"
Ocean Reef Road	200m west of Eddystone Ave
Pelsart Place	"
Channel Drive	"
Poseidon Road	"
Koolama Place	Kallaroo
Awhina Place	"
Delaware Place	"
Delcomyn Place	Craigie
Corima Place	"
Cordova Court	"
Tellen Street	Mullaloo
Anemone Way	"
Gardinia Place	"
Volute Place	"

Mussel Place	"
Scaphella Avenue	"
Cowrie Place	"
Livonia Place	"
Alexander Road	Padbury
Bennett Road	Quinns Rocks
Valkyrie Place	Two Rocks
Galatea Grove	" "
Chester Avenue	" "
St Ives Drive	Yanchep
Totnes Grove	"
Newquay Close	"
Lynton Court	"
Hartland Place	"
Redruth Court	"
Mousehole Crescent	"
Alexander Road	Padbury
Perilya Road	Craigie
Steven Street	Wanneroo
Carabooda Road	Carabooda

12STREET LIGHTING

The works orders for the following projects have been placed according to designs and quotations received from SECWA.

Hartman Drive	Gnangara Road to Ocean Reef Road
Marmion Avenue	South of Diablo Way to north of Anchorage Drive
Connolly Drive	Burns Beach Road to Kinross Drive
Connolly Drive	Shenton Avenue to Meadowbrook Prom
Mirrabooka Avenue	Marangaroo Drive to north of Errina Road
Shenton Avenue	Delamere Avenue to Ocean Reef Road

Light poles have been installed by SECWA in all the above roads except Mirrabooka Avenue. The required cabling works have been arranged by SECWA to be undertaken by contractor during March and April 1994. Due to the existence of cables at Marmion Avenue/Hester Avenue intersection, the newly installed lights at this intersection are now fully operational.

The Badgerup Materials Recycling Facility closed on 25 February 1994 for four weeks to allow for the installation of new conveyors and a paper processing line with a fluffer to allow the newspaper to be baled.

The alternative arrangements using the Cleanaway plant in Bayswater for recycling the material collected are working well. Operators at that plant have commented very favourably on the quality and cleanliness of the material from Wanneroo.

With the increase in service area, the method for replacing lost recycling bags has been changed. Residents are now asked to put their recycling out for the next collection in plastic shopping bags. Each collection truck carries spare bags and the crew has been instructed to leave a replacement recycling bag.

New oil filters are being fitted to the domestic rubbish trucks. These will help with cooling the oil as well as keeping it cleaner. This is expected to significantly extend the service life of the hydraulic oil.

The commercial service is going well and the number of customers continues to grow. One of the two trucks was out of action on Thursday 17 March for repairs. On this occasion it was not possible to hire a replacement unit.

The service was provided by starting early and working a double shift on the other truck.

A problem has arisen with some private commercial rubbish collection companies introducing bins with the old style of lid that does not comply with Council's standards. They will be advised that they have seven days to remove the non conforming bins.

Submitted for information.

D R BLAIR
Acting City Engineer

HT:PWC:ABW:RWE:EMT
Bere0403

I10403

CITY OF WANNEROO REPORT NO i10403

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 021-1

SUBJECT: DIESEL MOTORS INVOICE NO: 29925 - BUDGET
OVEREXPENDITURE

Council is advised that an invoice number 29925 was received from Diesel Motors on 4 August 1993 for work it carried out on Council's Mercedes Benz refuse truck, plant number 97 528 on 2 March 1993.

The invoice value is \$26,233.93. Diesel Motors advises that the delay in submitting its invoice was brought about by having to source parts for the repair of the automatic transmission from Germany.

It is also to be advised to Council that at the time of failure the truck was towed direct to Diesel Motors where it remained until its repair and then transferred direct to Skipper Trucks who had successfully tendered to supply it replacement.

The Workshop Supervisor would normally raise an order immediately for repair works to be undertaken but in instances such as this it is normal to await the initial inspection and report as to the extent of the damage and the cost of repair before doing so.

Unfortunately in the lapse of time for this to occur the Workshop Supervisor had been diagnosed with an illness from which he as since had to take early retirement.

Since an order had not been raised and the vehicle plant number was removed from the system at the roll-over into the new financial year there is no account for this expenditure to be charged and as the amount was not identified at 30 June 1993 as an outstanding accrual, no funds have been carried forward into the current budget.

The issues relating to the repair have been thoroughly investigated and the Transport Manager is satisfied that the work as stated was carried out by Diesel Motors. The dates of failure are consistent with those recorded by Council staff and the parts listed are consistent with a transmission rebuild.

Accordingly Council's approval is sought for expenditure of \$26233.93 to be charged to account number 48495 Unaligned Expenditure Incurred Previous Year.

Procedures in the workshop have been reviewed to ensure orders are issued immediately as part of authorisation for a private company to undertake works on Council plant. This will highlight the transaction on Council's computerised financial management system and ensure that funds for long term repair works will be carried forward.

RECOMMENDATION

That Council approves the payment of \$26,233.93 to Diesel Motors with the expenditure charged to account number 48495 Unaligned Expenditure Incurred Previous Year for repairs carried out to Council's Mercedes Benz truck plant number 97 528.

D R BLAIR
Acting City Engineer

BD:PRG
dre043

I10404

CITY OF WANNEROO REPORT NO I10404

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 610-0
SUBJECT: TRAFFIC FLOW AT WORKS DEPOT

Council's Outside Site Safety Committee has recognised a hazardous traffic flow layout at Council's Works Depot. In order to resolve the problem a redesign was undertaken and a trial with sand bags was carried out over the months of February and March 1994.

The new layout, as shown on Attachment 1, has made for safer flow paths and has at the same time improved the storage capacity of the Depot.

In order that the layout may now be formalised, the sand bags are required to be replaced with kerbing, paving and line marking. The estimated cost to complete these works is \$11,400.

Funds for these works are available from savings made on two car park construction projects, Santiago Car Park Account No 39257 and Aldersea Car Park Account No 39268.

RECOMMENDATION

That Council

- 1 undertakes the kerb and pavement works at the Works Depot as shown on Attachment 1 to Report No at an estimated cost of \$11,400.
- 2 authorises BY AN ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, reallocation of funds from the following projects:

<u>Account No</u>	<u>Location</u>
	<u>Amount</u>

39257

Santiago Car Park

\$5,000

39268

Aldersea Car Park

\$6,400

R T McNALLY
City Engineer

GR:EMT
Bere0402

I10405

CITY OF WANNEROO REPORT NO I10405

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 510-0-1

SUBJECT: TRAFFIC CALMING MEASURES - SPEED DIPS

Council resolved at its 23 February meeting that a report be submitted on the feasibility of introducing speed "dips" as traffic calming measures in the Municipality. (Item I60215 refers).

To assist with this evaluation, information was sought from the Australian Road Research Board Library and discussions held with Mr Ray Brindle, Principal Research Scientist, Australian Road Research Board. Mr Brindle's areas of expertise include traffic calming, land use/transport interaction, design issues and environmental planning.

Mr Brindle is not aware of any locations in the public road network in Australia where speed "dips" are used as a traffic calming measure. He cited examples of speed "dips" in the road network of the Universities of WA and Curtin. These roads are part of a low speed, controlled environment and are well known by the student/staff motorists. He recalled seeing speed "dips" in Sweden being used in conjunction with bus facilities. Generally, buses straddle the "dip" and allow free flow for buses with the speed of motor vehicles reduced by the "dip".

From his research on the matter, Mr Brindle could not find any Australian standard for this device or any professional backing for the use of speed "dips" as part of a traffic calming strategy.

The City of Melville trialled this device on the road through Wireless Hill Park, however, adverse comments were received from the public on this treatment and it has not been extended to the public road network.

Several manuals on Local Area Traffic Management were reviewed with the most useful being that released in September 1993 by

the Federal Office of Road Safety, "Towards Traffic Calming - A Practitioners' Manual of Implemented Local Area Traffic Management and Blackspot Devices." This manual was prepared to provide a guide for practitioners to assist in devising the best possible treatment for specific traffic safety problems, especially in relation to Local Area Traffic Management.

The manual documents implemented device experience in Australia following an Australia-wide Local Government survey undertaken in 1992. Experience from about 240 Councils has been synthesised into the document of experience by device. The effective traffic management devices in Australia discussed in this manual are shown at Attachment 1. There is no reference to the use of speed "dips".

An overview of international experience in LATM devices was also presented in this manual. The only reference to speed "dips" or "depressions" was the Swedish experience described earlier.

The manual highlighted the following disadvantages with speed "dips" or "depressions":

- 1 Drainage needs to be provided and this substantially increases the cost of the device compared to speed humps.
- 2 The depressions tend to fill with debris and maintenance costs are higher than for humps.
- 3 They are less visible than speed humps and they are also not readily recognisable at night time.
- 4 There is some likelihood of low slung vehicles grounding.

In addition, the vertical displacement can raise concerns with neck and back injuries and potential public liability and litigation.

Based on the above research, the speed dip is not a recognised standard traffic calming device and is therefore not considered an appropriate treatment for this Municipality.

RECOMMENDATION

That Council does not authorise the use of speed dips as a traffic control device within this Municipality.

D R BLAIR
Acting City Engineer

DRB:AT
Bere0407

I10406

CITY OF WANNEROO REPORT NO I10406

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 780-21

SUBJECT: EAST WANNEROO METROPOLITAN REGION SCHEME (MRS)
AMENDMENT - REGIONAL ROADS

The East Wanneroo Metropolitan Region Scheme (MRS) Amendment was released in January 1994 for a three month public comment period finishing on 22 April 1994.

The MRS Amendment includes certain roads that are proposed to be reserved as Important Regional Roads.

The roads that have been included in the MRS are as follows:

13Ocean Reef Road - from Wanneroo Road to the eastern boundary of the municipality;

14Alexander Drive - from Marangaroo Drive to Gngangara Road;

15Mirrabooka Avenue - between Hepburn Avenue and Ocean Reef Road;

16Skeit Road/Hartman Drive - between Hepburn Avenue and Ocean Reef Road;

17Gngangara Road - between Skeit Road and Wanneroo Road;

18Pinjar Road - between Wanneroo Road and Burns Beach Road;

In conjunction with the MRS amendment, the East Wanneroo District Transport Study has been released. The State Planning Commission initiated the East Wanneroo District Transport Study to review the District Distributor road network proposed for East Wanneroo in the North West Corridor Structure Plan.

This study has evaluated various options of District and Local Distributor road networks and possible options for Public Transport.

A copy of the Transport Study Report has been made available to Councillors in the Councillors' Reading Room. (Councillors were informed of the report's availability by earlier memorandum).

The executive report summary is shown on Attachment 1 and includes the recommended Scenario 2 traffic network.

The other scenarios evaluated being 1, 3 and 4 are shown on Attachments 2, 3 and 4 respectively.

The MRS Amendment does not include all of the important Regional Roads recommended within the traffic study area. In particular, Lenore/Franklin Road and Elliot Road are not included.

The Study also states that, while Scenario 2 be adopted, it is recommended that the Rousset Road link be recognised as a potential through connection to Neaves Road, should the need arise, through future changes in land use.

The evaluation of options presented in the Study is considered sound and the recommended Scenario 2 option is recommended for Council's support.

The traffic study also provides recommended detailed engineering requirements with regard to road reserve widths and traffic control measures.

The detailed road plans submitted with the MRS amendment generally reflect the recommendations of the reserve widths in the traffic report. However, the following design matters need to be further evaluated:

.1Gnangara Road (Priest Road to Alexander Drive)

The road reserve width is shown at 52 metres for the 6 lanes traffic function. A previous road reserve width of 60 metres has been designed to accommodate the extensive earthworks. Therefore, a review of the 52m reserve width is recommended.

.2The Badgerup Road (north) intersection with the future Ocean Reef Road has been recently realigned to the east, as part of the adjacent subdivision. This realignment needs to be incorporated in the amendment.

.3It is proposed that the Pinjar Road intersection be realigned marginally north along Wanneroo Road. The Main Roads WA's consideration of this proposed intersection layout will need to be sought.

.4The Skeit Road and Mirrabooka Avenue extensions, between Hepburn Avenue and Ocean Reef Road, will result in a number of four-way intersections with existing local distributor roads. The amendment proposes minor offset "Tee" staggers for these intersections. These short staggers can be a traffic concern particularly when the carriageways are dualled. Accordingly, this matter needs to be addressed with the Main Roads WA in relation to appropriate intersection control devices including maintaining existing four-way intersections with initially roundabout treatments.

With regard to the Important Regional Roads not included in the MRS amendment, the nominal proposed reserve widths recommended in the traffic report are shown on Attachment 5.

Generally, these roads will continue to have direct lot access from the existing rural and special rural properties.

In view of the projected future traffic volumes, it is considered desirable to provide a "service road" access to affected properties. For example, a 10m service road has been provided for the Mariginui townsite as part of the Pinjar Road reservation.

The preferred road reserve widths are tabulated as follows:

		VOL UME VPD	NOMINAL RESERVE WIDTH (Excludes Major Services WAWA)
Lenore/Franklin Road	Ocean Reef to Belgrade Road	33,000 15,000	40m + 10m Service Road East Side
Franklin Road	Belgrade Road to Caporn St	14,000	32m + 10m service road east side
Caporn Street	All	11,000	32m
Pinjar Road	Neaves Road to Flynn	10,000	32m

Drive

Gnangara Road	Skeit Road to Mirrabooka Ave	13,000	32 - 40m Including service road
Elliot Road	Wanneroo Road to Lenore Road	14,000	32-40m

It is desirable that these reserve widths and access considerations be included in the MRS amendment.

If these roads are not designated as Important Regional Roads, the proposed reserve widths for future traffic capacities need to be addressed either through a building setback line or new street alignments. It is considered that a mechanism needs to be provided so some level of certainty for current and future landowners within this area can be established.

RECOMMENDATION

That Council:

- 1 supports the Scenario 2 Option recommended in the East Wanneroo District Transport Study;
- 2 advises the State Planning Commission of its general support for the Regional Roads in the proposed Major Metropolitan Region Scheme amendment for east Wanneroo, subject to those concerns outlined in Report No with the Road network being satisfactorily addressed by the Commission;
- 3 has regard for the East Wanneroo District Transport Study in the planning of the East Wanneroo area, particularly in the preparation of the East Wanneroo District Structure Plan and Local Structure Plans.

D R BLAIR
Acting City Engineer

PP:AT
Bere0404

I10407

CITY OF WANNEROO REPORT NO: I10407

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 330-2-2
SUBJECT: GIRRAWHEEN RECREATION CENTRE: UPGRADE OF OFFICE SPACE

BACKGROUND INFORMATION

In the 1993/94 budget, Council has allocated \$115,000 for the redesign of the administration area of the Girrawheen/Koondoola Recreation Centre to accommodate a Centre Manager and up to two staff.

PROPOSAL

Discussions with the Centre Manager and the Recreation Services Co-ordinator provided a brief for the redevelopment which required:

- . a reception area and foyer with a feeling of openness and space;
- . a separate office for the Recreation Facilities Manager;
- . a working space for two Officers behind the reception counter;
- . a place out of view for photocopiers, etc;
- . compliance with statutory occupational health, safety and welfare requirements, and fire safety requirements under the Building Code of Australia;
- . an electrical upgrade to prevent recurrence of wiring burnouts.

In addition to this work, certain items from the "Minor Works" budget will be effected in conjunction with the major works, specifically:

- . new bench tops to the meeting room kitchen and servery;
- . exhaust fans to the sports court to provide air movement;
- . re-keying the building to the new key system for the area.

A design drawing of the revised proposal is shown on Attachment A. You will note that there is no structural change to the building.

BUDGET

The budget funds allocated for the works described above are:

	\$
. alterations to foyer and electrical upgrade	115,000
. new bench tops	500
. sports court fans	6,000
. re-keying	<u>1,170</u>
	\$122,670

Anticipated expenditure is:

. internal refurbishment	78,300	
. electrical upgrade	15,000	
. new bench tops	5,000	
. fans to sports court	6,000	
. re-keying	1,170	
. Consultants fees	7,200	
. administration costs	5,000	
. contingency	<u>5,000</u>	
		<u>\$122,670</u>
Budget surplus/deficiency		<u>\$ <u>NIL</u></u>

RECOMMENDATION

That Council:

- 1 endorses the design plan for the alterations to the administration area of the Girrawheen/Koondoola Recreation Centre;
- 2 authorises the documentation of the works and the calling of tenders.

R FISCHER
City Building Surveyor

PW:SE

bre04014

I10408

CITY OF WANNEROO REPORT NO: I10408

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 680-12

SUBJECT: CRAIGIE LEISURE CENTRE - UPGRADE OF POOL
FILTRATION

Background

Since April 1988, serious problems with water quality and the collection of harmful chloramines above the pool surface have plagued the pool at Craigie Leisure Centre. Complaints ranging from ear, eye and throat irritation to severe coughing fits and the triggering of asthma attacks have been received from swimmers on a regular basis. Prior to the construction of the dry side of the complex and to the improvement in negative pressurisation of the pool resulting from the replacement of the heat reclaim coil, the Department of Occupational Health, Safety and Welfare several times served notice that the level of atmospheric chloramines was too high for a work place. While the workplace conditions have been solved, the serious problem for swimmers and the consequent question of public liability remains. To attempt to improve or solve the problem, two items were listed in the 1993/94 Budget; to improve the pool filtration and to more efficiently remove atmospheric chloramines by re-locating supply and return air ductwork.

Norman Disney & Young were commissioned to examine the problems associated with water quality at the centre. Several areas of concern were identified in consultation with the staff at Craigie, most noticeably the difficulty of cleaning the existing filters due to the filters' incapability of being air scoured.

At this time, the City received access to a confidential report on problems being experienced by the Noarlunga City Council in South Australia. The Council's indoor pool was identified as having the same filtration system as the Craigie Pool. As a consequence of this report, the scope of Norman Disney & Young's

brief into the Craigie pool's filtration system was widened to examine all aspects of water quality.

It must be noted that the Craigie pool filtration system was designed to meet the Health Department regulations using the required circulation rate of 3 changes per day which, for Craigie, was increased to 6 changes per day. Pumps were selected to meet this requirement which then had conventional "industry standard" proprietary sand filters selected to match the flows.

From the Noarlunga City Council experience, coupled with the observations already made, Norman Disney & Young undertook to examine and report on water quality at Craigie and to recommend what remedial work would be required. Most notable among their findings is that the problems of poor water quality result from no original specification of filtration system efficiency. Further, the problems at Craigie are common to most indoor pools with relatively high water temperatures and are aggravated by high usage levels. Lower water temperatures and lower usage levels considerably reduce the problems. Outdoor pools do not seem to experience the same problems due to the action of sunlight and wind.

Norman Disney & Young's initial report and recommendation is included with this report as Attachment 1.

Norman Disney & Young have also noted that to obtain satisfactory water quality, it is necessary to engineer a system specific to the application. Their recommendations are based on:

- 19establishing a standard for the water quality required;
- 20testing the pool water to determine the contaminants involved, and,
- 21determining the water circulation rate and filter performance criteria required to achieve the stipulated standard.

This is Research and Development of a new pool design concept. It is understood that this concept is currently being reviewed by the State Health Department in relation to new standards for all indoor public swimming pools and, if approved, could become mandatory for all existing pools.

Time Sequence

As proposed by Norman Disney & Young, any installation of new filter arrangements can be spread over 3 years. In the first year, it would be necessary not only to install one new filter shell but to improve to the water movement and safety aspects of the installation, namely:

- install a pre-filter chamber within the existing indoor pool balance tank;
- install a non-return valve in the filter discharge line to prevent filter drain down;
- install alarm inspection equipment;
- relocate existing chlorine and acid dispenser pumps to achieve a safe operating distance, and,
- interlock chemical injection pumps to the pool pump control circuitry.

Included with the first new filter shell would be a filter backwash pump and air blower for efficiently cleaning the new filters.

The delivery time for a single filter shell is approximately 16 weeks. This would make it impossible to have ready by the proposed mid-year pool maintenance shutdown when it is intended to carry out the other works. However, if manifolds and pipework are prepared, it would be possible to install the new filter in the space of one or two days when the filter is ready leaving two filters operating for that time.

The remaining two filter shells could be replaced in the following two years. However, given the serious nature of the problem of water quality, the Centre Management believe a three year timespan is too long to wait for pool patrons, and the project would be better served over a two year period.

It must be noted that with the improved water quality expected with the improved filtration, the level of atmospheric chloramines may be reduced to an acceptable level, obviating the need for re-locating the supply and return air ducts over the pool. While the level of atmospheric chloramines will likely be reduced by a percentage, whether on heavy usage days the level will be sufficiently reduced to make the training pool comfortable is an unknown quantity and it is, therefore, suggested that this item be postponed until the filter upgrade has been completed.

Budget

Following the staging recommended by Norman Disney & Young and modified by the Centre Management, the anticipated expenditure is as follows:

NDY Engineering Fees

\$ 9,600.00

Chemical Engineering Research & Development Fees	9,440.00
One filter shell, backwash, pump and air blower (Year 1)	100,000.00
Pre-filter chamber	3,000.00
Non-return valve	3,000.00
Moving chemical pumps, etc	2,000.00

<u>TOTAL YEAR 1</u>	\$127,040.00
Two filter shell (year 2 or year 2 + 3)	\$120,000.00

<u>TOTAL ANTICIPATED EXPENDITURE</u>	\$247,040.00

Available funds at the present time are dependent on the final upgrade work resulting from the 1992 energy audit. To date, only two recommended items from this audit have not been acted on. One of these, Solar Heating to pool, is recommended by Norman Disney & Young to be considered only when funds are available as the return on capital investment is quite low. The other item, re-commissioning the CH/Ps unit, is still under review. To ascertain whether re-commissioning this unit is of any value, it has been necessary to gather an energy load profile of the completed combined wet and dry sides of the complex. This profile is currently being compiled but preliminary investigation suggests that some benefit at peak times (sunset to 10.00pm) may be derived from re-commissioning the CH/Ps unit. However, maintenance of such a specialised power generation plant is expensive and once the load profile is completed, maintenance costs must be included in the cost efficiency calculation. Until this calculation can be completed, it is reasonable to continue to carry forward a sum of \$12,000 for the CH/Ps unit re-commissioning.

Funds available at present are, therefore:

Carried forward from 1992/93 for "Energy Audit Upgrade"	\$ 94,460.00
Less allowance for CH/Ps unit	12,000.00

TOTAL AVAILABLE FROM FUNDS CARRIED FORWARD	\$ 82,460.00
Funds allocated in the 1993/94 Budget for filtration upgrade	70,000.00

TOTAL FUNDS AVAILABLE FOR
FILTRATION UPGRADE

\$152,460.00

It is clear that in the first year, sufficient funds are available for the filtration upgrade. The remaining funds could carry forward to the second year, reducing the allocation required in 1994/95 or could be re-directed to other pressing problems at the Craigie pool such as improving the roof drainage.

Alternatives

There are two major alternatives to upgrading filtration at the Craigie Leisure Centre pool at this time. The first has implicit costs that would make the application suitable only for a set period. The second is subject to a needs based political decision.

.1Water quality improves markedly when:

- a) large quantities of water are replaced with treated fresh water, and,
- b) filter sand is replaced with new.

Consequently, one possibility is to regularly (say, once a year) dump the pool water and replace, and to replace filter sand every 18 months. While this is implicitly wasteful in chemicals and heating costs, the dumping can be timed to coincide with the annual maintenance shutdown obviating any costs in lost income or wasted staff wages.

The cost to refill the pool at present values is approximately \$10,000. The cost to replace filter sand is approximately \$8,000. In any three year period then, \$46,000 would be needed to improve the water quality. Against the capital cost of \$247,040, this process could be continued for 16 years before the unsolved filtration problem again becomes an issue.

A further complication is that commercial swimming pool discharge is classed as an industrial waste and should be dumped to sewer, not to a sump as at present. Because the Craigie Leisure Centre sullage and sewage must be pumped uphill to reach the Ministers sewer and, because fully emptying the pool is rare, the Water Authority has so far turned a blind eye to this situation. With regular dumping, the Water Authority may demand discharge to sewer, which would then require the construction of a large holding tank to allow for the difference between discharge flow rate (42 l/s) and pump rate (11 l/s).

.2It has been mooted that a 50m Olympic sized pool could be located at the Craigie Leisure Centre. If this was a consideration, then it would be possible to include the cost of improving filtration in the indoor pool in the construction of the 50m pool. While this does not remove the costs, it delays the impact on Council's finances at a cost of \$15,350 for every year the decision on the outdoor pool is delayed.

Alternative to the 50m outdoor pool is the possibility of re-designing the outdoor pools at Craigie to one large free-form recreational pool that could accommodate 6x25m lanes.

RECOMMENDATION

That Council:

.1approves, in principle, the upgrading of filtration and improvement of water quality at the Craigie Leisure Centre indoor swimming pool;

.2authorises the documentation and calling of tenders for the upgrading of filtration at the Craigie Leisure Centre indoor swimming pool;

.3authorises the carrying forward of \$25,420 to the 1994/95 financial year for the second year's component of the filtration upgrade;

.4lists the sum of \$94,580 for consideration in the 1994/95 draft Budget for the remainder of the second year's component of the filtration upgrade;

R FISCHER
City Building Surveyor

PW:HY:hw:SE
bre03009

I10409

CITY OF WANNEROO REPORT NO: I10409

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 30/300

SUBJECT: UNAUTHORISED HORIZONTAL SIGNS: WHITFORDS
SHOPPING CENTRE: LOT 501 WHITFORDS AVENUE,
HILLARYS

APPLICATION

An application has been submitted for approval to construct 5 signs at the Target Store, Whitfords Shopping Centre, Lot 501 Whitfords Avenue, Hillarys (see Attachment 'A').

SIGNS BY-LAWS

Council's by-laws relating to Signs, Hoardings and Billposting permit horizontal signs up to 600 in height and 1200 in height if there is only one sign on an elevation.

BACKGROUND

The heights of the signs requested are 654, 900, 1847 and 2260 but are located very high and on very wide building elevations as indicated on the attachment.

Although the signs exceed the sizes permitted by the by-laws, they are in proportion to the building elevations on the large shopping centre site. Section 3.1.5 of the by-laws permits Council to approve such signs if they consider that the signs will not be injurious to the amenity or beauty of the area and the signs do not exceed 10% of the total area of the facade of the building. None of the facades contain signs exceeding 4.5% of the total area.

With the development of Whitfords Shopping Centre, signage has been of a singular nature and a coordinated approach for all of the signs on the site is desirable to achieve a balance of uniformity and amenity over such a large site. It is considered

that prior to any further approvals, the Centre Management should be requested to submit a proposal for coordinated signage across the entire shopping centre.

RECOMMENDATION

That Council

1. approve the application for the horizontal signs at the Target Store located within the Whitfords Shopping Centre at Lot 501 Whitfords Avenue, Hillarys, and
2. advises the applicant that no further signage will be approved at the Whitfords City Shopping Centre until the Centre Management submit a proposal for coordinated signage across the entire shopping centre acceptable to Council.

L. CANDIDO
Deputy City Building Surveyor

RS:LC:lc
bre04009

I10410

CITY OF WANNEROO REPORT NO: I10410

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 061-173-3

SUBJECT: GIRRAWHEEN/KOONDOOLA JUNIOR FOOTBALL CLUB INC
- ADDITIONS TO HUDSON RESERVE CLUBROOMS

The Girrawheen/Koondoola Junior Football Club has approached Council for permission to construct further additions to Hudson Reserve Clubrooms, specifically: a patio in front of the clubrooms and a covered area between clubrooms and changerooms including a screen wall and a barbecue (see attachment 1).

Roofed areas

Because the site for the works is an old rubbish tip, it is important that the roofed areas be constructed to allow for subsidence and differential movement between clubrooms and changerooms. The Club has been asked to incorporate these concerns in their documentation that they must submit for a building licence.

Barbecue

In the space between clubrooms and changerooms, the Club proposes to build a barbecue that will be available for public as well as club use. While the original intention was for a wood fired unit, the Club has proposed to install an electric unit and has requested that the cost of electrical connection and running costs be met by Council. It is notable that the cost of running an electric barbecue is some \$4,500 per annum. Other clubs requesting such an installation have been refused permission and have been asked to provide their own portable barbecue.

Screen Wall

As shown on attachment 1, the Club proposes a brick screen wall to the north of the barbecue. Again, because of the foundation, the Club has been asked to have this wall certified by a

practising engineer to withstand both wind forces and the forces exerted by possible ground movement.

The Club has requested that Council fund the painting of the exposed brickwork with anti-graffiti paint.

BUDGET

With the exception of matters listed above, the Club has undertaken to fully fund the project. The commitment requested from Council is:

CAPITAL

Anti-Graffiti coat brickwork	\$ 500.00
Electrical connection of barbecue	<u>\$2,000.00</u>
Total Capital Expenditure requested	\$2,000.00
Operating cost of Barbecue (per annum)	<u>\$4,500.00</u>
Total Expenditure in first year	<u>\$7,000.00</u>

No funds have been allocated in the 1993/94 financial year. It will be necessary to locate surplus funds to reallocate to cover these works should Council approve the Club's application.

RECOMMENDATION

That Council:

. agrees in principle to the Girrawheen Koondoola Junior Football Club Inc constructing the verandah/patio in front of the clubrooms on Hudson Reserve and a covered area and screen wall between clubrooms and changerrooms but not the construction of the barbecue, subject to:

22 the Club applying for an gaining and undertaking all works necessary for a building licence,

23 the Club constructing the works to the satisfaction of the City Building Surveyor,

24 the Club incorporating in the works all measures outlined in the body of this report to allow for movement in the foundation,

I10411

CITY OF WANNEROO REPORT NO: I10411

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1994

FILE REF: 3410/779/22

SUBJECT: PETITION OBJECTING TO BRICK STRUCTURE ON LOT
779 (22) FRANGIPANI LOOP, MARANGAROO

PETITION AND LETTER

At its meeting on 9 March, 1994, Council resolved that a petition and letter received from residents of Nutwood Court, Marangaroo objecting to the brick structure under construction at Lot 779 (22) Frangipani Loop be received and referred to the Building Department for a report to Council. The subject of this report is shown on Attachment 'A'.

The petitioners request Council takes action to reduce the height to an acceptable residential level.

RESIDENTIAL PLANNING CODES

In accordance with Clause 1.5.10, the written statement of the adjoining owner of Lot 780 (3) Nutwood Court was submitted. The statement dated 1 November, 1993, indicated that the owner had no objection to the brick workshop being erected on the fence line between the properties.

Clause 1.5.8 (f) states:

'subject to the procedure set out in Clause 1.5.10 the required setback from a side boundary for any wall may be reduced to nil provided generally that the length of any such wall in relation to its height shall be not more than the following:

. walls not exceeding 2000 average height - no limit;

. walls not exceeding 2500 average and 3500 maximum height - 2/3 of the length of any common boundary;

. walls not exceeding 3000 average and 4000 maximum height - 1/4 of the length of any common boundary;

. walls exceeding 4000 in height - 1/4 of the length of any common boundary.`

The length of the boundary between Lots 779 & 780 is 25940. The length of the outbuilding is 6950. The wall of the outbuilding in this instance could be a maximum of 3500. The height of the wall is actually 3330 from ground level.

The length of the street boundary is 16570. The permissible length of the building for a 3500 maximum height would be 11046. The actual length of the outbuilding on the street boundary is 8630. The driveway on the adjoining Lot 780 is 2420 away from the boundary. The sight line required in Councils By-laws relating to Fencing and Private Tennis Court Floodlighting is a 1500 truncation.

The explanatory notes in the Codes appertaining to Carports and garages state that a carport or garage may be built up to the boundary abutting a private street, right of way or secondary street, provided there is sufficient space for any vehicle to enter and leave the carport or garage.

It could be argued that Council's Policy requires that the walls of an outbuilding must not exceed 3000. However in this instance, as the written approval of the adjoining owner has been obtained and the proposal complies with the Codes, the petitioners should be advised accordingly.

RECOMMENDATION

That Council advise each of the petitioners that the garage under construction at Lot 779 (22) Frangipani Loop, Marangaroo, complies with the requisitions of the Residential Planning Codes and no action to reduce the height of the building is warranted by Council.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre04010

I10412

CITY OF WANNEROO REPORT NO: I10412

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 413/163/4

SUBJECT: PROPOSED RETAINING WALL: LOT 163 (4) HAZEL AVENUE, QUINNS ROCKS

APPLICATION

An application has been submitted for approval to construct a retaining wall which will exceed 2000 in height at Lot 163 (4) Hazel Avenue, Quinns Rocks (see Attachment 'A').

COUNCIL POLICY

Council's Policy requires that all applications for retaining walls which exceed 2000 shall be submitted to Council for consideration. The written affected adjoining owners comments are to be submitted to Council for all walls exceeding 1000 in height. In this instance the adjoining Lot 164 is owned by the City of Wanneroo and is used as a drainage site.

BACKGROUND

The proposed limestone retaining wall is to be located on the northern boundary and will be 42000 long. It will be 1200 high at the front of the lot and will taper to zero at the rear. There is a hollow in the centre of the boundary which will require a retaining wall 2880 high to enable that area of the lot to be levelled.

RECOMMENDATION

That Council approve the proposed limestone retaining wall to be constructed on the northern boundary of Lot 163 (4) Hazel Avenue, Quinns Rocks to a height of 2880.

L. CANDIDO
Deputy City Building Surveyor

LC:lc
bre04006

I10413

CITY OF WANNEROO REPORT NO: I10413

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 208-071-93/94, 061-427-1
SUBJECT: SANTIAGO PARK, OCEAN REEF: TOILET BLOCK

Tenders closed for the above project on 11 March 1994. Eleven tenders were received, as listed below:

	\$
Bennett & Son	112,635.00
Homestead Constructions Pty Ltd	112,857.00
W D Petersen & Son	117,490.00
City Constructions Pty Ltd	117,890.00
Mike Lynch Construction	119,950.00
Churnley-Brice Pty Ltd	121,174.00
Pacific Building Company	122,511.00
Longo Constructon Pty Ltd	123,700.00
W Fairweather & Son Pty Ltd	123,800.00
Alan Woodward	126,150.00
Jim Nabbs Homes Pty Ltd	126,209.00

The lowest tenderer is not acceptable due to confirmation from the Builders Registration Board that the registered builder, Gordon Bennett (Reg No. 4921) is not currently authorised to contract or build in his own name.

Homestead Constructions is the lowest acceptable tender at \$112,857.00. This builder has successfully completed many projects for Council and is more than capable of completing this project.

The budget for the works comprises:

. preliminaries	495.00
. Consultant fees	4,830.00
. electrical supply (SEC)	5,935.00
. building work	<u>112,857.00</u>

total: \$124,117.00

Money available to project (account number 30930): \$99,000.00.

There is a \$25,117.00 shortfall in funds. The sum of \$18,736.00 can be reallocated from surplus funds from Pinnaroo Point toilet changerroom account number 28476 with the balance of \$6,381.00 being reallocated from surplus funds from Warwick Sportsmans Club account number 30920.

RECOMMENDATION

That Council:

- . accepts the tender of \$112,857.00 from Homestead Construction for the Santiago Park toilet block;
- . agrees to the signing of the contract documents;
- . all subject to the reallocation of \$18,736.00 from account number 28476 to account number 30930 and \$6,381.00 from account number 30920 to account number 30930.

R FISCHER
City Building Surveyor

RF:SE

bre04013

I10414

CITY OF WANNEROO REPORT NO: I10414

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 208-044-93/94, 765-23-1
SUBJECT: PINNAROO/MULLALOO POINT, HILLARYS: TOILET
CHANGEROOM BUILDING

Tenders closed for the above projects on 11 March 1994. Eleven tenders were received, as listed below:

	\$
City Constructions Pty Ltd	145,910.00
Bennett & Sons	149,500.00
Pacific Building Company	162,611.00
Homestead Constructions Pty Ltd	164,127.00
W D Petersen & Son	169,097.00
Longo Construction Pty Ltd	170,800.00
Churnley/Brice Pty Ltd	173,535.00
Alan Woodward	177,940.00
Mike Lynch Construction	186,950.00
John Nabbs Homes Pty Ltd	187,592.00
W Fairweather and Son Pty Ltd	192,400.00

The lowest tenderer submitted a conditional tender which was not accepted as it was subject to Water Authority of Western Australia fees and relied upon combining this tender with the one lodged for Santiago Park toilet block.

Bennett & Sons, the second lowest tenderer, submitted a tender under the builders registration number 4921. This bid was not accepted as the registered builder, Gordon Bennett, is not currently authorised to contract or build in his own name.

The lowest acceptable tender was lodged by Pacific Building Company for the sum of \$162,611.00. This builder has not contracted with Council previously but is registered and deemed to be an acceptable contractor for projects up to \$500,000.00 as far as the Building Management Authority is concerned.

The budget for the works comprises:

		\$	
.	preliminaries	735.00	} committed expenditure
.	water supply - WAWA	16,000.00	
.	Consultants fees	7,160.00	
.	plumber fixer	32,437.00	
.	electrician	7,042.00	
.	electrical supply - SEC	5,279.00	
.	building works	<u>162,611.00</u>	

total: \$231,264.00

Money available to project:

Account Number 28476 - \$250,000.00

There is \$18,736.00 surplus funds.

RECOMMENDATION

That Council:

- 1 accepts the tender of \$162,611.00 from Pacific Building Company for the Pinnaroo/Mullaloo Point, Hillarys toilet changer room building;
- 2 agrees to the signing of the contract documents.

R FISCHER
City Building Surveyor

JS:SE

bre04012

I10415

CITY OF WANNEROO REPORT NO: I10415

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: COUNCIL (TECHNICAL SERVICES SECTION)
MEETING DATE: 13 APRIL 1994
FILE REF: 507-1-1
SUBJECT: SURPLUS PLANT WITHOUT ASSET NUMBERS

The following list of bore pump motors are surplus to the Parks Department requirements:

Bore Pump Motors

Pope 40 hp - ex Liddell Park

Pope 30 hp 2930 rpm 38.3 amps 400-40V
Ex James Cook Park

McCull 50 hp 2955 rpm 66.1 amps
Ex Heathridge Park

McCull 40 hp 2955 rpm
Ex otago Park

Pope 30 hp 2930 rpm 39 amp 400-40V
Ex Liddell Park

Pope 40 hp 2910 rpm
Ex Whitford West Park

McCull 15 hp 1445 rpm with 3" HL Stalker on frame
Ex Wanneroo Showgrounds

Pope 30 hp 2940 rpm 34 amps 400-40 V

Flyte 6.8/5.85 kw 1450 rpm
Submersible pump and motor

Pope 10 hp 2885 rpm 13.6 amp with 2" HL Stalker centrifugal on
frame
Ex Mullaloo Foreshore

15 hp 2980 rpm direct coupling 2" centrifugal pump on frame

Hebco 60 hp 2940 rpm
Ex Gumblossom Park

Pope 40 hp 2950 rpm 54 amps 3 phase 400-40 V

Pope 40 hp 2940 rpm 2" HL Stalker centrifugal pump on frame
Ex St Andrews park

Compton Parkinson 15 hp 1440 rpm 21 amps
Ex Burns Beach Park

Pope 15 hp 2940 rpm 19.5 amps 400-40 V 3 phase

Pope 10 hp 1440 rpm 400-40 V with 2" HL Stalker centrifugal pump on frame

These items are surplus due to the progressive conversion of bore pumps from vertical turbines to submersible units. This conversion occurs following ratepayer complaints regarding the pump operating noise.

The following reticulation controllers are surplus due to conversion to Cintech controller systems. Not all units are operational and trade on an "as is basis" is recommended.

- 3 Hardie Micromaster 3000 16 station
- 1 Hardie Fleximaster 15 station
- 1 Irritrol dial AB 18 station
- 2 Irritrol Dial AB 9 station
- 3 Irritrol Double Dial 12 station
- 2 Irritrol Dial AB 14 station
- 4 Irritro Dial AB 16 station
- 2 Irritrol MC 18 station
- 1 Irritrol PTC 14 station
- 1 Koala T 30 station
- 2 JEC Compu Rain Panels

Disposal is requested on an "as is basis". All units are available for inspection in the Parks Department area of the Works Depot.

RECOMMENDATION

That Council:

- (a) approves the disposal of surplus bore pump motors by public tender, and;
- (b) lodges all funds received in general revenue account.

F GRIFFIN
City Parks Manager

DHC:JB
gre0401

I10416

CITY OF WANNEROO REPORT NO: I10416

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES SECTION

MEETING DATE: 13 April 1994

FILE REF: 009-1

SUBJECT: FINANCIAL ASSISTANCE - BEAUMARIS DISTRICTS PLAY GROUP

A request for financial assistance in purchasing play equipment has been received from the Beaumaris Districts Play Group, who utilise the Ocean Reef Community Hall.

There is a small enclosed outdoor grass area used for play activities by the group. As the area is within a brick enclosure use by the general public out of hours is not possible.

Council has previously contributed on a "Dollar for Dollar" basis and by outright grant assistance, but all in locations where accessible for general public use.

As it is a new Council building and the play group is in the development phase, a once off grant of \$1,000 may be appropriate.

Documentation from the play group itemises the fee structure per term (see attachment 1).

The type of items requested are inappropriate for the area available and this factor will require discussion on site with the play group prior to any placement.

RECOMMENDATION

That Council authorises a grant of \$1,000 for the Beaumaris Districts Play Group for the purchase of play equipment.

F GRIFFIN
City Parks Manager

DHC:JB
gre0402

I10417

CITY OF WANNEROO REPORT NO: I10417

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 061-427

SUBJECT: INSTALLATION OF STORAGE SEATAINER ON SANTIAGO
PARK, OCEAN REEF

Council has received a request from the Heathridge Celtic Soccer Club for permission to locate a seatainer in the northeast corner of Santiago Park.

Approval has been granted previously due to the nonexistence of any Council facility at the park. The seatainer was used as a storage area and emergency changerooms.

The proposed location on Santiago Boulevard is directly opposite residential properties and telephone calls were received last year objecting to the seatainer's installation.

Council is currently finalising construction of a toilet facility on the western side of the park off Beaumaris Boulevard.

Previous requests for the use of seatainers as storage areas on similar parks have been rejected due to their visual appearance and the impact on adjoining ratepayers.

Submitted for Council direction.

F GRIFFIN
City Parks Manager

DHC:JB

gre0403

I20400

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

TOWN PLANNING SECTION

REPORTS FOR COUNCIL

13 APRIL 1994

I20401

CITY OF WANNEROO REPORT NO: I20401

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 740-96, 780-22

SUBJECT: BERKLEY ROAD LOCAL STRUCTURE PLAN AND PROPOSED
TOWN PLANNING SCHEME NO 22

INTRODUCTION

At its August 1992 meeting (G20803) Council adopted a Local Structure Plan for Berkley Road in Marangaroo and Alexander Heights as shown on Attachment No 1.

The purpose of the structure plan was to set out the pattern of land use and transportation systems for future subdivision applications which would be aimed at converting the predominantly two hectare parcels to residential development. It was intended that a Guided Development Town Planning Scheme, designated as number 22 would be brought down to provide a statutory basis for the equitable apportionment of the cost of providing public purpose land and services for important regional roads local drainage and public open space. Those requirements were collectively referred to as Headworks. Town Planning Scheme No 22 had not been prepared and there was no gazetted Scheme Text or Scheme Map.

However, certain of the landowners within the structure plan area were anxious to proceed with the subdivision and development of their landholdings. Therefore, in order to avoid delays in bringing new residential lots on stream, Council allowed the landowners to subdivide provided they first entered into a legal agreement which would require them to comply with the elements of the structure plan and the provisions of the Scheme as and when it was gazetted.

CURRENT POSITION

Town Planning Scheme No 22 was proposed to be an adjunct to the major scheme that was proposed for the East Wanneroo district generally and which had been designated Scheme number 21.

It is now apparent that the Minister for Planning will not approve Scheme 21 as it was proposed by Council and that an alternative administrative structure is required to provide for the urbanisation of East Wanneroo. Proposed Scheme 22 is consequentially affected and an alternative arrangement to legal agreements which foreshadow a Scheme will be necessary.

The alternative arrangement which has been generally supported by the landowners, the Urban Development Institute of Australia, the Minister for Planning, Department of Planning and Urban Development (DPUD) and Council officers, is the use of Conditions for Subdivisional Approval being applied at the time that consideration is given to applications to subdivide.

This will require the City to provide a firm figure for the cost of the structure plan headworks at the time it advises DPUD of the conditions it requires to be applied to the subdivision approval. The setting of a firm figure should not present any difficulty to the City's administration as the headworks costs are constantly under review.

It is a reasonable expectation of the subdividing owners that the figure as advised to them will remain fixed for a predetermined period in order that they may prepare their own cost estimates with some degree of certainty. In the legal agreements that have been entered into to date that period has been set at six months and I believe it should be retained as it is unlikely that any subdivider could advance from the "conditional approval" stage of a subdivision to the "clearance of diagrams" stage in any lesser period.

COST REVIEWS

Costs are reviewed according to the actual movement of contract and materials rates for the construction component of the headworks and to the current market price for the land acquisition components. In the event that there is no actual movement in the rates of either component, the costs are reviewed according to the Consumer Price Index for the preceding quarter.

There is a risk in giving a firm figure which is fixed for a period of six months. The risk lies in the fact that a subdivider need only make a contribution towards the headworks at the figure he was quoted but the City might have to compensate another subdivider at a rate which is higher than the quoted figure due to an actual price rise within the six months period.

The final result of that situation is that upon completion of

the subdivisions within the structure plan area the project reserve account may not hold sufficient funds to fully provide all of the headworks and a minor contribution from the municipal fund or some other source may be required. It is expected that this situation will not arise in respect to every subdivision, however the risk is there and it should be understood and accepted by Council.

The last headworks costing review was done on 8 February 1994 and resulted in the Headworks Charge Per Proposed New Lot being increased from \$3,202.80 to \$3,739.69. This was made up as follows.

COST ITEM	MARCH 1994 QUARTER AGGREGATE COST
<hr/>	
LAND ACQUISITION	
Hepburn Avenue	\$518,164
Mirrabooka Avenue	\$178,039
Drainage Sites	\$215,959
Public Open Space	<u>\$763,026</u>
Subtotal	\$1,675,188
CONSTRUCTION	
Hepburn Avenue	\$536,639
Underpasses	\$262,791
Mirrabooka Avenue	\$418,636
Drainage Sites	\$117,032
Contingency	
Design/Supervision	<u> </u>
Subtotal	\$1,335,098
FEES	
Valuation	\$25,007
Legal	\$15,440
Administration	\$8,029
Conveyancing	<u>\$5,146</u>
Subtotal	\$53,623
SCHEME TOTAL	\$3,063,908
LESS RECEIPTS & CREDITS	\$199,304
SCHEME NETT TOTAL	\$2,864,604

BALANCE LOT POOL

766

HCPPL

\$3,739.69

RECOMMENDATION:

THAT Council requests the Department of Planning and Urban Development to apply as a condition of approval to subdivisions within the Berkley Road Local Structure Plan Area the requirement for the subdivider to pay to Council at the time of clearance of survey diagrams a Headworks Charge Per Proposed New Lot as calculated by the City and reviewed from time to time.

O G DRESCHER
City Planner

twm:rp
pre94416
22.3.94

I20402

CITY OF WANNEROO REPORT NO: I20402

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 730-8-1
SUBJECT: JOONDALUP CITY CENTRE - REVISED DEVELOPMENT
PLAN AND MANUAL

METRO SCHEME: Central City Area
LOCAL SCHEME: Joondalup City Centre

BACKGROUND

In 1990 (E20803) Council approved the Joondalup City Centre Development Plan and Joondalup City Centre Development Manual under Clause 5.42 of Council's Town Planning Scheme No 1 and advised that the Plan and Manual should be reviewed once a number of outstanding issues such as car parking, civic, cultural and community facilities, and the location of a helipad had been resolved.

NEED FOR REVIEW

LandCorp advised in May 1993 that experience in working with the Development Plan and Manual had highlighted a number of areas in which the documents required review. These included:

- an expansion of the range of planning controls;
- inclusions of provisions for City North and the parking strategy;
- the need for a more flexible presentation to allow easy updating of the documents; and,
- combining the two documents into one to make it easier to use.

REVIEW

LandCorp appointed consultants Donaldson Smith and Hooke to undertake the review and produce a draft document and Council

officers have been represented on the steering committee throughout the process. A presentation of the draft Development Plan and Manual was conducted for interested parties on 17 January 1994.

TOWN PLANNING SCHEME REQUIREMENTS

Clause 5.42 of Council's Town Planning Scheme No 1 requires a Development Plan and Manual to be prepared and adopted to form part of the Scheme. It also provides for the Development Plan and Manual to be changed by LandCorp as and when required, subject to such changes being approved by Council.

REVISED DOCUMENT

The revised document incorporates a number of changes from those currently forming part of the Scheme. Some of these changes are cosmetic, such as the change from A3 to A4 format, condensing into one volume, and provision for inclusion of future provisions as planning progresses. Other changes such as the change from a core and frame precinct to districts, the incorporation of the parking strategy, and the public domain focus of the document will effect the resultant built environment of the City Centre.

DOCUMENT FORMAT

The revised Development Plan and manual consists of a single volume containing a Development Plan setting out a vision for the City and discussion the key topics of population, transport, urban form, land use and community facilities, community goals, natural environment, and economic goals. These key issues provide a framework for the enunciation of specific policies covering Districts, Open Space Network, Orientations, Public Amenity, Land Use, Density, Carparking and Energy Efficiency. The second and major part of the document is the Development Manual which will have a section for each district in the City Centre listing development guidelines for each district. The guidelines relate directly to the policies developed from the vision statement in the Development Plan. An outline of the document structure is attached.

DISTRICTS

The Development Plan sets out seven districts in the City Centre, each of which is intended to have a unique and recognisable character. At this stage, the only district for which guidelines are incorporated in the manual is the Central Business District which is located south of Shenton Avenue between the railway line and Lakeside Drive and includes both sides of Grand Boulevard south to Joondalup Drive. It is intended that the character of this district should be similar to that proposed for the core

precinct under the existing Plan and Manual but it is considerably larger than the core precinct. At this stage no change is proposed to the development densities and the main change relates to the creation of an urban wall to the public domain in place of the landscaped setbacks that had been proposed in the frame precinct.

Guidelines have been prepared for City North district but these are being reworked to suit the revised format and will be incorporated at a later date. Guidelines for other districts will be prepared as required.

PARKING STRATEGY

A parking strategy for the City Centre is being developed by Council and LandCorp officers and elements of this proposed strategy have been incorporated in the Plan and Manual but the strategy has not yet been considered by Council.

PUBLIC DOMAIN

The Development Plan provides for the built form and landscape form of the City to be directed to enclose and protect spaces rather than be objects in space. Provision is made to ensure building facades provide an active interface and enhance public shelter and amenity. This is to be achieved through minimising level changes between the street and the ground floor of buildings and encouraging active uses such as speciality retailing, restaurants and entertainment uses at street level.

PREVIOUS OUTSTANDING ISSUES

Of the matters previously identified by Council as requiring resolution, a site for a future helipad has been selected, planning for the provision of civic, cultural and community facilities is progressing and work is continuing on a detailed car parking strategy.

DOCUMENT APPROVAL

LandCorp is anxious to have the revised Development Plan and Manual approved by both Council and the Minister for Lands before it begins the release of the City Centre subdivision Stage 3B land. It is difficult, however, for Council to approve a document to form part of its town Planning Scheme when the final document is not available for inspection.

RECOMMENDATION:

THAT Council advises LandCorp that it is prepared to approve a revised Joondalup City Centre Development Plan and Manual in line with the draft dated February 1994, subject to:

1. reference to the car parking strategy not being included until it has been considered and adopted by Council and LandCorp; and
2. a number of minor changes that have been discussed with LandCorp officers being incorporated into the document.

O G DRESCHER
City Planner

db:gm
pre94328

I20403

CITY OF WANNEROO REPORT NO: I20403

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 30/4651
SUBJECT: PROPOSED MEDICAL CONSULTING ROOMS, LOT 190
(84) DAVALLIA ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential
APPLICANT/OWNER: C M Rowling
CONSULTANT: B Gray, B J Building Services

INTRODUCTION

Council has received a development application for medical consulting rooms on Lot 190 (84) Davallia Road, Duncraig. It is proposed to accommodate urological services.

BACKGROUND

The subject site is located on the corner of Warwick and Davallia Roads with a lot size of 706m² (Attachment 1).

Council's Policy G3-10 specifies the location and development requirements for consulting rooms in residential areas. The policy encourages medical consulting rooms to be located in or adjacent to shopping centres or to provide a suitable buffer to protect residential amenity.

Table 2 of Town Planning Scheme No 1 states that the minimum lot size for consulting rooms in a residential zone is 800m² with setbacks of 7.5m for the front and rear and 3m per storey for side boundaries.

ASSESSMENT

The applicant has advised that one Urologist per 80 to 100,000 population is deemed desirable (Urological Society of Australasia) for optimum provision of services. It is advised

that Wanneroo is supplied with these services by two Urologists, both who hope to use the new location, however, not concurrently.

The practitioners currently operate out of Glengarry Hospital, however, services are not able to be provided to out patients.

The application proposes a drive-through car park area with entry from Davallia Road and exit onto Warwick Road. Seven car parking bays are proposed, however, an existing brick wall prevents the provision of a 3m landscaping strip to both Warwick and Davallia Road.

Council's Engineering Department has advised that there are significant traffic concerns at the intersection of Warwick Road and Davallia Road. This junction has previously been identified as a "black spot" and Main Roads WA have suggested the installation of a left turn lane onto Davallia Road and a central "sea gull" island. Any construction of the median opening would increase traffic congestion and increase traffic flows through the residential streets of south west Duncraig. Consequently this option has been rejected.

Council officers are, however, examining the feasibility of a left turn facility. This would impact upon the proposed exist for the Urologist's surgery. Apart from this aspect, it is considered unwise to encourage further traffic into an already congested intersection.

In the assessment of the proposal, it is noted that the subject site is not in accordance with Council's policy requiring the consulting rooms location to be in or adjacent to a shopping centre or neighbourhood area. The site is located approximately midway between the Glengarry Shopping Centre and the Carine Glades Shopping Centre. It is considered that the proposal contravenes Council's Policy G3-10.

As identified in Town Planning Scheme No 1 the minimum lot size is 800m², the subject site falls well below this with an area of 706m². The side setback to the property to the east has a minimum of 1.3m which increases to 2.9m. The inability to provide a landscaping strip and the above contraventions to Town Planning Scheme No 1 indicates that approval for a medical consulting room on the above property would not be appropriate.

RECOMMENDATION:

THAT Council refuses the application submitted by B Gray on behalf of C M Rowling for medical consulting rooms on Lot 190 (84) Davallia Road, Duncraig on the grounds that it:

27contravenes Council's policy for medical facilities/consulting rooms in terms of location and landscaping;

28contravenes Town Planning Scheme No 1 in terms of lot size and setbacks;

29represents ad hoc non-residential development in a residential area;

30sets an undesirable precedent, encouraging a proliferation of non-residential development within this area.

O G DRESCHER
City Planner

pje:rp
pre94408
21.3.94

I20404

CITY OF WANNEROO REPORT NO: I20404

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 30/306
SUBJECT: PROPOSED HAIRDRESSER, LOT 80 (880) WANNEROO ROAD, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: G R Gibbs

INTRODUCTION

Council received a development application for a hairdressing salon in Unit 3 of Lot 80 (880) Wanneroo Road, Wanneroo. The application is for a use approval and involves no physical alterations to the building (Attachment No 1).

BACKGROUND

The subject site has an approval for offices on the above lot. The definition of Office under Town Planning Scheme No 1 is as follows:

"Office means the conduct of administration, the practice of a profession, the carrying on of agencies, banks, typist and secretarial services of a similar nature, or, where not conducted on the site thereof, the administration of or the accounting in connection with an industry."

Council's Policy G3-05 specifies the appropriate location for beauty salons/hairdressers. The policy states that these uses should be assessed under the same requirements as a shop. The policy also clarifies that:

"Hairdressing and beauty salon activities shall not be approved in industrial estates or in premises restricted to office or professional office use."

ASSESSMENT

The subject site has a use approval which restricts the approved uses to offices. A hairdressing salon would contravene Council's Policy in this respect.

The applicant has advised that the business would be run on a professional basis, with appointments only, and well trained staff. It is advised that despite the way in which the activity may be undertaken, the use remains in contravention of Council's existing approvals on the site and Policy G3-05.

RECOMMENDATION:

THAT Council refuses the development application for a hairdressing salon on Lot 80 (880) Wanneroo Road, Wanneroo, submitted by G R Gibbs for the following reasons:

1approval to a hairdressing salon would contravene Council's Policy for beauty salons/hairdressers - G3-05 in respect to location;

2approval could constitute a precedent for the location of hairdressing salons in similar locations and office developments.

O G DRESCHER
City Planner

pje:gm
pre94412
18.3.94

I20405

CITY OF WANNEROO REPORT NO: I20405

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 30/3989

SUBJECT: PROPOSED GRANDSTAND ON LOC 9974 JOONDALUP DRIVE, JOONDALUP

INTRODUCTION/BACKGROUND

Council has received an application from Modular Metals Pty Ltd, on behalf of LandCorp, to relocate the small grandstand at Leederville Oval to the Joondalup Sports Arena (see attachments).

The stand is currently located adjacent to the large grandstand on the north-west corner of Leederville Oval.

The West Perth Football Club envisages the need for additional undercover seating at the Joondalup Sports Arena and sees the relocation of the stand as the most economical and expeditious method of satisfying this need.

PROPOSAL

The stand will be upgraded by the inclusion of an off-white colourbond roof and rear wall in an attempt to match the existing main structure located nearby.

LandCorp has issued its approval subject to, inter alia, all structure steelwork being painted white.

Although efforts are being made to match the stand with the existing main structure, Councils Planning Department does have a concern that architecturally it is incompatible.

The applicant advises that it is only a temporary structure but it must be remembered that the West Perth Football Club has an initial lease term of twenty years which is renewable after that period. The stand could be, and is likely to be, a temporary structure for an indefinite period of time.

Given the large amount of funds that have been spent on the development of the sports arena, it is not considered appropriate to now take a half measure by approving what is essentially unsuitable.

It is therefore recommended that the application be refused and that the applicant be advised that Council is prepared to consider a proposal which is architecturally consistent with the general development in the vicinity.

RECOMMENDATION:

THAT Council:

33refuses the application for the grandstand to be relocated from Leederville Oval to the Joondalup Sports Arena at Location 9974 Joondalup Drive, Joondalup, as submitted by Modular Metals Pty Ltd on behalf of LandCorp as the structure is not in keeping with the architectural integrity of the area;

34advises the applicant that it is prepared to consider an alternative proposal which is architecturally consistent with the general development in the vicinity.

O G DRESCHER
City Planner

tk:gm
pre94422
23.3.94

I20406

CITY OF WANNEROO REPORT NO: I20406

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 30/2908
SUBJECT: PROPOSED LPG CYLINDER ON LOT 80 (121) QUINNS ROAD, QUINNS ROCKS

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: C C Berbatis Holdings Pty Ltd and GPA Pty Ltd
CONSULTANT: Hames Sharley (Architects)

INTRODUCTION

An application has been received from Hames Sharley (Architects) on behalf of C C Berbatis Holdings Pty Ltd and GPA Pty Ltd seeking Council's approval to accommodate a LPG cylinder on Lot 80 (121) Quinns Road, Quinns Rocks.

BACKGROUND

On 28 October 1992 (G21005) Council approved extensions to the Quinns Shopping Centre which included a petrol filling station. The extensions are now reaching completion. (See Attachment No 2 - shaded areas).

PROPOSAL

The petrol filling station is experiencing a considerable demand for liquid petroleum gas and thus the purpose of this application.

It is intended to locate the gas facility over two existing car parking bays as per Attachment No 2.

In accordance with the special requirements for these facilities, this is the only economical viable position available on site.

Because of its location, the LPG cylinder needs to be protected by a three metre high wall on its northern, southern and eastern boundaries. The wall will have a zero setback with the site's eastern lot boundary.

The wall will be a feature wall and the applicant will be incorporating landscaping within the Lynas Way road reserve to help screen the structure from residents on the opposite side of Lynas Way.

The structure is considered appropriate from a planning point of view. The applicant will be required to pay cash-in-lieu for the loss of two car parking bays if they cannot be provided elsewhere on site.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of its town Planning Scheme No 1 and approves the LPG cylinder and screen wall with a zero setback to Lynas Way, on Lot 80 (121) Quinns Road, Quinns Rocks, as submitted by Hames Sharley (Architects) on behalf of C C Berbatis Holdings Pty Ltd and GPA Pty Ltd, subject to:

35the wall being designed and constructed as a feature wall to the satisfaction of Council;

36appropriate landscaping being installed within the Lynas Way road reserve to screen the wall from nearby residents to the satisfaction of Council;

37the provision of an additional two car parking bays on site or a cash-in-lieu fee of \$8,900 being paid to Council for the two bay shortfall in accordance with its Cash-in-Lieu of Car Parking Policy prior to the issue of a building licence;

38standard and appropriate development conditions.

O G DRESCHER
City Planner

tk:gm
pre94420
23.3.94

I20407

CITY OF WANNEROO REPORT NO: I20407

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 30/229

SUBJECT: PARTIAL USE OF LOT 3289 WANNEROO ROAD,
LANDSDALE (WILDFLOWER NURSERY) FOR "FORMSTONE"
DISPLAY YARD

Council is advised that during September 1993 a complaint was received regarding the erection of two large signs at the above location advertising a "Formstone Display" yard and that the scale of the activity appeared inconsistent with a Retail Nursery.

A subsequent inspection and discussion with the site manager revealed that the complaint appeared to be well justified in that literally hundreds of garden ornaments were exposed for sale over a large area and that regular sales were taking place.

A letter was forwarded to the owners of the property advising that the zoning of the subject lot, viz "Special Zone (Restricted Use) Retail Nursery" permits, on an incidental basis, ancillary goods such as insecticides, gardening implements, plant containers fertiliser, logs, wood chips, rocks, sand, stone and paving slabs for landscaping purposes.

In response, Nursery Australia Pty Ltd wrote seeking clarification of Council's definitions of Retail Nursery and Landscape Supplies to assist them with present and future business operations.

A detailed letter was forwarded to Nursery Australia on 7 February 1994 providing the information required and stating, inter alia, that in the opinion of the City Planner, the Formstone Display Yard goes far beyond an incidental use and should be modified to ensure the land is used in conformity with its zoning.

To date no response has been received from that letter and the only action taken is the removal of one sign.

RECOMMENDATION:

THAT Council formally advises the owners of Lot 3289 Wanneroo Road, Landsdale that the Formstone Display Yard is not permitted at that location and that if it is not relocated within 28 days that legal proceedings will commence.

O G DRESCHER
City Planner

jhw:gm
pre94406
17.3.94

I20408

CITY OF WANNEROO REPORT NO: I20408

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 790-683
SUBJECT: PROPOSED RECODING : LOT 1002 QUINNS ROAD,
MINDARIE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Gumflower Pty Ltd
CONSULTANT: Russell Taylor and William Burrell

INTRODUCTION/BACKGROUND

Correspondence has been received from Russell Taylor and William Burrell (Town Planning Consultants) on behalf of Gumflower Pty Ltd seeking Council's approval to recode Lot 1002 Quinns Road, Mindarie from R20 to R15.

The approved structure plan identifies the subject area as single residential. No grouped housing sites are accommodated on the plan in this vicinity.

PROPOSAL

The application area is steeply sloping, close to the ocean and has sweeping coastal views. Because of these features the owners wish to create a unique and exclusive residential environment.

To assist in achieving this objective the proposal is to create larger than average lot sizes ranging in size between 705m² and 1042m².

Under the present R20 coding any lot above 900m² has two grouped dwelling (ie duplex) potential. Several lots meet this minimum lot size requirement. Given the special type of estate it is intending to create for the area, the owner wishes to preclude the opportunity for the development of the larger lots in this

manner, preferring to encourage larger single dwellings on each lot.

As the R15 code requires a minimum lot size of 1100m² for two grouped dwellings the coding will satisfy the owner's subdivisional objectives.

RECOMMENDATION:

THAT Council:

39 supports the application submitted by Russell Taylor & William Burrell on behalf of Gumflower Pty Ltd to modify the Residential Density Code Map to recode Lot 1002 Quinns Road, Mindarie from R20 to R15 and initiates Amendment No 683 to its Town Planning Scheme No 1 for this purpose;

40 forwards the documentation for Amendment No 683 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

tk:rp
pre94414
21.3.94

I20409

CITY OF WANNEROO REPORT NO: I20409

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 790-628
SUBJECT: AMENDMENT NO 628 : PROPOSED SPECIAL RURAL
ZONE, PT LOCATION 883 GNANGARA ROAD, GNANGARA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr R Love
CONSULTANT: Feilman Planning Consultants

INTRODUCTION

At its meeting on 20 December 1993 (Report No H81203) Council resolved to:

41support the application submitted by Feilman Planning Consultants, on behalf of Mr R Love, to rezone Pt Location 883 Gngangara Road, Gngangara from Rural to Special Rural subject to the Special Provisions specifying a minimum lot size of 2.0 hectares;

42introduce Special Rural Zone No 26 comprising Pt Location 883 Gngangara Road, Gngangara and modified special provisions as described in Report H81203 under Schedule 4 Part 2 of Town Planning Scheme No 1;

43advise Feilman Planning Consultants that prior to forwarding the documents for Amendment No 628 to the Minister for Planning for preliminary approval to advertise, it requires that a revised Structure Plan and Development Guide Plan showing a minimum lot size of 2.0 hectares and the road reserve boundary required to accommodate the future widening of Ocean Reef Road, to the satisfaction of the City Planner and City Engineer;

44advise the applicant that in the interest of facilitating the prompt development of the subject land,

it has resolved to seek the above amendment, but before granting final approval to Amendment No 628 it will require a legal agreement with the landowner ensuring transfer to the Crown, free of cost, of a strip of land along the Gngangara Road frontage of the subject land adequate to accommodate the future road widening of this road.

BACKGROUND

When this application was first submitted to Council it was referred to the Water Authority of WA and the Environmental Protection Authority (EPA) for advice. The EPA advised that the proposal for special rural subdivision on the adjacent property, Pt Location 887 Sydney Road, Gngangara, was formally assessed under Part IV of the Environmental Protection Act. That assessment established the principles for other similar proposals in the area. The EPA advised that the proposal to rezone Pt Location 883 for Special Rural purposes would be environmentally acceptable provided that the management package developed for Pt Location 887 was applied. The management package comprised the Special Provisions provided in Attachment No 1 which establishes a minimum lot size of one hectare, and a Development Guide Plan showing the size and boundary of the public open space.

The Water Authority of WA in its advice, objected to the proposed rezoning on the grounds that the subject land was within a Priority 2 source protection area where a density of one septic tank per 2 hectares was acceptable.

RECONSIDERATION OF MINIMUM LOT SIZE BY WAWA

Subsequent to Council's December resolution, Feilman Planning Consultants convened several meetings with EPA and WAWA officers, for the purpose of reviewing the Water Authority's previous advice that it was only prepared to support 2 hectare lots.

Following the review undertaking the meetings, verbal agreement was reached that both Authorities would support one hectare lots on Location 883, in accordance with the approved management package for Pt Location 887. It was noted at the meetings that the designation of Pt Location 883 as a Priority 2 source protection area defined on the basis of lot boundaries rather than groundwater contours or other environmental criteria, and as such, some flexibility existed to modify the boundaries of priority areas.

The Water Authority has now confirmed in writing that it has decided to create a Priority 3 Source Protection Area along the western boundary of the Mirrabooka Underground Water Pollution Area and Pt Location 883 will be located within this Priority 3

area. A minimum lot size of 1.0 hectare is acceptable within this Priority 3 area, therefore the Water Authority of W A is prepared to support 1.0 hectare minimum Special Rural lots on Pt Location 883, provided that alternative on-site effluent disposal systems are used on lots where less than a two metre vertical separation is achievable between the bottom of the leach drain and the highest known water table.

This requirement is secured by Special provision No 12 (refer Attachment No 1).

In the light of this advice, Council should consider allowing the Amendment to proceed on the basis of one hectare minimum lot sizes.

Prior to finalising this amendment, Council should consider the matter of the public open space area along the eastern boundary of the subject land. The expectation has always been that this proposed POS area would be ceded free of cost to the Crown. To assist matters a legal agreement with the owner is recommended. This is particularly appropriate considering that this POS area is being proposed for reservation for Parks and Recreation under the current East Wanneroo Major MRS Amendment, raising the issue of whether compensation should be expected or not.

Current WAWA policy requires that Special Rural lots smaller than 2 hectares are serviced by a reticulated water supply. This requirement should be incorporated into the management package for the subject land and has been included as an additional Special Provision (No 13).

RECOMMENDATION:

THAT Council:

1. supports the application submitted by Feilman Planning Consultants, on behalf of Mr R Love, to rezone Pt Location 883 Gngangara Road, Gngangara from Rural to Special Rural;
2. introduces Special Rural Zone No 26 comprising Pt Location 883 Gngangara Road, Gngangara and Special Provisions as described in Report in Schedule 4 Part 2 of Town Planning Scheme No 1;
3. advises Feilman Planning Consultants that prior to forwarding the documents for Amendment No 628 to the Minister for Planning for preliminary approval to advertise it requires a Development Guide Plan showing the size and boundary of the public open space and the road reserve boundary required to accommodate the future

widening of Ocean Reef Road, to the satisfaction of the City Planner and City Engineer;

4. advises the applicant that in the interest of facilitating the prompt development of the subject land it has resolved to seek the above amendment, but before granting final approval to Amendment No 628 it will require that the owner enter into a legal agreement with the City, obliging the owner to:

.1 transfer to the Crown, free of cost, a strip of land along the Gngara Road frontage of the subject land adequate to accommodate the future widening of this road;

.2 cede, free of cost to the Crown, the land shown as Public Open Space on the Development Guide Plan, notwithstanding that the land may be reserved for Parks and Recreation under the Metropolitan Region Scheme.

O G DRESCHER
City Planner

lk:gm
pre94404
16.3.94

I20410

CITY OF WANNEROO REPORT NO: I20410

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 790-681
SUBJECT: PROPOSED SCHEME AMENDMENT, PT LOT 3 (521)
BEACH ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20 and Special Zone
- Additional Use - Offices
APPLICANT/OWNER: Caravan Industries Pty Ltd and E G Osboine
Pty Ltd
CONSULTANT: Chappell and Lambert

INTRODUCTION

Council has received a request for the rezoning of Pt Lot 3 Beach Road, Duncraig from Residential Development R20 and Special Zone (AU) Offices to Residential Development R25.

BACKGROUND

The subject site is approximately 2ha in area, adjacent to the Carine Glades Shopping Centre, Juniper Reserve and Carine Open Space (Attachment No 1). The residential land in the subject site's locality has a density coding of R20.

ASSESSMENT

The applicant has requested Council's support to rezone/recode the site to Residential Development R25. The 2ha site will yield approximately 30 residential lots with areas between 400-500m² (Attachment No 2).

The applicant has advised that the smaller lot sizes will provide a choice for purchasers given that larger lot sizes (800-1000m²) are available in previous stages of the Carine Glades Estate.

A subdivision concept plan has been submitted with the application (Attachment No 2). Access to properties is via an access place off Sycamore Drive to prevent direct access onto Beach Road and Sycamore Drive. It is proposed to fence the road frontages with limestone/wrought iron infill to reflect the earlier stages of the Carine Glades estate.

The increase of coding from R20 to R25 is in accordance with the Department of Planning and Urban Development's policy for increasing densities in residential areas and which Council has supported in previous applications. The Department's policy encourages at least 10% of an overall subdivision be allocated to other than single residential housing. The subject application is for medium density development. The location of the site also meets the Departments requirements for medium density development.

The subdivision concept plan has not clarified the development intentions of the access leg that is located on the north of the tavern site (Lot 12 Beach Road). It is suggested that through the support of subdivision on the subject site, an agreement may be able to be reached to use this land to provide legal frontage to Council owned Lot 159 and to tidy up the car parking situation that exists between the commercial lots adjacent to the subject site.

It is recommended that Council supports the amendment and undertakes discussions with the applicant regarding the development of the access leg extending west from the subject site.

RECOMMENDATION:

THAT Council:

45supports the application submitted by Chappell and Lambert to rezone/recode Pt of Lot 3 (521) Beach Road, Duncraig from Residential Development R20 and Special Zone (AU) Offices to Residential Development R25 and initiates Amendment No 681 for this purpose;

46forwards the documentation of Amendment No 681 to the Minister for Planning for preliminary approval to advertise.

47seeks clarification from the applicants regarding the development of the access leg for the subject lot.

O G DRESCHER
City Planner

pje:gm
pre94409
18.3.94

I20411

CITY OF WANNEROO REPORT NO: I20411

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 740-90213
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT TO DESIGN
GUIDELINES, PART LOT 15 MARMION AVENUE,
CLARKSON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: LandCorp

Council has received advice from LandCorp advising that the design guidelines for Ocean Park, Clarkson small lot subdivision adopted as policy by Council in December 1993 (H21223) have missed some points of design important to lots under 450m².

The specific points are as follows:

- minimum roof pitch of 25°
- roof gables on front elevation
- covered entry, eg verandah, porch (not eaves).

These additional guidelines will aid in creating an overall streetscape effect.

The lots to be affected by these changes are Lots 1450, 1451, 1457, 1458, 1459, 1492, 1498, 1465, 1467, 1468, 1469, 1470, 1471, 1472, 1473 and 1474 (Attachment 2). These are the lots under 450m² which have not been sold to date. These requirements can not be placed on those lots already sold.

In accordance with the requirements of the Town Planning Scheme, these proposed amendments have been advertised for a period of 21 days. At the close of advertising no comments had been received.

RECOMMENDATION:

THAT Council amends the adopted town planning policy on design guidelines entitled "Ocean Park, Clarkson Small Lot Subdivision" (H21223) by adding the following:

"Houses constructed on Lots 1450, 1451, 1457, 1458, 1459, 1492, 1498, 1465, 1467, 1468, 1469, 1470, 1471, 1472, 1473 and 1474 shall have the following:

- minimum roof pitch of 25°
- roof gables on front elevation
- covered entry, eg verandah, porch (not eaves)."

O G DRESCHER
City Planner

mb:rp
pre94415
21.3.94

I20412

CITY OF WANNEROO REPORT NO: I20412

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 790-667

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 667 TO TOWN PLANNING SCHEME NO 1 TO REZONE PORTION LOT 7 BADGERUP ROAD, GNANGARA FROM RURAL TO RURAL SPECIAL ZONE (ADDITIONAL USE) RURAL STORE NOT EXCEEDING 100M²

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: A D'Uva

INTRODUCTION

Council, at its meeting on 13 October 1993 (H21014) resolved to initiate Amendment No 667 to Town Planning Scheme No 1 to rezone portion of Lot 7 Badgerup Road, Gngangara, from Rural to Rural Special Zone (Additional Use) Rural Store not exceeding 100m².

CURRENT SITUATION

Advertising of the amendment as approved by the Hon Minister for Planning closed on 11 March 1994 in which time one letter of objection was received.

ASSESSMENT

The initiation of Amendment No 667 reflected the approved Rural Stores Policy which identified the subject lot as being a suitable location for a rural store.

The letter of objection was submitted by a market gardener who had previously attempted to achieve a similar rezoning of his property to that on Lot 7 Badgerup Road.

The submitter stated the decision-making with regard to Rural Stores was inconsistent as previously Council supported the initiation of an amendment to rezone his property to accommodate a rural store. This was subsequently refused by the Minister.

Since then, the Rural Stores Policy was adopted which excluded the objectors property from having any potential for a rural store.

As such, the objection has no justification.

RECOMMENDATION:

THAT Council:

48finally adopts Amendment No 667 to Town Planning Scheme No 1 to rezone portion of Lot 7 Badgerup Road, Gngara from Rural to Rural Special Zone (Additional Use) Rural Store Not Exceeding 100m²;

49authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;

50forwards Amendment No 667 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

O G DRESCHER
City Planner

sk:gm
pre94407
18.3.94

I20413

CITY OF WANNEROO REPORT NO: I20413

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 780-21

SUBJECT: EAST WANNEROO METROPOLITAN REGION SCHEME (MRS)
AMENDMENT

INTRODUCTION

The East Wanneroo Metropolitan Region Scheme (MRS) Amendment was released on 14 January 1994 for a three month public comment period finishing on 22 April 1994 (refer Attachment No 1). Council will recall that a report on the Draft Major MRS Amendment was presented to the Special Council meeting held in December 1993 where it was advised that the amendment was anticipated for release in mid-late January.

In short, Council was requested to provide preliminary comments on this matter for input into the preparation of the amendment prior to it being released. These comments were subsequently conveyed to the Department of Planning and Urban Development (DPUD) for consideration. Council will note that whilst some of the minor aspects of its submission were incorporated into the amendment, other detailed matters were not considered.

Further consideration of these issues is therefore now required to form part of the Council's formal response to the DPUD on this amendment.

BACKGROUND

As identified in earlier reports, the State Government is progressing with a series of major MRS Amendments for various areas around the Perth metropolitan region. The East Wanneroo amendment was identified as one of four major amendments to be considered within the City of Wanneroo (ie including MRS Amendments in Alkimos/Eglinton, Yanchep/Two Rocks and Clarkson/Butler).

In short, these amendments have been introduced to give statutory effect to the proposals contained within the North West Corridor Structure Plan 1992.

EAST WANNEROO MAJOR MRS AMENDMENT

In terms of land affected, the East Wanneroo amendment has remained very similar to the earlier draft plan which was presented to Council in December. The implications of some of the modifications that have occurred however, may not be considered minor in nature.

The main elements of the major MRS Amendment are as follows:

.1The rezoning of approximately 1500 hectares of land to Urban and Urban Deferred to accommodate an ultimate population of between 40,000-45,000 people.

.2The rezoning of large areas in Neerabup, north of Flynn Drive and Wangara/Landsdale for industrial purposes.

.3A regional road network is proposed for reservation incorporating land requirements for the future grade separated interchanges that will be required at the intersections of Wanneroo Road with Burns Beach Road, Ocean Reef Road, Whitfords Avenue and Hepburn Avenue.

.4A number of Parks and Recreation Reserves (primarily incorporating the east Wanneroo lakes system and their surrounds) have been identified. In addition, the northern section of the Carramar golf course, Kingsway recreation reserve and the Pinjar motor sports area have also been identified.

.5Two areas have been included as Private Recreation Zone. These include the Lakelands golf course and the Wanneroo golf course.

COMMENTS ON THE AMENDMENT

1. Council will recall that the draft amendment proposed to rezone the areas identified as Future Urban within the final North West Corridor Structure Plan (NWCSP) to Urban Deferred under the MRS. Whilst this was generally supported, the notion of rezoning large areas of east Wanneroo to Urban was considered premature and unwarranted. Nevertheless, the MRS Amendment has now been modified to rezone approximately 1550 hectares of land at Wanneroo and Landsdale, with approximately half of this area being proposed as Urban with the balance remaining as Urban Deferred.

This sort of move is considered totally unacceptable. An Urban Deferred zoning is considered most appropriate as it indicates that although specific areas are identified as being suitable for urban development, in the short to medium term there are sufficient constraints eg: lack of service provision, to restrict development. An Urban classification, however, would indicate that the land was ready for development immediately, which is not the case for much of the area.

A significant proportion of the east Wanneroo area will encounter sufficient problems in regard to landowner co-ordination and service provision and consequently, will inhibit development. In addition, should the MRS rezone land to Urban, the resultant relative increase upon rates would be great, with landowners being incapable of developing. Further, it should be recognised that the psychological impact of such a move would have a significant impact on the many landowners who, at this point in time, either cannot, or do not want to, urbanise.

The Council should therefore, strongly oppose the broadacre rezoning of land to Urban in its submission to DPUD.

51Council will note that previously there were some specific matters in relation to the proposed Urban Deferred areas on the draft MRS that were required to be addressed. These were as follows:

- .1 the rezoning of that area of land between the future Ske...
- .2 the rezoning of the pocket of land between the existing C...
- .3 the rezoning of the area north of the existing Wanneroo ?

Whilst points (i) and (ii) were included within the MRS Amendment, point (iii) was not considered by DPUD. As it is still appropriate for this area of land to be considered in the context of this amendment it is believed that this matter should again be included in the Council's submission on the MRS. In addition, the MRS has overlooked the rezoning of two properties in the Belgrade Road area which were previously shown as Future Urban in the final NWCSP. The matter should also be addressed by including these lots as Urban Deferred.

52In general, there is no objection to the notion of introducing the Industrial zoning within this amendment. The MRS is proposing to rezone the areas of south Wangara and the land east of Hartman Drive to Industrial. This is consistent with the recommendations in the final

NWCSP and more recent proposals for this area (ie: TPS No 19 and Improvement Plan No 23).

Council will note, however, (as identified in its consideration of the Draft MRS) that the area of land between Gngangara Road, the future Ocean Reef Road and Mirrabooka Avenue intersection and proposed Industrial, has not been identified within the MRS Amendment. This area was identified as Parks and Recreation in the NWCSP and a combination of industrial and public open space under other strategies. It is recognised that this is a complex area with numerous issues affecting it, in particular, the wetland located there. It is not considered appropriate, however, for this area to be excluded from consideration by simply leaving it zoned Rural. This issue should therefore receive further consideration by DPUD to resolve the future intended function of this land.

53As with the Wangara/Landsdale area, the proposal to rezone the Neerabup area to Industrial was generally considered acceptable by the Council. The extent of the proposed rezoning is in accordance with the final NWCSP and other proposals for this region. Council will note, however, that it was previously shown that the current rezoning was considered premature.

The Council is currently investigating the need to engage consultants to prepare a structure plan over this area of Neerabup. Included in this study will be the need to rationalise and confirm the following boundaries:

- the future boundary between the Lake Neerabup Parks and Reserves area and the western extent of the future industrial area;
- possible inclusion of part of Council's land in the eastern part, as future industrial and land required to accommodate active recreation;
- the future eastern boundary of the future industrial area (Council will note that this area as currently proposed in the proposed MRS Amendment differs from the NWCSP).

One of the primary objectives for engaging consultants to prepare a structure plan over this area was to achieve rezoning under the MRS and Council's District Scheme. Given that the MRS Amendment is proposed to do this, Council would need to be assured that the abovementioned issues have been satisfactorily resolved. Any future

rationalisation to the boundaries within this area as a result of the Council's study, would be likely to create some difficulty particularly where it was determined that additional land was required for Parks and Recreation purposes. (Council will note that the environmental issues for this area are dealt with later in this report).

On the basis of the above, Council should advise the State Planning Commission that whilst it is considered appropriate that the Commission is considering the rezoning of this area to Industrial, and that such a proposal is strongly supported by the Council, it is considered premature at this time.

54Council will note that the MRS Amendment currently includes the same road structure for reservation as Important Regional Roads (including detailed land requirement plans) as was proposed in the draft amendment. Those roads that are included are as follows:

- .1 Ocean Reef Road - from Wanneroo Road to the eastern boundary
- .2 Alexander Drive - from Marangaroo Drive to Gngangara Road
- .3 Mirrabooka Avenue - between Hepburn Avenue and Ocean Reef Road
- .4 Skeit Road/Hartman Drive - between Hepburn Avenue and Ocean Reef Road
- .5 Gngangara Road - between Skeit Road and Wanneroo Road;
- .6 Pinjar Road - between Wanneroo Road and Burns Beach Road
- .7 Flynn Drive - between Lot 1 Flynn Drive, Neerabup and Wanneroo Road

Whilst the proposed regional roads as shown generally accord with the structure proposed in the NWCSP (with the exception of (iv) and (vi), a lesser extent of roads has been identified.

As discussed in Report No H81202, Council will recall that a study of the arterial road network was being conducted by Sinclair Knight Consulting Engineers on behalf of the DPUD, Main Roads WA and Transperth. It was intended that this study would form the basis for determining an arterial road network for the east Wanneroo area and would also lead to those roads identified being reserved as Important Regional Roads in the MRS.

This study was recently concluded and was released in conjunction with the MRS Amendment for advertising. Council will note that this study will be the subject of a separate report to the Council in due course.

In general, the traffic study examined various options for a comprehensive and efficient arterial road network within east Wanneroo. The MRS Amendment however, has excluded some of the arterial roads that were recommended by the traffic consultants as being necessary to the overall road network (refer Attachment No 2). As discussed in regard to the Draft MRS proposal, the road of prime concern to the local residents, ie the Franklin/Lenore Road extension has not been included. Similarly, Caporn Road (which is recommended to replace the Franklin/Lenore Road northern extension) has also been excluded. It is clear from the traffic study however, that there will still be an obvious need for such roads to be provided. This is particularly evident given the likely traffic volumes that will be encountered on these roads (especially Franklin/Lenore) in the future, as they will certainly perform the same function as the other arterial roads which are currently proposed for reservation.

This situation is not considered acceptable. Council is already aware there has been considerable uncertainty and confusion for local landowners in relation to the future status of the arterial roads proposed under the NWCSP. The current proposal will only serve to perpetuate confusion within the area as it incorrectly gives the impression that the road structure in the MRS Amendment shows the full extent of the arterial roads that are necessary. It is clear that this is not the case, and that the only reason the entire road network as recommended by Sinclair Knight has not been shown is because of commitments the Minister for Planning and other Members of Parliament have given to local residents.

The Council should therefore strongly oppose this situation. In addition, it should be made clear to the DPUD that this aspect of the MRS Amendment portrays a false impression to the public. The prime objective of this amendment (in regard to the road structure) should be to clearly identify the necessary arterial roads so that there is some level of certainty for current and future landowners within the area.

55With regard to the matter of grade separated interchanges, Council will recall Reports G11207 and

H11202 where these matters were previously considered. In short, the detailed land requirement plans were considered by Councils Engineering Department who indicated their support to the plans and land requirements necessary for the proposed interchanges. Council concurred with this support.

56Council will recall that with regard to the Parks and Recreation Reservations, these reserves (as with all of the MRS reserves) will automatically be reflected in the Councils District Scheme once the MRS Amendment is finalised. It is therefore important that those areas shown, be consistent with proposals within the area.

A case where this applies concerns the Carramar Golf Course land. The northern section of the Carramar Golf Course has been included as Parks and Recreation, however, that part of the course south of Carramar road is proposed to remain Urban. To be consistent with the northern part of the site, it is recommended that area of land to form the southern portion of the site also be included within the proposed Parks and Recreation Reserve.

This comment was previously referred to the DPUD however, it was not incorporated within the MRS Amendment. It should therefore again be referred to the DPUD for consideration.

57A report was recently considered by the Council (Report No I90215) which outlined the EPA's decision in relation to level of assessment that was determined for this amendment. The City previously stated its support to the proposition that the MRS should afford certainty in terms of future development opportunity. It was made clear, however, that acceptance of this proposition carried a consequent need to ensure that the land use zonings and reservations proposed for inclusion in the MRS are environmentally acceptable. In view of this not having been satisfactorily done, the Council has appealed the EPA's decision to the Minister for the Environment, based on the reasons as outlined in Report No H81202 and is seeking formal environmental impact assessment of this amendment.

CONCLUSION

Overall, it is believed that Council should support the proposed Major MRS Amendment for east Wanneroo. This support should, however, be subject to the matters raised within this report being adequately addressed by the State Planning Commission.

I20414

CITY OF WANNEROO REPORT NO: I20414

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 510-751
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN FORD STREET AND MCKIRDY WAY, MARMION

An application has been received to close the pedestrian accessway between Ford Street and McKirdy Way, Marmion. The four adjoining owners made the application as a result of an increased incidence of theft from the houses bordering the accessway.

The proposed closure was referred to the servicing authorities to ascertain if any services would be affected. Telecom advised that two service lead-ins will be affected and these will require moving for the approximate cost of \$300.00 each.

SECWA has underground cables installed in the accessway which cannot be relocated. SECWA advised that the accessway could be closed if the cables were enclosed and an easement in favour of SECWA was granted. The cost to enclose the cables is \$5600.00.

WAWA has objected to the closure on the grounds that a 220 RC pressure main and a gravity sewer run through the accessway. The Authority is unable to have pressure mains located in private property and relocation of the mains is not an option in this particular case. This being the situation the accessway cannot be closed.

RECOMMENDATION:

THAT Council does not agree to close the pedestrian accessway between Ford Street and McKirdy Way, Marmion.

O G DRESCHER
City Planner

cd:rp
pre94336
14.3.94

I20415

CITY OF WANNEROO REPORT NO: I20415

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 061-25
SUBJECT: BARCLAY RESERVE, PADBURY

The Council has referred a letter requesting the redevelopment of Barclay Reserve for a report by the City Planner (I20303).

Report H21234 to the Council meeting on 22 December 1993 identified Barclay Reserve as a small, unkempt dry park where some form of group housing may be preferable because it serves little useful recreational purpose. Attachment 1 illustrates the location of Barclay Reserve which is 2199m² in extent. The land comprises Reserve No 33468 which is set aside for the designated purpose of Public Recreation and is vested in the City. The reserve was created under Section 20A of the Town Planning and Development Act as a condition of subdivision.

considerable controversy was generated when Council received Report H21234 and resolved to prepare concept plans for Fraser Reserve, Padbury and Pentland Park, Duncraig. To avoid a repetition of such controversy, much of which was fuelled by misunderstanding, the attitude of residents in the Barclay Reserve area should be ascertained as a first step. If there is general support for redevelopment, the Council can then consider the preparation of concept plans for further consultation with the local community.

RECOMMENDATION

THAT Council canvasses the views of residents in the Barclay Reserve area to ascertain whether or not they are in favour of redevelopment of the park, possibly for group housing purposes.

O G DRESCHER
City Planner

acs:rp
pre94405
16.3.94

I20416

CITY OF WANNEROO REPORT NO: I20416

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 750-9
SUBJECT: MODEL AEROPLANE AND INTERNAL COMBUSTION CRAFT
NOISE NUISANCE AT LAKE GNANGARA

METRO SCHEME: Rural
LOCAL SCHEME: Recreation Reserve

INTRODUCTION

At its meeting on 23 February 1994 Council:

58to revoke resolution H40623 which granted Wanneroo Aeromodellers Club Inc approval to operate model aeroplanes at Lake Gngangara, on the grounds that the Club has failed to comply with Conditions (d) and (f) of its approval, and advises the Club accordingly;

59to prohibit the use of all internal combustion craft on Reserves 8399, 27279 and 27278 and uses By-Law R3 Relating to Reserves and Foreshores to enforce this;

60to erect signs at Lake Gngangara advising that all internal combustion craft are prohibited;

and that a report be submitted to Council outlining possible alternative sites suitable for the flying of radio controlled model seaplanes.

ASSESSMENT OF ALTERNATIVE SITES

In assessing possible alternative sites to Lake Gngangara, the other wetlands should be considered.

Lakes Badgerup, Mariginiup, Carabooda, Neerabup, Pinjar, Coogee, Mindarie and Adams are all in private ownership.

Lakes Wilgarup, Yonderup, Beonaddy, Pipidinny and Loch McNess are within Yanchep National Park, vested in the National Parks and Nature Conservation Authority (NPNCA) and managed by the Department of Conservation and Land Management. It is extremely unlikely that CALM would consider the flying of model seaplanes to be a compatible and acceptable use within the National Park.

Lakes Joondalup, Goollelal, Walluburnup and Beenyup are part of Yellagonga Regional Park. Lake Joondalup is an A Class Reserve for Recreation and Conservation of Flora and Fauna and has joint vesting in the City of Wanneroo and Department of Conservation and Land Management. Lake Joondalup's intrinsic environmental value and proximity to residential areas precludes it as an alternative site. Lake Goollelal can be discounted for the same reasons.

Lakes Jandabup and Nowergup are A Class Reserves for the Conservation of Fauna and Sanctuary for Fauna respectively and therefore cannot be considered as possible sites.

The Wanneroo Aeromodellers Club was asked whether or not the ocean would be a possible option for flying and landing the seaplanes. The Club advised that it was not a good site because absolutely calm weather conditions were required and the salt water is highly corrosive to the model seaplanes.

This assessment demonstrates that there do not appear to be any suitable alternative sites within Wanneroo for flying radio controlled model seaplanes for reasons of potential noise nuisance, potential adverse environmental impact and land ownership.

RECOMMENDATION:

THAT Council advises the Wanneroo Aeromodellers Club that it has assessed the remaining lakes and has been unable to identify a suitable alternative site for flying the seaplanes due to potential noise nuisance, potential adverse environmental impact and ownership of the lakes.

O G DRESCHER
City Planner

lk:gm
pre94402
16.3.94

I20417

CITY OF WANNEROO REPORT NO: I20417

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 312-2
SUBJECT: LOCAL GOVERNMENT URBAN STRATEGY DISCUSSION PAPER

The Australian Local Government Association (ALGA) invites Council's comments on a discussion paper it has prepared entitled "Local Government Urban Strategy". Each Councillor has been provided with a copy of the discussion paper. The purpose of the discussion paper is to facilitate the preparation of a national Local Government urban policy.

As a copy of the discussion paper has been provided to each Councillor, it is not intended to attempt a comprehensive summary of it as it is already a very concise document. However, it may be noted that the general range of subjects which have been dealt with are:

- . Urban and regional development:
 - environmental sustainability
 - urban sprawl
 - decline of population in established areas
 - development of regional centres/provincial cities
- . Provision and financing of urban infrastructure
 - lack of co-ordination between the three spheres of government
 - provision of physical and social infrastructure
 - reduced government expenditure
 - urban transport systems
- . Micro-economic reform
- . Process of urban reform:

- inter-governmental relations and regional co-operation
- Integrated Local Area Planning (ILAP)
- finance for urban areas

Due to the constraints involved in forwarding comments back to ALGA, an officer-level submission has already been sent. The following comments have been made in that submission:

61 More attention could be given to the role of the States. Though the Commonwealth may be the main source of funds, the States, particularly in this State, hold most of the powers relevant to the implementation of urban policies. For example, the State is responsible for the construction of major urban infrastructure such as water supply and sewerage headworks systems, railways and public schools. It is also the approval authority in respect of subdivision, amendments to the Metropolitan Region Scheme and local authority District Planning Schemes and Development Schemes.

62 More attention could be given to the role of the private sector. Most urban development is undertaken by the private sector and the extent to which the public sector is prepared to intervene and impose urban policy requirements upon the private sector needs addressing. For example, several years ago, the Department of Planning and Urban Development (DPUD) sought to introduce a policy which would have compelled developers to provide at least 10% of their development area as higher density residential development. The private sector argued against this proposal saying that they should be free (within normal minimum standards) to determine the type of residential density they wished to develop. The DPUD policy was not proceeded with, and subsequently, a new Liberal State Government came to power which took the view that such intervention in the land development industry was inappropriate, labelling it "social engineering".

63 The discussion paper identifies the need for Local Government to increasingly use developer contributions for both physical and social infrastructure in urban areas unless more appropriate and guaranteed capital and recurrent funding is provided by State and Commonwealth Governments. This role of developer contributions being a compensating mechanism for a shortfall in Government funds needs to be questioned, in that it can be argued that there should be developer contributions regardless of the extent of Government funding being available. The land development industry is heavily subsidised (roughly,

for every dollar the private sector puts into the provision of physical and social infrastructure, the public sector puts in at least two). The private sector is consequently able to reap high profits from urban land development. In seeking to identify possible appropriate funding sources for financing the provision of services required by that development, those high profits are therefore an obvious funding source to be considered. For many years, there has been debate as to whether developer contributions are "passed back" through the pricing system to indeed reduce profits, or whether they are "passed forward" to mean an increased lot purchase price for the consumer. This debate continues and the State Government has recently commissioned a study on the issue. Whichever is the case, the fact remains that the private sector is making high profits from urban land development, receiving the lion's share of the added-value which accrues to urban land. A small increase in the extent of value-capture which the public sector may be able to achieve could mean an amount which goes a long way toward the funding requirements for proper service/facility provision.

64The strategies relating to Urban and Regional Development enunciated in the Discussion Paper identify environmental sustainability issues as a high priority, and specifically promote achievement of ecologically sustainable development (ESD) principles through Local Government strategic and land use planning processes.

Clearly, for environmental issues and problems to be effectively addressed, the concepts and principles of ESD and environmental sustainability must be integrated into all levels of all decision-making-processes that in any way affect the utilisation, management, planning or allocation of environmental resources (in essence, this means any decision-making-process). Virtually any future orientated strategy, whether short, medium or long-term, is now premised on at least some degree of acceptance of these principles. Although desirable, such acceptance of these principles does not necessarily constitute a sufficient commitment to their achievement to ensure that environmental issues and problems will be adequately addressed.

Attitudes that link development and growth represent another potential flaw in the ESD concept that can be seen as an adjunct of the level of commitment to these principles. In the World Conservation Strategy, development is defined as:

"...the modification of the biosphere and the application of human, financial, living and non-living resources to satisfy human needs and improve the quality of human life. For development to be sustainable it must take account of social and ecological factors, as well as economic ones; of the living and non-living resource base; and of the long term as well as the short term advantages and disadvantages of alternate actions".

Although this definition does not specifically mention growth, it does refer to the satisfaction of human needs and improved quality of human life, and to the need to consider economic factors. It can be argued that these requirements are tantamount to acceptance of the need for continued economic growth, particularly within already developed societies where human needs, quality of life and economic indicators are essentially consumption and production driven.

Attainment of true ecological/environmental sustain-ability will necessitate a fundamental change in societal values. However, even in a nation like Australia that has overtly embraced the concepts of ecological/environmental sustainability, there is a demonstrably insufficient commitment to such change, as evidenced by the growth and development related policies of all levels of Government (presumably a reflection of society's aspirations?).

Questioning the appropriateness of policies premised on promoting continued economic growth and development is obviously difficult. However, this question must be pursued if the principles of ESD/environmental sustainability are to be achieved, and in the interests of its own welfare, society must achieve these principles.

Accordingly, any future orientated strategy purporting to be premised on the principles of ecological/environmental sustainability must specifically qualify the concepts of growth and development. In this context, the following excerpts from "The Ballarat Region Conservation Strategy: a Strategy for Sustainable Living" are of particular relevance:

"WHAT IS DEVELOPMENT?"

Development is the increasing capacity to meet human needs and improve the quality of human life.

Development does not necessarily equate with GROWTH nor does it just refer to economic development but is fundamentally about human and social development.

WHAT DO WE MEAN BY SUSTAINABLE?

If an activity is sustainable, for all practical purposes it can continue forever.

For development to be sustainable it must take account of social and ecological factors, as well as economic ones: of the living and non-living resource base; and the long-term as well as the short-term advantages and disadvantages of alternative actions.

Sustainable development is used in this Strategy to mean: improving the quality of human life while living within the carrying capacity of supporting ecosystems.

There is no such thing as sustainable growth as this is a contradiction in terms, nothing physical can grow indefinitely.

A sustainable economy is the product of sustainable development. It maintains its natural resource base. It can continue and develop by adapting, and through improvements in knowledge, organisation, technical efficiency, and wisdom."

In essence, the imperative should be sustainable living, as articulated by the following principles drawn from the document "Caring for the Earth: A Strategy for Sustainable Living", rather than the potentially flawed concept of ESD -

- . Respect and care for the community of life.
- . Improve the quality of human life.
- . Conserve the Earth's vitality and diversity.
- . Minimise the depletion of non-renewable resources.
- . Keep within the Earth's carrying capacity.
- . Change personal attitudes and practices.
- . Enable communities to care for their own environments.
- . Provide a national framework for integrating development and conservation.
- . Create a global alliance.

The fifth of these principles effectively defines the foundation upon which decision-making directed towards

achieving sustainability needs to be premised. The Earth is a finite resource with a particular carrying capacity (eg in terms of human population and related development). Exceeding this carrying capacity will produce an unsustainable outcome.

Necessarily, ALGA's Local Government Urban Strategy should reflect an effective understanding of and commitment to the concepts of ecological/environmental sustainability as outlined here. In this regard, it should also be noted that the Federal Parliament's House of Representatives Standing Committee for Long Term Strategies has recently commenced an Inquiry Into Australia's Population Carrying Capacity. Presuming that this Inquiry addresses sustainability-related issues as canvassed here, its outcome will be of obvious relevance to ALGA's strategy.

65The Australian Urban and Regional Development Review is intended to provide a detailed insight into the many issues affecting Australia's cities and regions. It would be undesirable for Local Government generally to lock itself into policy positions and not to be able to benefit from insights which may come from the Review.

Regarding point 4 above, please note that the House of Representatives Standing Committee for Long Term Strategies Inquiry into Australia's Population Carrying Capacity referred to in that point is the subject of a separate report to this meeting of Council.

RECOMMENDATION:

THAT Council endorses the comments which have been made on the Australian Local Government Association's Local Government Urban Strategy Discussion Paper as contained in Report No

O G DRESCHER
City Planner

pjt:gm
pre94401
16.3.94

I30400

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

FINANCE AND ADMINISTRATIVE

RESOURCES SECTION

13 APRIL 1994

I30401

CITY OF WANNEROO REPORT NO: I30401

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 13 APRIL 1994

FILE REF: 202-1-4

SUBJECT: GENERAL ASSEMBLY OF THE AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

At the 1993 Annual General Meeting of the Australian Local Government Association a motion was passed concerning a proposal for a General Assembly of the Association.

Council has now been invited to attend the General Assembly which will conclude the 1994 Annual General Meeting of the Australian Local Government Association.

The Assembly will be opened on Monday, 7 November 1994 and will run over three days culminating in the Annual General Meeting on Wednesday, 9 November. It is also expected that a cocktail party will be held on Sunday, 6 November preceeding the General Assembly. The Assembly will be convened at the Canberra Convention Centre.

The Assembly will examine aspects of Local Government in a series of Plenary and Issue Assembly sessions conducted over the three days. These sessions are to be organized with a view towards taking agreed motions to the AGM of the Association.

As the Assembly is to be held in Canberra the return air fare (business class) is \$1,366 and accommodation at the Capital Parkroyal (adjacent to the Canberra Convention Centre) will cost \$740 for 4 nights.

RECOMMENDATION:

That Council

1. authorises the participation of one councillor and the Town Clerk (or his nominee) at the General Assembly of the Australian Local Government Association to be held

over the period 6 to 9 November 1994 subject to funds being available in the 1994/95 budget; and

2. lists for consideration in the 1994/95 budget the sum of \$2,356 per participant to attend the General Assembly of the Australian Local Government Association.

A ROBSON NKC
Acting Town Clerk

are94026

I30402

CITY OF WANNEROO REPORT NO: I30402

TO: MAYOR
FROM: ACTING TOWN CLERK
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 202-1-1
SUBJECT: CITIES AND FAMILIES CONFERENCE

In 1989 the United Nations General Assembly declared 1994 the International Year of the Family. To celebrate this event the City of Melbourne is hosting the Cities and Families Conference.

Council has been invited by the City of Melbourne to attend this conference. The conference will held at the Regent of Melbourne Hotel on the 7 & 8 November 1994.

This Conference will examine ties between government, business and community groups which support the family. It will also investigate partnerships and initiatives in which local government has involved itself in order to maintain the level of support traditionally provided.

As the conference is currently in the planning stages the cost has not been confirmed. Approximate costs are \$1300 for an air fare (business class) to Melbourne, \$840 for three nights accommodation and \$375 registration fee per delegate.

RECOMMENDATION

That Council

1. authorises a Councillor and the Manager of Welfare Services to attend the Cities and Families Conference to be held on the 7 and 8 November 1994 at the Regent of Melbourne Hotel subject to funds being available in the 1994/95 budget; and
2. lists for consideration in the 1994/95 budget the amount of \$2,665 per participant to attend the Cities and Families Conference.

A ROBSON
Acting Town Clerk

NKC:nkc
are94027

I30403

CITY OF WANNEROO REPORT NO: I30403

TO: MAYOR
FROM: ACTING TOWN CLERK
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 017-1
SUBJECT: LOCAL GOVERNMENT SUPERANNUATION PLAN VACANCY

The Western Australian Municipal Association has invited nominations from member Councils for officer appointments to the positions of Trustee and Deputy Trustee (two positions) - Local Government Superannuation Plan.

Meetings are held at Central Park in St. George's Terrace on the third Monday of every month, commencing at 9.15 am and are generally of eight hours duration. A meeting fee of \$266 (Trustee) and \$200 (Deputy Trustee) per day is paid. The proposed appointees must be members of the Superannuation Plan.

The term of the current vacancy is indefinite but may be reviewed after two years.

The Institute of Municipal Management Divisional Council is seeking the support of all Councils in the nomination of the following people in order to ensure effective representation for both union and institute members;

John McNally (City of Melville)	Trustee
Cliff Frewing (Shire of Swan)	Deputy Trustee
Stuart Cole (City of Fremantle)	Deputy Trustee

John McNally has been a Deputy Trustee for the Superannuation Plan since April 1993.

RECOMMENDATION:

That Council supports the Institute of Municipal Management in the nomination of -

John McNally	Trustee
Cliff Frewing	Deputy Trustee

Stuart Cole Deputy Trustee

as Trustees for the Local Government Superannuation Plan.

A ROBSON
Acting Town Clerk

NKC:nkc
are94025

I30404

CITY OF WANNEROO REPORT NO: I30404

TO: MAYOR
FROM: ACTING TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 24 MARCH 1993
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

A number of functions which were approved for the 1993/94 Calendar Civic Receptions and Functions never took place due to conflicting schedules.

Council's endorsement is sought to hold the undermentioned functions before the end of this financial year, still within the 1993/94 calendar

<u>PROPOSED</u>	<u>FUNCTION</u>	<u>DATE</u>	<u>HOST</u>	<u>PREVIOUS</u>
<u>DATE</u>		<u>ORIGINALLY</u>		<u>COUNCIL</u>
		<u>SCHEDULED</u>		<u>APPROVAL</u>

Appreciation Dinner
Approx 30 guests :

- Youth Advisory Committee	Sept 93	Council	H30803
02/06/94			

Appreciation Dinner
Approx 60 guests :

- Wanneroo Recreation Centre Management Committee	21/10/93	Council	H30803]
]
- Yanchep/Two Rocks Recreation Centre Management Committee	12/10/93	Council	H30803]
09/06/94]
- Ocean Ridge Recreation]

Centre Management Committee	02/12/93	Council	H30803]
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Appreciation Dinner

Approx 60 guests :

- Sorrento/Duncraig Recreation Management Committee	27/01/94	Council	H30803]
]
- Whitfords Recreation Management Committee	19/10/93	Council	H30803]
16/06/94]
- Greenwood/Warwick Recreation Management Committee	14/10/93	Council	H30803]

To expedite these functions Recreation and Cultural Services has recommended amalgamating Recreation Associations which are in close proximity to each other.

It is acknowledged that Ocean Reef Recreation Centre Management Centre have already disbanded but as appreciation dinners are held in retrospect it is recommended that this Association be included.

RECOMMENDATION

That Council approves of the revised dates for the functions listed
Report Number .

A ROBSON
Acting Town Clerk

prre0119

I30405

CITY OF WANNEROO REPORT NO: I30405

TO: MAYOR
FROM: ACTING TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 25 MARCH 1994
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

Approval is sought for the following functions to be included in the 1994/95 calendar:

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
29/05/94	Carramar Golf Course Opening	100	Council
10/09/94	Cocktail Party Royal WA Historical Society	120	Council

Submitted for consideration.

A ROBSON
Acting Town Clerk

prre0120

I30406

CITY OF WANNEROO REPORT NO: I30406

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 13 APRIL 1994
FILE REF: 009-1
SUBJECT: FINANCIAL ASSISTANCE - LYMBURNER SAFETY HOUSE ASSOCIATION

A request has been received for financial assistance from the Lymburner Safety House Association attached to the Lymburner Primary School in Hillarys.

The Association is applying to Council for financial assistance to offset costs with promoting safety awareness among the children in the area and the general community.

As Council will be aware the Safety House Scheme is an important service provided by volunteers to ensure that in a society which is becoming more and more dangerous, children feel they have a safe place to go.

Statewide the following are the Safety House statistics:-

Total Primary Schools	-	310
Total Safety House Committees	-	239
Total Safety Houses	-	9,269

Country Areas

Primary Schools	-	69
Safety House Committees	-	35
Safety Houses	-	1,391

Metropolitan Areas

Primary Schools	-	241
Safety House Committees	-	204
Safety Houses	-	7,878

Within the City of Wanneroo there are 45 Safety House committees.

In assessing the merits of contributing to this request, it could be considered that an undesirable precedent would be set if Council was prepared to contribute.

Notwithstanding this Council may consider the cause worthy of support.

Submitted for direction.

J B TURKINGTON
City Treasurer

JW
23 March 1994

tre0196

I30407

CITY OF WANNEROO : REPORT NO I30407

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 27 APRIL 1994

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.

Items approved by Council but not previously listed in the schedule are also included for consistency and to facilitate presentation of an accumulated balance.

The net result of these reallocations and adjustments is a budget deficit of \$49,258.

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 - 27 April 1994.

J B TURKINGTON
City Treasurer

TO:JW
13 April 1994

tre0008

I30408

CITY OF WANNEROO REPORT NO: I30408

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE ADMINISTRATIVE AND RESOURCES
MEETING DATE: 13 APRIL 1994
FILE REF: 205/40/73
SUBJECT: GRV SPOT RATING OF RURAL PROPERTIES

Each year Council redefines the GRV/UV areas to be used for rating purposes, and submits the UV areas for Ministerial approval. Rural-zoned lots (other than Special Rural) continue to be rated at UV, except those with an area of 2.6 hectares or less where it is considered that the property is used predominantly for non-rural purposes.

The owners of one (1) rural property have requested that Council consider rating their property on GRV, as it is used purely for residential purposes.

1. ASSESSMENT NO	:	3/23132606/4
ADDRESS	:	73 Mary Street, Wanneroo
OWNER	:	A & M Cvitan
AREA	:	2.1499 Hectares
ZONING	:	Rural
CURRENT USE	:	Residential
IMPROVEMENTS	:	House
UV	:	\$120,000
1993/94 RATES	:	\$837.24

The lot details are shown on the attached map - refer Attachment A.

This property was not included on the list of spot rated properties approved by the Minister for 1993/94, as Mr Cvitan was previously using the property for primary production. He is now retired. An inspection of the property was conducted on 21 March 1994 to confirm the residential use and it would be appropriate for Council to include this property on the list of rural-zoned GRV rated properties for the 1994/95 year.

RECOMMENDATION

That Council includes 73 Mary Street, Wanneroo on the list of GRV spot-rated properties for Ministerial approval for the 1994/95 year.

J B TURKINGTON
City Treasurer

VS:JW
22 March 1994

tre0034

CITY OF WANNEROO REPORT NO: I30409

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 27 APRIL 1994
FILE REF: 009-1
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Sarah Myron, 12 Tristania Rise, Duncraig 6023.
Miss Joanne Rollings, 4 Brent Close, Kingsley 6026.

Sarah and Joanne have been selected to represent Western Australia in the State Calisthenic Championships to be held at Melbourne in July 1994. The cost to participate in this Championship is \$2,350.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates \$50.00 to each of the following persons to assist with costs to participate in the Calisthenic Championships in Melbourne during July 1994:-

Miss Sarah Myron
Miss Joanne Rollings

Such donations to be from Account No 29470 - Sundry Donations - Recreation Control.

J B TURKINGTON
City Treasurer

JW

13 April 1994

tre0002

i30410

CITY OF WANNEROO REPORT NO: I30410

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE & ADMINISTRATIVE RESOURCES
MEETING DATE: 13 APRIL 1994
FILE REF: 316-2
SUBJECT: SPONSORSHIP - MOTHER'S DAY GALA BALL

A request for sponsorship has been received from the Federal Member for Cowan, Mr Richard Evans MP.

The Cancer Foundation of WA Inc and The Hancock Family Breast Cancer Foundation in conjunction with Richard Evans MP are holding the inaugural Mother's Day Eve Ball at the Burswood Convention Centre on Saturday, 7 May 1994. The cost is \$100.00 per person which includes a four course meal, drinks and entertainment. All proceeds from this Ball will be donated to breast cancer research.

The intention of this event is to give back to "Mothers" some holistic meaning to that time of year - moving away from the increasing commercialisation of this very special day. At the same time, it is intended that the awareness of breast cancer and its effect on families is raised. It is an event that promotes community spirit whilst acting pro-actively towards the issue of breast cancer research funding.

Mr Evans has invited Council to sponsor a table and attend this event to ensure a successful launch of what is to be an annual event.

While no budget funds were allocated for this project, it should be recognised that Council did provide \$1,000 to Radio Lollipop when a similar Gala Ball was organised earlier this financial year (Item H31013 refers).

SUBMITTED FOR DIRECTION

J B TURKINGTON
City Treasurer

jc
24 March 1994

I30411

CITY OF WANNEROO REPORT NO: I30411

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 13 APRIL 1994
FILE REF: 018-20
SUBJECT: 1994/95 RATE INCENTIVE SCHEME

Since 1983 Council has conducted a rate incentive scheme to encourage ratepayers to make full rate payment within 21 days of the due date.

Prizes donated to Council for the 1993/94 year rate incentive scheme included six cash prizes ranging from \$1,000 to \$3,500, termite treatment and five weekend accommodation packages.

In view of past success (last year some 15,741 ratepayers were involved contributing \$9.7 m), it is suggested that Council again conducts a rate incentive scheme for the 1994/95 year and that the conditions of entry and drawing of winners follow the same format as last year.

The suggested conditions of entry and drawing of winners are:-

- (a) all ratepayers (including staff) be eligible to participate;
- (b) all rates and charges must be fully paid by 4.30 pm, 21 days from the date of issue of the annual rate notices (eligible pensioners must pay their portion of current rates and full arrears and current charges);
- (c) prizes will be drawn at the Administration Centre within five working days following the close of the competition. The judge's decision will be final and no correspondence will be entered into;
- (d) prize winners will be notified by mail with a public announcement in newspapers circulating within the municipality; and

- (e) drawing of winners be by random selection via Council's computer system.

RECOMMENDATION

That Council -

1. undertakes a Rate Incentive Scheme for the 1994/95 year;
2. adopts the conditions of entry and drawing of winners to the 1994/95 rate incentive scheme as outlined in Report H ; and
3. commences negotiations with prospective donors for prizes for the 1994/95 rate incentive scheme.

J B TURKINGTON
City Treasurer

TP:JW
22 March 1994

tre0056

I40400

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

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL

13 APRIL 1994

I40401

CITY OF WANNEROO REPORT NO: I40401

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 APRIL 1994

FILE REF: 851-7

SUBJECT: FOOD COMPLAINT - SAMPLE NO 062

Council is advised of a complaint regarding foreign objects in a bottle of 'Island Cooler' manufactured by Island Cooler Pty Ltd and sold to a consumer by Liquorland, Padbury.

Council's Analysts Inman & Farrell have identified the objects to be slivers of glass.

Section 246 of the Health Act states that a person who either prepares for sale or sells food that is:

- a) unfit for consumption by man;
- b) adulterated; or
- c) damaged, deteriorated or perished;

commits an offence.

RECOMMENDATION

That Council in accordance with the provisions of the Health Act 1911, instigates legal proceedings against:

- 1 "Liquorland", Padbury Shopping Centre, Warburton Avenue, Padbury and/or;
- 2 Island Cooler Pty Ltd, Wentworth Road, Merbein, Victoria 3505 and/or;
- 3 ACI Glass Packaging, 310-324 Ferntree Gully, North Clayton, Victoria, 3168;

in respect of sample number 062.

G A FLORANCE
City Environmental Health Manager

hre04004
mn:rej

I40402

CITY OF WANNEROO REPORT NO: I40402

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 30/454
SUBJECT: UNFIT PREMISES - ex I40203

Council is advised that the Health Notices of 22 February 1994 declaring six buildings as unfit for habitation at the Nyoongah Community, 139 Sydney Road, Gnangara are still in force (I40203).

On 16 March 1994 Council's Health Department received a facsimile from the Administration Officer of the Nyoongah Community confirming that the community has no intention of repairing any of those buildings.

Section 137 of the Health Act makes provision for Council to serve a Notice upon the owner of a condemned building within a time limited either to amend the same or take down and remove. As the Nyoongah Community have advised that the buildings will not be repaired it is submitted that as the problem of squatters continuing to illegally occupy the structures is a real consideration, demolition is necessary in these circumstances.

RECOMMENDATION

That Council;

- (1) serves a Notice under Section 137 of the Health Act requiring the Nyoongah Community, 139 Sydney Road, Gnangara to within twenty-one (21) days remove the building known as 'the museum' as well as the five (5) houses located at the western side of their property, and,
- (2) exercises the provisions of Section 140 of the Health Act by carrying out the terms of the Notice should the owner fail to comply.

G A FLORANCE
City Environmental Health Manager

hre04006
ma:rej

I40403

CITY OF WANNEROO REPORT NO: I40403

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 930-18
SUBJECT: LICENCE AND REGISTRATION - EATING HOUSE

Council is advised that on 21 June 1993 all Eating House proprietors were invited to renew their Licence and Registration for 1993/94.

To date a total of two shop proprietors have failed to renew their Licence and Registration of an Eating House despite several letters being sent to them requesting payment. One of the shop proprietors has paid \$100 only and has invited legal action, the remaining shop proprietor has failed to respond to three written requests for payment and already owes \$1258 for 1992/93.

RECOMMENDATION

That Council initiates legal action against the proprietors of the following food premises for conducting an eating house without the requisite licence and registration required under Section 162 of the Health Act 1911.

Jeff's Place, Variety Fun Markets.
Monte Carlo Pizza, Woodvale Boulevard Shopping Centre.

G A FLORANCE
City Environmental Health Manager

hre04003
ip:rej

I40404

CITY OF WANNEROO REPORT NO: I40404

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 930-19
SUBJECT: TRADING IN PUBLIC PLACES

Council is advised of an incident which occurred on 10 March 1994 whereby an unlicensed trader Catering Concepts (Jiffy Foods), 52-56 Division Street, Welshpool was observed trading from the public roadway at Elmwood Court, Marangaroo.

Previous written warnings since May 1990 are documented on Council files and the company is fully aware of the City of Wanneroo By-laws Relating to Trading in a Public Place.

RECOMMENDATION

That Council institutes legal proceedings against Catering Concepts (Jiffy Foods), 52-56 Division Street, Welshpool for trading within the City of Wanneroo without the requisite licence, under the provisions of the By-law Relating To Trading In Public Places.

G A FLORANCE
City Environmental Health Manager

hre04005
ip:rej

I40405

CITY OF WANNEROO REPORT NO: I40405

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 13 APRIL 1994
FILE REF: 442/2/510
SUBJECT: SURVEILLANCE OF PUBLIC SWIMMING POOLS

Council is advised of the Health Department's ongoing routine surveillance programme for public swimming pools currently operating within the City of Wanneroo.

The Health Act (Swimming Pools) Regulations 1964 cite the following minimum criteria to be observed by pool operators regarding disinfection of those pools, viz:

TABLE 3 Regulation 11(a)

pH of Water	Minimum Free Residual Chlorine	
	Pools without	Pools with
	Isocyanurate	Isocyanurate* (Maximum -50mg/L)
From 7.0 to 7.3	1 mg per litre	2 mgs per litre
7.4 to 7.6	1 mg per litre	2.5 mgs per litre
7.7 to 7.8	1.5 mg per litre	2.5 mgs per litre

* This is cyanuric acid, a chemical added to pools to stabilise or protect chlorine from dissipation by the effect of ultra violet light. Cyanuric acid slows the killing time of chlorine, hence higher levels are needed to compensate.

Council Environmental Health Officers visit each public pool at least once monthly and more often when problems are evident. Apart from conducting chemical tests to compare with the above chart, sample of each pool are also taken and sent to the State Health Laboratories for bacteriological examination. Correlation of chemical and bacterial tests give a clear indication of 'effective ongoing disinfection' of a pool. A further test sample is also taken and checked for presence of the deadly amoebic meningitis bacteria, *Naegleria fowleri*.

Recently the chemical quality of water at the Club Capricorn tennis court pool was found not to comply with the regulations. For Council information, this is an outdoor pool which requires Isocyanurate.

On 20 December 1993 this pool contained 0.3 milligrams per litre of free chlorine and a pH level of 7.0. A warning letter was sent to the Manager of Club Capricorn informing that the pool had been insufficiently chlorinated. A further check of this pool on 3 March 1994 revealed 0.2 milligrams per litre of free chlorine and a pH of 7.4. It should be noted that children were swimming in the pool at the time. In both instances, the chlorine levels were below the standard set by regulation.

RECOMMENDATION

That Council initiates proceedings against Yanchep Sun City Pty Ltd, operating at Club Capricorn, 510 Two Rocks Road, Yanchep, for a breach of Regulation 11(a) of the Health Act (Swimming Pools) Regulations 1964 on 3 March 1994.

G A FLORANCE
City Environmental Health Manager

hre04002
sf:rej

I40406

CITY OF WANNEROO REPORT NO: I40406

TO: TOWN CLERK
FROM: MANAGER WELFARE SERVICES
FOR MEETING OF: COUNCIL
MEETING DATE: 11 APRIL 1994
FILE REF: 880-2
SUBJECT: FINANCIAL COUNSELLING VOLUNTEER PROJECT

The Department for Community Development has small one off grants available through its Poverty Programme for Regional Community Projects. It has invited the City to apply for funding for a one off volunteer development project.

The Poverty Programme's focus is to assist people address their immediate financial crisis and develop skills to avoid similar crises occurring in the future. Financial Counsellors assist people in this process. The Department has recently funded extra financial counsellors which acknowledges the increased demand for financial counselling.

The Minister for Community Development, Roger Nicholls, has stated his support for the utilisation of volunteers in Financial Counselling. He stated at a meeting of the Financial Counsellor Association of Western Australia that he saw the Financial Counsellor's role to be of a supervisory or resource nature to a larger body of volunteers and regards it as desirable that a client will ordinarily be able to receive some financial counselling within twenty four hours.

The issue of a Financial Counselling Volunteer Project has been discussed between officers of DCD and agencies in the region who are funded through the Poverty Programme. The City of Stirling wishes to participate and other agencies are still considering their positions. The following outlines the project.

FINANCIAL COUNSELLING - VOLUNTEER PROJECT

Purpose

To employ a Coordinator 30 hours a week for a four month period to establish a pool of trained volunteers to support existing financial counselling services within the region.

Role of the Coordinator

The Coordinator will be employed and supervised by the City of Wanneroo to:

- . develop basic volunteer duty statements;
- . recruit volunteers;
- . select volunteers in consultation with the other agencies involved;
- . place volunteers with appropriate agencies;
- . facilitate training;
- . provide initial support to volunteers once placed (one month);
- . develop volunteer management tools for agencies (eg Code of Conduct, Agreement of Employment).

Role of Volunteers

The role of volunteers will be negotiated with each participating agency and is likely to differ slightly from agency to agency. The role is expected to cover the following areas:

- . simple negotiations;
- . information gathering;
- . letter writing;
- . updating resources;
- . emergency relief administrative processes;
- . telephone queries;
- . accompanying clients to relevant departments.

Participating Agencies

All agencies in the region who are funded through the Poverty Programme have been invited to participate in the project. The City of Stirling has indicated that they would like to be

involved, other agencies have yet to respond. The Coordinator will contact these agencies to explain the project and offer to include them if they wish. The budget for the project will not vary significantly if additional agencies seek to be involved.

Role of City of Wanneroo

This project is important for a number of reasons, primarily because it will increase the financial counselling services available to the residents of the City of Wanneroo.

The Financial Counselling Service has a wide range of enquiries from a broad cross section of residents. Information dissemination and appropriate referral is an important part of the Service. Properly trained volunteers could assist with general enquiries and follow up work after the initial interview is done by a Financial Counsellor. The Minister does not see any further expansion in funded financial counsellor positions, however, supports the utilisation of volunteers to expand existing services. If the City is to provide an increased service, particularly with development of the northern region, it must do so by undertaking such a project as this proposal.

The City's Welfare Department is viewed as innovative and progressive in the field of human services. It is important that the City be recognised as taking a leadership role in regional activities. The City will oversee the project, provide accommodation and secretarial support for the Project Coordinator for the four month period. Agencies who participate will be responsible for the ongoing function of the scheme after completion of the project.

COST OF PROJECT

	\$
Salary for Coordinator	7,276.00
Superannuation	218.00
Worker's Compensation	64.00
Advertising	400.00
Photocopying/Stationery	175.00
Telephone	150.00
Travel	455.00
Consumables	162.00
Training	1,000.00
TOTAL	\$10,000.00

Due to the late notice given for the closing date for applications, the City has submitted an expression of interest subject to Council approval. It is being requested, therefore, that Council approve a formal application.

RECOMMENDATION

That Council approves the submission of an application for funding a Financial Counselling Volunteer Project through the Poverty Programme of the Department for Community Development.

P STUART
Manager Welfare Services

MW:CJ
wre04001

I40407

CITY OF WANNEROO REPORT NO: I40407

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 13 APRIL 1994

FILE REF: 429-12

SUBJECT: CITY OF WANNEROO CULTURAL DEVELOPMENT ADVISORY COMMITTEE

Council may recall that the need to establish a Cultural Development Advisory Committee has previously been outlined in the report, *Joondalup..... A Cultural Plan* (Item G91127 refers) and again a report to Council in April 1993 discussing the development of an Integrated Cultural Policy highlighted the need to establish a Cultural Development Advisory Committee, (Item H404254 refers).

It is also pertinent to note that since the Wanneroo Community Arts Council disbanded in 1991, there has been no voluntary input into the future development of cultural pursuits within the City of Wanneroo.

Draft terms of reference for the proposed Committee have been prepared and Council Cultural Services staff are currently researching for the first draft of the Cultural Policy. It is opportune, therefore, for Council to consider the terms of reference for the proposed Cultural Development Advisory Committee (Attachment 1 refers).

The primary objective for the Cultural Development Advisory Committee is:

to act as a consultative body for the consideration of policies that will encourage and assist the coordination, integration and development of community cultural development issues and cultural services within the City of Wanneroo in the following five areas:

* City Animation

(public environment, festivals, public and open spaces, facilities, infrastructure, public art, Council's art collection, community arts, youth arts);

- * Cultural Heritage
(cultural heritage policy, community and local history, collection and exhibition policy, museums);
- * Public Environment
(public environment policy);
- * Cultural Industries
(cultural industries' development, cultural resources and industries' audit, liaison and coordination for cultural industries' development); and
- * Cultural Tourism
(development of cultural tourism).

These areas provide a framework for the management, service delivery and planning of cultural services in the City of Wanneroo.

The anticipated structure for cultural development within the City of Wanneroo is illustrated in Attachment 2.

The Eisteddfod Committee, Cultural Development Fund Committee and Art Collection Advisory Committee have all accepted this suggested revised structure.

Existing sub-committees will continue to function under their delegated duties and have a representative sitting on the Advisory Committee. This will ensure coordination of the activities of the various sub-committees occurs in line with the Integrated Cultural Development Policy.

Council should note that a further report has been prepared for submission to Council at this meeting concerning the establishment of a Museum Advisory Committee. This report recommends the existing museum management structure remains until the time frame for development of the regional museum in Joondalup has been established and the lead in period to development is imminent.

As a consequence, the committee position of a member nominated by the Museum Advisory Committee would remain unfilled in the short term. It is proposed, therefore, that until the Museum Advisory Committee is established, the Heritage Officer sits on the Committee representing Council's museums.

It is anticipated this Committee will not meet until after the Council elections this year. It would seem appropriate, therefore, to appoint a Council delegate in conjunction with all other similar appointments after the Municipal Elections in May this year.

RECOMMENDATION

That Council:

- 1 pursuant to Section 180 of the Local Government Act 1960, establishes the City of Wanneroo Cultural Development Advisory Committee;
- 2 adopts the Terms of Reference for the City of Wanneroo Cultural Development Advisory Committee as attached to Report No.
- 3 nominates a Council delegate to the City of Wanneroo Cultural Development Advisory Committee after the annual Municipal Elections in 1994; and
- 4 approves the appointment of the Heritage Officer to the City of Wanneroo Cultural Development Advisory Committee until such time as the Museum Advisory Committee is in operation.

R BANHAM
City Recreation and
Cultural Services Manager

MS:SS
rre4404

CITY OF WANNEROO

CULTURAL DEVELOPMENT ADVISORY COMMITTEE

TERMS OF REFERENCE

66DEFINITION AND MEMBERSHIP

"Council" means the Council of the City of Wanneroo.

"Committee" means the Cultural Development Advisory Committee.

The Committee shall be constituted by the City of Wanneroo pursuant to Section 180 of the Local Government Act and shall consist of the following members:

- (i) Council delegates - one plus one deputy;
- (ii) City Recreation and Cultural Services Manager or his nominee;
- (iii) City Librarian or her nominee;
- (iv) one member nominated by the Wanneroo Eisteddfod Committee;
- (v) one member nominated by the Art Collection Advisory Committee;
- (vi) one member nominated by the Cultural Development Fund Committee;
- (vii) one member nominated by the Historical Sites Advisory Committee;
- (viii) one member nominated by the Museums Advisory Committee;
- (ix) one member nominated by the Joondalup Community Foundation;
- (x) one member nominated by the Multicultural Advisory Committee; and
- (xi) four members with specialised knowledge of cultural development issues or experience in cultural development.

The Committee shall have the power to co-opt members of the community to form subcommittees.

All terms of office shall be for twelve months from the first meeting after the May Council elections to the following year. Members may be reappointed for consecutive terms pending ratification by Council.

67OBJECTIVES

The objectives of the Cultural Development Advisory Committee shall be:

(i) to act as a consultative body for the consideration of policies that will encourage and assist the co-ordination, integration and development of community cultural development issues and cultural services within the City of Wanneroo in the following five areas:

- * City Animation
(public environment, festivals, public and open spaces, facilities, infrastructure, public art, Council's art collection, community arts, youth arts),
- * Cultural Heritage
(cultural heritage policy, community and local history, collection and exhibition policy, museums),
- * Public Environment
(public environment policy),
- * Cultural Industries
(cultural industries' development, cultural resources and industries' audit, liaison and co-ordination for cultural industries' development), and
- * Cultural Tourism
(development of cultural tourism);

(ii) to have as its *modus operandi* Community Development and Social Justice principles in both a philosophy and a way of working. The elements that make up these principles are:

EMPOWERMENT

- that all people need to have control over their lives and environment,

COMMUNITY

- that people need to come together in a variety of contexts to communicate and share interests, rather than live in isolation,

EQUITY

- fair and equal distribution of resources, opportunities and power within society,

ACCESS

- access for all people to services and entitlements as citizens of the community,

PARTICIPATION

- participation in decision making about matters affecting people's lives, and

RIGHTS

- protecting, extending and assuring basic rights to all people, exercised equally, including freedom of assembly, of speech, of beliefs and of information;

- (iii) to provide advice to Council on an integrated approach to community cultural development and to ensure that Council's cultural services and cultural facilities are relevant, responsive and accountable to the changing needs and interests of the residents in the City of Wanneroo;
- (iv) to maintain communication and consultation between the Council and the various service providers, cultural groups and residents, and to ensure the City of Wanneroo's residents are involved in decision making relevant to their needs; and
- (v) to review, on a regular basis, Council's policies and priorities regarding services, facilities, programmes and projects in the cultural development area.

68DEFINITIONS

(i) Arts

Arts includes painting, sculpture, galleries, plays, ballet, dance, drama, music, concerts, opera, literature, books, poetry, crafts, pottery, weaving, museums, photography, photo exhibitions, architecture, design, landscaping, and the services provided by libraries, community arts centres and performing arts centres.

(ii) Culture

Culture is our common heritage and the awareness for expressing it through visual arts and crafts, humanities, anthropology, science and technology, performing arts, architecture, and any other means of expression people use to communicate their fundamental character and aspirations.

(iii) Cultural Development

Cultural Development provides the means for cultural identities of groups within a local area to be recognised, nurtured and expressed through a range of arts and cultural activities.

69MANAGEMENT

(i) Chairperson

The Chairperson shall be an appointed Councillor of the City of Wanneroo. In the absence of the Chairperson the meeting shall appoint an Acting Chairperson for that particular meeting.

(ii) Meetings

Meetings shall be arranged at regular intervals as determined by the Committee at an appointed time and place.

(iii) Deputations

The Committee may invite any persons or organisations to attend any meetings but such persons shall not be entitled to vote on any decision arising at such meetings.

(iv) Subcommittees

The Committee may appoint a subcommittee or subcommittees of its members and delegate the exercise of such of the powers and performance of such of the duties as the Committee thinks fit. A subcommittee shall not exercise a power or perform a duty without the approval of the Committee.

The following subcommittees are currently in operation or planned for introduction in the near future - Wanneroo Eisteddfod, Cultural Development Fund, Art Collection Advisory, Museums Advisory. The delegated duties of these subcommittees are as follows:

WANNEROO EISTEDDFOD

- . To promote artistic excellence.
- . To encourage confidence in public performance.
- . To improve the performance skills of participants.
- . To provide the opportunity for public performance.

CULTURAL DEVELOPMENT FUND

- . To assist groups in the community to establish and become involved in cultural activities.
- . To extend the range of cultural activities in the municipality.
- . To support cultural activities relevant to community groups.
- . To provide opportunities for professional artists to interact with community groups.
- . To promote access and participation by community groups in cultural activities.

ART COLLECTION ADVISORY

- . To acquire significant and excellent art works which relate to the Wanneroo region.
- . To enhance the environment and contribute to the cultural dimension of the community and community life.
- . To acquire art works as a monetary as well as a cultural investment.
- . To support contemporary Western Australian art and artists.
- . To provide, in the longer term, a multifaceted historic insight into the growth and development of the region.

MUSEUMS ADVISORY

- . To collect, document and conserve objects that record the history, culture and natural environment of the municipality and adjacent coastline.
- . To promote education, enjoyment and community participation in the City's museums.

(v) Quorum

A quorum will be by simple majority - eight.

(vi) Voting

At all meetings each member of the Committee shall be entitled to one vote and in the case of equality of voting the Chairperson shall have the casting vote.

(vii) Minutes

Minutes shall be made of all proceedings and recommendations and a copy of these minutes submitted to Council within one month of the date of the meeting. Minutes of all Committee meetings shall be forwarded to all members at least seven days prior to the following meeting.

(viii) Annual Budget

Prior to the adoption of the annual budget by Council, the draft budget relating to cultural development shall be reviewed by the Cultural Development Advisory Committee.

(v) Vacancies

If a casual vacancy is created the Committee shall recommend to the Council a person for appointment for the period up to the next annual meeting.

(vi) Terms of Appointment

All terms of office shall be for twelve (12) months from the first meeting after the May Council elections to the following year. Members may be reappointed for consecutive terms pending ratification by Council. If a member shall fail to attend three consecutive meetings of the Committee his/her appointment shall be automatically terminated unless leave of absence has been granted.

(vii) Reappointment of Committee

The Committee shall within one month following its term of office supply the Council with a panel of names for appointment to the Committee.

(viii) Powers of Council

Nothing herein contained shall restrict the powers of the Council.

(rcdB023)

CITY OF WANNEROO CULTURAL DEVELOPMENT
ADVISORY COMMITTEE

WANNEROO
EISTEDDFOD
COMMITTEE

CULTURAL
DEVELOPMENT
FUND

ART
COLLECTION
ADVISORY
COMMITTEE

MUSEUMS
ADVISORY
COMMITTEE

I40408

CITY OF WANNEROO REPORT NO: I40408

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 050-0

SUBJECT: CITY OF WANNEROO MUSEUM ADVISORY COMMITTEE

Council may recall the Cataloguing Officer, on completion of the contract to accession the City's collection of historical artefacts in October 1993, submitted a report to Council on the project and made a number of recommendations on the future management of museums in the City of Wanneroo (Item H41018 refers).

The report was received and referred to the Gloucester Lodge Museum Management Committee, Buckingham House Management Committee, Historical Sites Advisory Committee and Wanneroo Districts Historical Society.

One of the recommendations made in the Cataloguing Officer's report was that a Central Museum Management Committee be established with associated volunteer groups for each museum.

This report considers that recommendation and the responses to this by the various Committees.

A report was sought by the Historical Sites Advisory Committee on the proposal (Attachment 1 refers).

The Historical Sites Advisory Committee resolved:

the Acting City Recreation and Cultural Services Manager's report be endorsed by the Committee; and

the Historical Sites Advisory Committee seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage legislation.

(Item 3.5, 16 February 1994)

The Gloucester Lodge Management Committee resolved:

that Gloucester Lodge Museum Management Committee remains until such time as perhaps a professional management committee and staff are appointed for Joondalup Cultural Centre then the Gloucester Lodge Museum Management Committee be absorbed as an advisory and friends group to allow for continuity.

(Item 2.6, 2 February 1994)

The Historical Sites Advisory Committee report was referred to the Gloucester Lodge Management Committee, who in response resolved:

that the recommendation contained in the memorandum be endorsed subject to consideration of the future of Gloucester Lodge at the end of the lease period, ie 1997.

(Item 2.3, 2 March 1994)

Buckingham House Management Committee resolved:

that whilst this Committee sees merit in the establishment of an overall Management Committee that will provide guidance to the already established volunteer management groups, we would however like to see representatives from these groups on the Central Committee.

(Item 2.1, 7 December 1993)

The Wanneroo Districts Historical Society has not responded.

It is considered that the establishment of a Museum Advisory Committee under Section 180 of the Local Government Act will, in the future, ensure a coordinated approach resulting in a professional museum system in the City of Wanneroo.

The primary role of the Museum Advisory Committee would be to monitor the coordination and implementation of Council's collection and operating policy for its museums. It will be a policy setting body rather than a "hands on" management group (Attachment 2 details the Draft Terms of Reference for the Museum Advisory Committee).

The Museum Advisory Committee will also be represented on the Cultural Development Advisory Committee. The purpose of this representation is to assist in the co-ordination, integration and

development of community cultural development issues and cultural services in the City of Wanneroo.

In a sense, the Museum Advisory Committee will be a sub-committee of the Cultural Development Advisory Committee as the breadth of its objectives (Cultural Development Advisory Committee) includes the activities of the Museum Advisory Committee. It is a specialist area, however, and requires the detailed treatment a separate museum advisory committee will be able to provide.

Whilst there is general agreement that a central committee will facilitate the development of a professional museum system, it is considered establishment of the committee at this stage is premature. The appropriate time for this committee to commence its role will be once the time frame for development of the regional museum in Joondalup has been established and the lead in period to development is imminent.

RECOMMENDATION

That Council:

- 1 pursuant to Section 180 of the Local Government Act 1960, establishes the City of Wanneroo Museum Advisory Committee once the time frame for development of the regional museum in Joondalup has been established and the lead in period to development is imminent; and
- 2 adopts the Terms of Reference for the City of Wanneroo Museum Advisory Committee as attached.

R BANHAM
City Recreation and
Cultural Services Manager

MS:SS
rme4406

CITY OF WANNEROO MEMORANDUM

TO: HISTORICAL SITES ADVISORY COMMITTEE
FROM: ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER
DATE: 31 JANUARY 1994

FILE REF: 308-4

SUBJECT: CENTRALISED MUSEUM COMMITTEE

At its meeting on 17 November 1993 the Historical Sites Advisory Committee requested a report be prepared to consider the implications of providing a centralised management committee for Council's museums, addressing the following issues:

- . preparation for the establishment and operation of a regional museum;
- . management of Council's regional and local museums;
- . day-to-day management of the museums at their individual locations; and
- . the long term financial implications of managing the museums.

This report addresses these issues.

Background

The City of Wanneroo Museums Mission Statement provides the foundation, purpose and responsibilities of Council's museums as outlined below.

"The City of Wanneroo Museums seek to collect, document and conserve objects that record the history, culture and natural environment of the municipality and adjacent coastline, with interpretation of the collection promoting education, enjoyment and community participation.

The draft objectives of the Museums Advisory Committee are closely linked to this:

- i to advise Council on the collection, documentation and conservation of objects that record the history, culture and natural environment of the municipality and adjacent coastline, with interpretation of the collection promoting education, enjoyment and community participation;
- ii to review on a regular basis, Council's policies and priorities regarding services, facilities, programmes and projects in the operation of museums;

- iii to recommend to Council on the acquisition of objects for inclusion in the museum collection;
- iv to liaise with other museums, historical societies, libraries and agencies to avoid duplication and achieve an integrated plan for preservation and interpretation;
- v to advise Council on appropriate measures to adequately protect, store, document, conserve, research, exhibit and interpret the objects in the museum collection;
- vi to advise Council on methods to facilitate maximum utilisation of the Collection;
- vii to advise Council on any proposals for support or sponsorship of Council's museums or any museum services and programmes by commercial interests;
- viii to advise Council on the deaccessioning of any object in the collection considered to be no longer suitable; and
- ix to ensure that the practices and methodologies utilised in Council's museums are in accordance with the *Code of Ethics* of the Council of Australian Museum Associations.

The primary role of the Advisory Committee will be to monitor the coordination and implementation of Council's collection and operating policy for its museums. It will be a policy setting body rather than a "hands on" management group. (Attachment 1 details the Draft Terms of Reference for the Museums Advisory Committee)

The Museum Advisory Committee will also be represented on the Cultural Development Advisory Committee. The purpose of this representation is to assist in the co-ordination, integration and development of community cultural development issues and cultural services in the City of Wanneroo.

In a sense the Museum Advisory Committee will be a sub-committee of the Cultural Development Advisory Committee as the breadth of its objectives (Cultural Development Advisory Committee) includes the activities of the Museum Advisory Committee. It is a specialist area, however, and requires the detailed treatment a separate museum advisory committee will be able to provide.

Establishment and Operation - Joondalup Museum

This facility was mooted in the 1992 report "Joondalup: A Cultural Plan" and conceptualises the idea of a social history museum with an art gallery and has the contemporary life and history of Wanneroo and its patterns of settlement as its focus.

The goal of the collection and the logic for the display of items from the area's history is to inform, maintain and develop the rich and diverse social identity of Wanneroo past and future. Where has the community of Wanneroo come from? Where is it now? Where is it going?

The Joondalup Museum is incorporated in the civic and cultural facilities planned for the Joondalup City Centre. The staging of this development is unclear at present. It is anticipated a manager will be appointed to oversee this facility up to two years prior to its completion. The purpose of this is to minimise the length of time after completion of the building before its displays are ready for public viewing.

The role of the Museum Advisory Committee in relation to the establishment and operation of the Joondalup Museum will be to carry out the following functions:

- . contribute to the development of a detailed policy on collections, public programmes, model of operation in presenting displays and community involvement.
- . contribute to the coordination and integration of the Joondalup and local museums.

The Committee would work closely with the Manager to develop policies and philosophies in relation to the above.

Management - Joondalup Museum and Local Museums

At present, management committees undertake responsibilities for Gloucester Lodge and Buckingham House. Management of Cockman House and the Wanneroo Road Museum is undertaken by Council's Heritage Officer.

With the introduction of the Museum Advisory Committee the existing management committees will be dissolved. In their place a "Friends of the Museum" group will be established for each local museum. A representative of each "Friends" group will be appointed to the Museum Advisory Committee.

The proposed friends groups are an extremely important factor in the ongoing development of the museums. The volunteers through their interest and enthusiasm have made an invaluable contribution to Council's museums. Their knowledge and interest of local history will make a significant contribution to each museum and the museums as a whole as the implementation and coordination of the Collections and Acquisitions Policy occurs.

It is the coordinated approach embodied in the Museum Advisory Committee concept which will result in a professional museum system in the City of Wanneroo.

Day to Day Management of the Museums

The day-to-day operations of the Joondalup Museum will be the responsibility of professional staff with appropriate curatorial experience and expertise to meet the standards required by Council.

The local museums will continue for the time being to be staffed under the existing staff arrangements with support and backup from the Heritage Officer. The "Friends of the Museum" at each facility will work closely with Council staff assisting in areas such as documentation of objects, conservation and preservation and the identification of issues of interest.

At present provision is made for a Curator to work one day a week at Gloucester Lodge Museum. In the future, the curator position may evolve into a full time position to achieve professional standards in the local positions. This position may be absorbed into the Joondalup Museum or continued as a separate entity.

Financial Implications

The long term financial implications of managing the museums is affected by the future of Gloucester Lodge as a museum.

Future of Gloucester Lodge

Funds need to be directed towards environment and humidity control to appropriately maintain the artefacts. Council resolved on 25 November 1992 to assume a minimal maintenance regime at Gloucester Lodge Museum in order that structural amenity and health standards are maintained.

The Building is registered in the City of Wanneroo Draft Inventory of Heritage Places and also classified under the National Trust.

The lease of Gloucester Lodge in Yanchep National Park ends in 1997. It would seem unlikely in view of the environmental problems and Council's minimal maintenance regime that renewal of the lease will be pursued.

Hence, if the Gloucester Lodge collection is to be displayed, an alternative venue will need to be located. This gives rise to issues such as the time frame for relocation. Will the Joondalup facility house the Gloucester Lodge collection? Can alternative arrangements for the collection be made?

Financial Plan

A financial plan to the financial year of 2003/4 has been prepared on the basis of the foregoing discussion. (Attachment 2 refers). It assumes a gradual increase in the hours worked by the Local Museum Curator over a three year period. The increased staff hours permitting an improved standard of curation of the Gloucester Lodge collection plus commencing curation work on collections housed in the other venues. For the sake of the exercise, it has been assumed the curator position will be incorporated into the Joondalup Museum staffing complement.

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

MS:SS
rme12054

Att.

CITY OF WANNEROO

MUSEUMS ADVISORY COMMITTEE

TERMS OF REFERENCE

1 MEMBERSHIP

"Council" means the Council of the City of Wanneroo.

"Committee" means the Museums Advisory Committee.

The Committee shall be constituted by the City of Wanneroo pursuant to Section 180 of the Local Government Act and shall consist of the following members:

- i Council delegates - 1 plus 1 deputy;
- ii City Recreation and Cultural Services Manager or their nominee;
- iii City Librarian or their nominee;

- iv Curator of Councils Museums;
- v One member appointed by the Central Office, Education Department;
- vi One member appointed from the Western Australian Museums
- vii Up to a maximum of two community members appointed by Council from nominations submitted from the Committee.
- viii A representative from each of the following museum "Friends" groups:
 - Gloucester Lodge Museum
 - Buckingham House
 - Cockman House
 - Wanneroo Road Museum

2

OBJECTIVES

The objectives of the Advisory Committee shall be:

i

To advise Council on the collection, documentation and conservation of objects that record the history, culture and natural environment of the municipality and adjacent coastline, with interpretation of the collection promoting education, enjoyment and community participation.

- ii To act as a consultative body to consider policies and review on a regular basis, Council's policies and priorities regarding services, facilities, programmes and projects in the operation of museums.
- iii To recommend to Council on the acquisition of objects for inclusion in the museum collection.
- iv To liaise with other museums, historical societies, libraries and agencies to avoid duplication and achieve an integrated plan for preservation and interpretation.
- v To advise Council on appropriate measures to adequately protect, store, document, conserve, research, exhibit and interpret the objects in the museum collection.
- vi To advise Council on methods to facilitate maximum utilisation of the Collection
- vii To advise Council on any proposals for support or sponsorship of Council's Museums or any museum services and programmes by Commercial interests.

- viii To advise Council on the deaccessioning of any object in the collection considered to be no longer suitable.
- ix To ensure that the practices and methodologies utilised in Council's Museums are in accordance with the *Code of Ethics* of the Council of Australian Museum Associations.

3 DEFINITIONS

- MuseumPlace where objects of Historical, artistic or scientific interest are exhibited and preserved.
- Accessioning Process by which all objects in the City of Wanneroo are documented recording all relevant information.
- Objects Items which were made or used within the City of Wanneroo, or which otherwise pertain to the natural or human history of the City of Wanneroo.
- Collection The objects exhibited and preserved in the City of Wanneroo Museum Collection.

4 PROCEEDINGS OF THE COMMITTEE

i Chairperson

The Chairperson shall be an appointed Councillor of the City of Wanneroo. In the absence of the Chairperson the meeting shall appoint an Acting Chairperson for that particular meeting.

ii Quorum

A quorum will be by simple majority - 7.

iii Meetings

Meetings shall be held as frequently as is necessary to properly carry out the Committee's functions and in any event at least one each month.

iv Voting

At all meetings each member of the Committee shall be entitled to one vote and in the case of equality of voting, the Chairman shall have the casting vote.

v Cultural Development Advisory Committee

At the first meeting after the May Council elections each year the Committee shall nominate a representative to the City of Wanneroo Cultural Development Advisory Committee.

vi Delegations

The Committee may invite any persons or organisations to attend any meetings but such persons shall not be entitled to vote on any decision arising at such meetings.

vii Minutes

Minutes shall be made of all proceedings and recommendations and a copy of these minutes submitted to Council within one month of the date of meeting.

viii Annual Budget

Prior to the adoption of the annual budget by Council, the draft budget relating to museums shall be reviewed by the Committee.

ix Vacancies

If a casual vacancy is created the committee shall recommend to the Council a person for appointment for the period up to the next annual meeting.

x Terms of Office

All terms of office shall be for twelve months from the first meeting after the May Council elections to the following year. Members may be re-appointed for consecutive terms, pending ratification by Council. If a member shall fail to attend three consecutive meetings of the Committee their appointment shall be automatically terminated unless leave of absence has been granted

xi Reappointment of Committee

The Committee shall within one month following its term of office supply the Council with a panel of names for appointment to the Committee.

xii Powers of Council

Nothing herein contained shall restrict the powers of the Council.

MS:SS:m004

I40409

CITY OF WANNEROO REPORT NO: I40409

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 13 APRIL 1994

FILE REF: 260-0

SUBJECT: WANNEROO SENIOR CITIZENS - REQUEST FOR WAIVER
OF HIRE FEES - CIVIC HALL WANNEROO

The Wanneroo Townsite Senior Citizens Club has utilized the Wanneroo Civic Hall for its monthly Friday evening dances for many years. The Club maintains that the Senior Citizens Centre Hall cannot cater for the numbers in attendance. As a Seniors group the Club has enjoyed free use of the facility; however, it does charge an entry fee to all participants.

Towards the end of 1993, a commercial dance group called The Texan Rebel Boot Scooters saw potential for weekly dances in Wanneroo Townsite. They requested a regular weekly booking at the Civic Hall on Friday evenings. The activity had proved very popular in the area and the group's request was considered.

Negotiations were then held with the Wanneroo Townsite Senior Citizens Club. Alternative venues were considered, however the club was keen to continue at the Civic Centre and agreed to meet the hire charges for the facility. The Texan Rebel Boot Scooters were unable to secure an alternative venue in Wanneroo Townsite and has transferred the program to another region.

Wanneroo Townsite Senior Citizens Club has now requested that free use of this facility be granted again to the Club.

The Civic Hall is well utilized and is in high demand at peak times, such as Friday and Saturday evenings. The Texan Rebel Boot Scooters have indicated they would be keen to secure a weekly Friday night booking in the Civic Hall, were it to become available.

It does appear that several groups, each offering valuable recreational opportunities to the community, are seeking access

to the Civic Hall on Friday evenings. The Senior Citizens will not consider an alternative venue or evening; however, as they are the original users, they have been given first priority. As Council continues to rationalize use of halls and clubrooms, it is felt that the Wanneroo Townsite Senior Citizens Club attracts sufficient numbers to cover the hire fee of the facility.

RECOMMENDATION

That Council charges the Wanneroo Townsite Senior Citizens Club the standard function hire rate of \$113.60 (\$28.40 per hour) for use of the Civic Hall, Wanneroo, for its monthly Friday evening dances.

R BANHAM
City Recreation and
Cultural Services Manager

DVR:SS
rre4409

I40410

CITY OF WANNEROO REPORT NO: I40410

TO: TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 330-7-1

SUBJECT: TOP HAT AND TAILS TAP DANCE SCHOOL - FREE USE
OF ARTS CENTRE FOR DISABLED CLASSES

Top Hat and Tails Tap Dance School hires the Arts Centre seven hours per week at the commercial rate of \$21.00/hour. The group transferred to this venue towards the end of 1993 and has grown in strength since then.

The school receives free use of this venue two hours per week to conduct tap dance sessions for people with disabilities. Top Hat and Tails has requested a continuation of this waiver for 1994. The sessions are held between 4.30pm and 6.30pm every Wednesday afternoon.

RECOMMENDATION

That Council waives the hire fee of \$21.00/hr for the portion of "Top Hat and Tails" use of the Wanneroo Arts Centre that promotes participation for people with disabilities, up to a maximum of two hours per week.

R BANHAM
City Recreation and
Cultural Services Manager

DVR:LI
rre4402

I40411

CITY OF WANNEROO REPORT NO: I40411

TO: TOWN CLERK

FROM: CITY PARKS MANAGER AND CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 23 MARCH 1994

FILE REF: 439-1

SUBJECT: DEVELOPMENT OF BOWLING CLUBS IN THE CITY OF WANNEROO

At its meeting in September 1993, Council agreed to authorise the City Recreation and Cultural Services Manager and City Parks Manager to enter into discussions with the Bowling Steering Committees for the Warwick and Craigie Bowling clubs to formulate an appropriate development strategy for these facilities (Item H40916 refers).

Council would be aware that provision has been made on the concept plans of Warwick Regional Open Space and Craigie Regional Open Space for lawn bowling facilities.

Since September 1993, Council officers have met with representatives of both the Warwick and Craigie Steering Committees on several occasions. Both Steering Committees have also forwarded proposals for the development of their facilities (refer attachments 1 & 2).

In lieu of an existing policy outlining the development of lawn bowling facilities in the City of Wanneroo, the following proposal is suggested:

In those circumstances where Council agrees to develop lawn bowling facilities, Council will substantially contribute towards the development of the first two bowling greens as a basic provision. Any development in addition to the basic provision will be the responsibility of the respective bowling clubs.

In consideration of this policy, it is suggested that Council provides funds in the 1994/95 Budget for the provision of the

first two greens at Warwick and the first two greens at Craigie Open Space.

It is estimated that funds up to the value of \$65,560 for Warwick and \$81,829 for Craigie will be sufficient to develop Stage 1.

This will supply a dual green site with water and soil treatment suitable for the club to initiate grass planting and greens development.

Estimated funding required for initial development of two greens only at both locations.

Warwick Open Space - Option 5	\$65,560
Consisting of clearing and shaping	\$(8,344)
Water supply connections	\$(9,940)
Storage tank and pump headworks	\$(14,835)
Electrical/flow monitors and controls	\$(11,890)
Ditches, banks and plinth surrounds	\$(12,000)
Contingency 15%	\$(8,551)

The Warwick site has benefited by recent development and landscape works associated with the building and oval construction.

Craigie Open Space - Option 1	\$81,829
Consists of clearing and shaping	\$(23,420)
Water supply from existing bore	\$(2,620)
Tank and headworks	\$(14,836)
Electrical and monitoring system	\$(9,620)
Ditches, banks and plinths	\$(12,000)
Mains water connection	\$(8,660)
Contingency 15%	\$(10,673)

Due to variations in site conditions the development at Craigie has additional cost.

Warwick Open Space (Attachment 3)

The initial development plan outlines a multiple use clubhouse jointly utilised for tennis, bowls and oval sports groups.

Joint utilisation of facilities ie carpark, access and building was seen to be the optimum method of maximising utilisation. This also offers the opportunity for a complete sports club development.

The concept plan (see attachment 3 page 5 option 5) has been requested by the bowling club as it comprises separate building facilities. The greens alignment is altered to enable direct frontage to the building at a level suitable for direct viewing.

The proximity to the carpark facility has been discussed and the club are aware of the increase in distance and this is

acceptable. Options 1 to 5 were submitted to the club for consideration.

In order to facilitate the lawn bowling facilities at these two venues, it will be necessary for Council to agree to the revision of the development plans.

Summary

1. Acceptance of the bowling club's preferred option by Council will create possible conflict if the second stage of the existing building is to proceed in the future.
2. Total development of rinks 3 and 4 would require EPA approval as they encroach into the future extension area which has yet to be approved.
3. The reticulation mainline is located directly east of the existing building and option 4 will necessitate relocation. Option 5 offers the optimum design to enable future development and minimise alterations to existing services.

Craigie Open Space (see attachment 4, options 1 & 2)

Concept plans were previously prepared with areas indicating possible types of utilisation either by Council or Commercial Groups. The area east of the leisure centre was designated possible commercial development with any proposed tennis/bowling facility located in the northern section of the reserve. Due to land contours the reverse should apply.

Attachment 4 Page 1 offers development of tennis/bowling facilities and utilises the existing leisure centre carparking facility. It is recognised that future parking will be provided as the driving range or other commercial ventures develop.

Attachment 4 page 2 locates the bowling greens east of the carpark and this concept would require construction of a carpark in conjunction with the proposed greens.

Summary

Option 1 offers a staged development without major construction costs to Council. The current leisure centre carparking has the capacity to accommodate users during the early development of the bowling greens.

Construction of any tennis facility would require a long term development plan as this is one of the limited areas of public open space where a 12 court complex can be created without impact on residential property.

A financially viable club facility similar to Sorrento could be achieved incorporating tennis and bowls with other groups utilising the clubrooms facility ie Wanneroo R.S.L. Croquet.

It is suggested that any provision by Council in excess of the provision of two greens per club, be considered in conjunction with a report to be presented to the Policy and Special Purposes Committee on Community and Recreation Facilities: Formal Assessment Process. It is expected that this report will be prepared with the assistance of the local Area Planning Co-ordinator and will review Council's policy and development objectives for the provision of community facilities and reassess the guidelines used to determine the facilities for the Forward Plan.

RECOMMENDATION

That Council:

70adopts the revised development plans for Craigie Open Space and Warwick Open Space;

2 adopts the following concept options

Warwick Open Space	Option 5
Craigie Open Space	Option 1

3 lists for consideration in the 1994/95 Draft Budget, funds for the development of two bowling greens at Warwick Regional Open Space at a cost of \$65,560;

4 lists for consideration in the 1994/95 draft budget, funds for the development of two bowling greens at Craigie Open Space at a cost of \$81,829; and

5 determines any future provision for bowling clubs in consideration of the report to be presented to Policy and Special Purposes on the provision of community and recreation facilities within the City of Wanneroo.

F GRIFFIN
City Parks Manager

R BANHAM
City Recreation and Cultural
Services Manager

gre0303

I40412

CITY OF WANNEROO REPORT NO: I40412

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 13 APRIL 1994

FILE REF: 445-1

SUBJECT: FREEDOM COMMUNITY CHURCH - REQUEST FOR ASSISTANCE IN PURCHASING RECREATION EQUIPMENT

The Freedom Community Church has recently written to Council seeking financial support to purchase recreational equipment for its youth group, run at the Padbury Community Hall on a fortnightly basis.

It is the intention of this group to assist teenagers with their social, physical and spiritual needs within the Padbury area.

The group requests financial assistance to purchase two fold-up table tennis tables and two pool tables. The cost of purchasing this equipment is approximately \$1500. Should Council agree to this request, it would leave the way open for many similar requests.

RECOMMENDATION

That Council declines to assist the Freedom Community Church with the purchase of the recreational equipment requested.

R BANHAM
City Recreation and
Cultural Services Manager

KB:SS
rre4407

I60400

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

BUSINESS FOR INFORMATION

SECTION

REPORTS FOR COUNCIL

13 APRIL 1994

I60401

CITY OF WANNEROO REPORT NO i60401

TO: ACTING TOWN CLERK
FROM: ACTING CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 622-0
SUBJECT: CARRAMAR GOLF COURSE DEVELOPMENT PROGRESS
REPORT

71 Construction of Carramar Golf Course - Tender No 063-92/93

The specification for this tender provided for the construction of the Golf Course to the grassed stage and allowed for all grassed areas to be maintained until 31 October 1994.

The contract was awarded to Ertech Pty Ltd with signing of the contract agreement and possession of site occurring on 25 May 1993. The practical completion date was 30 November 1993 with all works completed to the satisfaction of the Golf Course Architect. The contractor is now responsible for the full maintenance of the grassed areas until 31 October 1994. The grass growth has been rapid and coverage is extensive. Overseeding of the fairway rough was completed on 17 March 1994.

The construction of the bunkers on the course was completed during early March. The construction of pathways between greens and tees is programmed for April with a path connection between the eighteenth green and the clubhouse to be undertaken by early April.

A low limestone wall is to be constructed by early April around a large tree between the practice putting green and the first tee. This is to provide seating for golfers waiting to tee off at the first hole.

72 Electrical Services - Tender No 06-93/94

The provision of electrical services to the Golf Course is complete.

73 Potable Water Supply - Tender No 25-93/94

The installation of a potable water supply system for the supply of water to the various building projects and drinking fountains is complete.

74 Maintenance Shed - Tender No 05-93/94

The Practical Completion certificate for this building was finalised on 23 November.

75 Perimeter Fencing - Tender No 15-93/94

The installation of perimeter fencing is complete. Additional fencing may be required around the pump station and potable water control facilities. This will be assessed when the grass is established.

A ball trapping fence was constructed on 16/17 March at the end of the driving range to prevent balls carrying through to Fairway No 3.

76 Parking Area and Entrance Road

The main parking area and entrance road are complete to the asphalt/kerb stage. Landscaping by the Parks Department is nearing completion.

Construction of the access for delivery vehicles to the Clubhouse is complete to the limestone/kerb standard. The asphalt surface is programmed for completion by the end of March. Pedestrian access to the Clubhouse and landscaping of the surrounds is programmed for completion by mid April.

Extension of the entrance road and provision of storage/turning areas to the maintenance shed were completed in early February.

The construction of materials storage bins commenced during early March. The concrete base and steel uprights are finished and the installation of railway sleeper walls is programmed for completion by the end of March.

The construction of a washdown facility at the rear of the machinery shed is programmed for early April. This facility will provide for separate trapping of grass and oil.

77 Access Road from Wanneroo Road

The Wanneroo Road intersection project commenced in late February. Earthworks, drainage and pavement construction are complete. Asphaltting, kerbing and line marking should be finalised by mid April.

78 Caretaker's Residence - Tender No 24-93/94

The construction of the caretaker's residence by Homestead Constructions Pty Ltd commenced on 18 November. Handover for this building was finalised in early March and the grassing maintenance contractor has taken up residence. Planting of lawn and landscaping is nearing completion.

79 Clubhouse, Entry Statement and On Course Toilets - Tender No 23-93/94

The construction of the clubhouse has progressed quickly since commencement on 13 October. Handover for this building is programmed for early April.

The limestone/brick entry statement is complete and arrangements are currently being made for signage. Landscaping of the entry is complete. Modifications are required to the brick paving to complete this aspect of the entry statement.

80 Course Furniture

The various items of course furniture, including the markers, flags, distance markers, bins, seats etc, are currently being evaluated.

D R BLAIR
Acting City Engineer

DRB:EMT
Bere00405

I60402

CITY OF WANNEROO REPORT NO: I60402

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICE SECTION

MEETING DATE: 13 APRIL 1994

FILE REF: 920-3

SUBJECT: BUILDING LICENCE INFRINGEMENT FINES

REPORT

At its meeting on 23 February, 1994, Council requested that a report be submitted on Building Licence Infringement Fines.

LOCAL GOVERNMENT ACT

Currently, fines for building infringements are statutory as laid down in the Local Government Act. For example, in Section 374, a person who carries out any construction work without a building licence, where a building licence is required, can be prosecuted. The maximum penalty is \$400.00 and in addition a maximum daily penalty of \$16.00 for each day during which the offence continues. The minimum penalty is \$20.00 and a minimum daily penalty of eighty cents for each day during which the offence continues.

The daily penalty may be sought when a prosecution has been successfully instigated but the offence continues after the Magistrate's order for fines and costs has been handed down. It is very obvious that the amounts indicated have not been changed for a long time.

A more realistic penalty of \$5000.00 and a daily penalty of not exceeding \$250.00 is imposed in Section 245A of the Local Government for private swimming pool infringements. However in all of the prosecutions instigated by Council, the average fine was \$75.00 with \$75.00 costs. The maximum fine was \$300.00. A letter to the Minister for Local Government advising of these low fines brought the response that the regulations were hastily drawn up and were not clearly understood by the magistrates themselves.

The Department of Local Government conducted a symposium on 17 and 18 March, 1994, on the proposed Integrated Building Act. This Act will in due course supersede Part 15 of the Local Government Act. When the new Building Act is promulgated, it is expected that fines for building infringements will be increased.

Submitted for information.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre04007

I60403

CITY OF WANNEROO REPORT NO: I60403

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: COUNCIL (TECHNICAL SERVICES SECTION)
MEETING DATE: 13 APRIL 1994
FILE REF: 061-198-7
SUBJECT: OLYMPIC KINGSWAY SOCCER CLUB - EX H30917

Council at its meeting on 15 September 1993 requested a report be submitted on the maintenance costs associated with the Olympic Kingsway Soccer Club.

The following annual expenditure applies for Parks Department maintenance:

Year	Budget	Expenditure
1993	\$39,300	\$25,072 year to date
1992	\$42,660	\$46,390
1991	\$44,390	\$48,330
1990	\$46,890	\$44,858
1989	\$53,430	\$42,953
1988	\$48,860	\$51,703
1987	\$40,960	\$40,649

This budget incorporates all turf maintenance associated with the three soccer fields utilised by Olympic Kingsway Soccer and ovals 1 and 2 are utilised for cricket during the summer. The reticulation and SECWA costs are specific to this area (see attachment 1).

Building Annual Expenditure

Year	Operating		Maintenance	
	Budget	Expenditure	Budget	Expenditure
1993	\$ 620	\$ 500	\$1750	\$1767 yr to date
1992	\$ 540	\$ 551	\$1840	\$1739
1991	\$ 260	\$ 356	\$1370	\$2650
1990	\$ 250	\$ 852	\$1330	\$ 96
1989	\$3020	\$1015	\$4620	\$4487
1988	\$2740	\$1779	\$1400	\$2889
1987	\$1110	\$3529	\$1190	\$1522

Building operating and maintenance expenditure relates only to the toilet/changeroom facility. This building is separate from the Soccer Club facility which is a totally leased building at a \$1 per annum for 20 years.

Various other maintenance accounts apply to this area.

Sports Facilities Maintenance Account operates for repairs to cricket practice and match wickets and goal post repairs and maintenance. Expenditure on this account is estimated at \$600-\$800 annually.

Bore and Pump Maintenance Account operates for the annual maintenance of bores and pumps which are serviced every third year or for emergency repairs due to bore or pump failure, ie \$3,000 pump maintenance every third year.

Sprinklers Repairs Account operates for workshop repair of sprinklers. Where possible, repairs are costed directly to the oval account, but the remainder are debited against this account, an estimated \$1500-\$2000 annually. As this oval has a number of obsolete sprinklers this amount may appear high. Due to availability of parts Aquaspray sprinklers are unable to be repaired.

Submitted for Council's information.

F GRIFFIN
City Parks Manager

DHC:JB
gre0400

I60404

CITY OF WANNEROO REPORT NO: I60404

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 30/4308, 30/3906
SUBJECT: PROPOSED CINEMA COMPLEX, JOONDALUP

Council resolved at its meeting in February 1994 ((I90263) that a report be submitted to Council outlining the current position of the proposed Joondalup Cinema Complex and Lifecare.

In February 1992 Council approved a Nightclub Restaurant complex on Lot 457 corner of Reid Promenade and McLarty Avenue. The development included thirteen on-site car parking bays and required the provision of thirteen public car parking bays off site. This development has not been proceeded with.

In May 1992 Council approved Sanori House on Lot 1 corner of Reid Promenade and Grand Boulevard. This development includes 65 on-site carparking bays and requires the provision of 65 public car parking bays off site. This development is completed and contains Lifecare and a number of other tenants. The parking for this development was assessed at the proposed city centre rate of one bay per 30 square metres GLA and not at the "stand alone" standards contained in Councils Town Planning Scheme No 1. LandCorp has undertaken to provide the 65 public car parking bays.

In April 1993 an application was received for an 8-plex Cinema Complex on the shopping centre land immediately east of the railway station. Further details in support of this application were requested but not received and the application has lapsed.

In May 1993 Council approved the use of Lot 456 for a 6-plex Cinema Complex subject to a further application providing necessary details of carparking, pedestrian protection, building facades etc.

In June 1993 Council approved the development of a car park (56 bays) on the eastern half of Lot 456. This area is proposed as a

permanent public car park in the Car Parking Strategy currently under discussion with LandCorp.

In October 1993 Council approved a Cinema Entertainment Complex for Lots 456/457/458 McLarty Avenue and Reid Promenade. The approval was subject to a number of conditions, including the provision of 122 car parking bays on site and the provision of 122 public car parking bays off site. As with other developments in the City Centre, the parking was assessed at the proposed city centre rate of one bay per 30 square metres GLA and not a stand alone rate.

In February 1994 an application was received for a Cinema Restaurant Complex above the railway line adjacent to McLarty Avenue and Station Square. Further information is being sought regarding this application and no decision has been made at this stage.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

db:gm
pre94419
22.3.94

I60405

CITY OF WANNEROO REPORT NO: I60405

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 305-6
SUBJECT: ENVIRONMENTAL ADVISORY COMMITTEE

Minutes from the 24 January 1994 meeting of the Environmental Advisory Committee are attached for Council's information.

There is no matter arising from the minutes that requires any action by Council, the replacement community representative member consequent upon Mr T Johnson's resignation (Mr D Stevens) being appointed at Council's 9 March meeting.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

ph:rp
pre94417
22.3.94

I60406

CITY OF WANNEROO REPORT NO: I60406

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 APRIL 1994
FILE REF: 30/853
SUBJECT: APPEAL DETERMINATION : LOT 3 (19) SHEPPARD
WAY, MARMION

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: Sparta Nominees

INTRODUCTION

Advice has been received from the Hon Minister for Planning stating that he has upheld the appeal lodged by Mr R Sparta for refusal to permit extensions to Marmion Village Shopping Centre.

BACKGROUND

At Council's meeting on 10 November 1993 (H91121) consideration was given to the proposed extension to Marmion Village Shopping Centre which involved the closure of an alleyway linking the shopping centre to the professional centre.

Council resolved to refuse the application for the following reasons:

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.

ASSESSMENT

The appeal was investigated by a member of the Town Planning Appeal Committee who provided the following observations which may be of interest to Council.

81The subject proposal involves the closure of a short pedestrian accessway and the incorporation of the 122m² into two existing tenancies.

82The pedestrian accessway in question is unattractive and provides no access to the tenancies on either side. It does not appear to attract a significant number of pedestrians probably due to the provision of separate parking areas to serve the professional/medical centre and the shopping centre. It may have some attraction to someone wishing to visit both sections, however, it is more likely that the pressure from the pharmacy to retain a visual link to the shopping centre is the catalyst for the objections. The continuous covered verandah provides alternative access, albeit a little longer.

83The consequential expansion of the two existing tenancies is minor and not designed to attract a large number of new customers. It is more likely to assist them in retaining existing customers.

84As previously stated in the assessment of the recent appeal relating to car parking -

"It is not considered the development gives rise to the need for 10 additional car bays and if the car bays are not required then a cash-in-lieu payment is not necessary. Further, if a cash-in-lieu payment was made there is no identifiable reasonable expectation that the money could be spent on public car bays in proximity to the proposed development."

85Observation of the car park on four separate days, including Saturday, and at varying times, found that it was never even half full, making it difficult to accept the contention that parking is inadequate. Local residents indicated no difficulty with parking and there has been no argument or facts presented to support the need for additional parking beyond reference to Council's standard requirements. If additional parking is required, some evidence of congestion should have emerged.

86The shopping centre is a neighbourhood type, the customers are local rather than passing and it can be

reasonably expected that they would be sufficiently familiar with the centre to know the location of the pharmacy. While the visual link may be attractive to the pharmacy, the accessway is an unattractive thoroughfare and alternative access via the covered verandah is not a serious hardship.

87The advantages from a community point of view lie in the improved service that might flow from the extension of the supermarket and newsagency and this is considered to outweigh the perceived advantage of the accessway.

MINISTER'S DECISION

Following full consideration of the issues involved, and consistent with the investigating member's assessment and findings, the Hon Minister has advised that the appeal is upheld subject to conditions as the City of Wanneroo might reasonably impose, with the exception of any requirement for the provision of additional parking or cash-in-lieu.

This appeal has implications for Council's parking standards and their relationship to its Cash-in-Lieu of Car Parking Policy. This issue will be addressed when the policy is reviewed.

SUBMITTED FOR COUNCILS INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre94325
3.3.94

I60407

CITY OF WANNEROO REPORT NO: I60407

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - BUSINESS FOR INFORMATION

MEETING DATE: 13 APRIL 1994

FILE REF: 680-12

SUBJECT: AQUATIC CENTRE CLOSURE

Due to extensive building works necessary at the Aquatic Centre at Craigie Leisure Centre, it will be necessary to close this part of the complex for the duration of these works. The scheduled dates are from close of business Friday 24 June till start of business Sunday 24 July 1994.

Works to be carried out include:

- * Concourse repairs
- * Treatment of spectator ceiling
- * Replacement of expansion joints in the pool
- * Installation of skylights
- * Painting
- * Replacement of some pool tiles
- * Re-coating of pool obstacles
- * Modification of pool filtration system

Council's Building Department is awaiting advice from its consultants regarding possible work to the pool filtration system.

The Health and Fitness Suite, Creche, Aerobic Room, Circuit Room, Function Room, Meeting Room, Sports Hall and Kiosk will remain open as normal during this time.

Submitted for information.

R BANHAM
City Recreation and
Surveyor
Cultural Services Manager

R FISCHER
City Building

DT:LC
rre4401

I60408

CITY OF WANNEROO REPORT NO: I60408

TO: TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - BUSINESS FOR INFORMATION

MEETING DATE: 13 APRIL 1994

FILE REF: 690-1

SUBJECT: WOMEN'S SPORTS FOUNDATION "ON THE MOVE" -
AQUAMOTION

Aquamotion has been invited to participate in a pilot programme called 'On the Move'. The programme is sponsored by the Women's Sports Foundation which has secured funding through Healthway.

The programme targets 13 to 17 year old females who are lacking motivation and self esteem. The target group of women will ideally not be involved in regular physical activity.

'On the Move' will commence on Saturday, 21 May 1994, for a six week period. The course will consist of six, two hour sessions every Saturday morning. Thirty positions are available and a good response is anticipated.

The programme is a combination of theoretical sessions including diet and healthy lifestyles, grooming and deportment, goal setting and motivation. Throughout the six weeks a series of activities including aerobics, aquarobics, gym and meditation will be on offer.

If successful, Aquamotion anticipates 'On the Move' becoming an ongoing programme. Two years funding is available.

Submitted for your information.

R BANHAM
City Recreation and
Cultural Services Manager

DVR:LI
rre4403

I60409

CITY OF WANNEROO REPORT NO: I60409

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 13 APRIL 1994

FILE REF: 905-1

SUBJECT: PROTECTIVE CLOTHING FOR RANGERS

Council at its meeting on 22 December 1993 resolved to write to the Police Department seeking its views in writing as to its policy on the licensing of Tranquilliser Dart Guns in the area of dog and cattle control. (Item H.41221 refers).

The Police Department (Firearms Branch) in their reply to Council's inquiry advise:

"Effective drugs used in Tranquilliser Dart Guns are classed from Schedule 4 or 8 which means that they can only be obtained on prescription by a Veterinary Surgeon.

Different drugs and dosages are used on different types of animals and because of their classification they can only be administered by a qualified Veterinary Surgeon.

If you require anymore information I suggest you contact the Veterinary Surgeon's Board at 28 Charles Street, South Perth.

Therefore an application for a Tranquilliser Dart Gun would likely be refused."

The Department in their letter did not specify what legislation Schedule 4 or 8 referred to, but subsequent inquiries reveal that this would be the Poisons Act 1964-1981.

Dr T Edwards, Registrar of the Veterinary Surgeons Board, Perth was contacted and supported the Police Department's view on the licensing of Tranquilliser Dart Guns.

Submitted for Council's information

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/hj/03003

I60410

CITY OF WANNEROO REPORT NO: I60410

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 13 APRIL 1994

FILE REF: 970-2-1

SUBJECT: DEPUTATION TO MINISTER - DOG ACT APPEALS

Council at its meeting on 10 November 1993 resolved to send a deputation to the Minister for Local Government to discuss Dog Act appeals. The City wished to express its concern at the number of Council decisions to refuse permission to keep more than two dogs on residential premises being overturned by the Minister (Item H.91111 refers).

A deputation comprising of the Mayor, Town Clerk and the Manager, Municipal Law & Fire Services met with the Minister of Local Government, Hon Mr P OMEDEI on Wednesday 16 February 1994.

Arising from the meeting the Minister indicated that he would refer the method of how decisions were made to overturn Council decisions back to the Department of Local Government. He said Local Government Department Officers interviewed the neighbours of the applicants to keep more than two dogs and found that they did not object to such applications. It was pointed out that Council did have a policy of circulating neighbours with objection forms and most neighbours did register written objections. However, it appears that when visited by an Officer of his Department they change their objections.

It was suggested to the Minister that in light of the frequent overturning of Council decisions that the City should abandon its policy of first refusing applications to keep more than two dogs. The Minister recommended that Council not abandon its policy and continue to refuse such applications with the applicant having the right of review by the Minister.

At a meeting of Council on 26 August 1992 (Item G.50713 refers) Council resolved to automatically refuse any application to keep more than two dogs on residential premises. Previously there was a policy whereby all adjoining neighbours were circulated with

objection forms seeking their comments. A Ranger Officer would call on the applicant and ascertain the size of the residential block and what means were in place to adequately confine the animals to the property.

Prior to the 26 August 1992 numerous applications to keep more than two dogs were upheld on appeal to the Minister despite numerous objections being received from adjoining neighbours. In October 1989 again despite neighbours objections the then Minister overturned a Council decision and allowed an occupier of residential premises (976M²) within the City to keep six medium to large type dogs in the backyard of the premises.

Since August 1992, thirty two applications to keep more than two dogs have been refused by Council, of this number fifteen were overturned on appeal to the Minister and two more are currently with the Department of Local Government for review by the Minister.

Submitted for Council's information.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/hj/03002