

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

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER  
 ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,  
 ON WEDNESDAY, 27 APRIL 1994

## ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, Mayor	South-West Ward
	P NOSOW - Deputy Mayor - from 7.44 pm	South Ward
	H M WATERS	North Ward
	C P DAVIES - from 8.27 pm	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central 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
City Engineer:	R MCNALLY
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G FLORANCE
Deputy City Building Surveyor:	L CANDIDO
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Publicity Officer:	W CURRALL
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

An apology for absence was tendered by Cr Gilmore. Apologies for late attendance were tendered by Crs Nosow and Davies.

There were 40 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.32 pm.

**CONFIRMATION OF MINUTES**

**I90432 MINUTES OF COUNCIL MEETING, 13 APRIL 1994**

**MOVED** Cr Marwick, **SECONDED** Cr Dammers that the Minutes of Council Meeting held on 13 April 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**

Nil

**ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION**

**LAUNCH OF TINS**

Earlier this month Council hosted the official launch of the Turf Irrigation and Nutrients Study - commonly known as TINS.

TINS offers considerable potential to improve the management of irrigated turf on the sandy soils of the Swan Coastal Plain.

The project has the backing of some varied and influential groups in the community and will, hopefully, achieve its goals.

**OPENING OF HERITAGE TRAIL**

On Sunday, 17 April the City of Wanneroo officially opened the 10th Light Horse Heritage Trail in Neerabup National Park.

The Trail was opened to honour the men who patrolled the coastline as members of the 10th Light Horse Regiment during the years of the Second World War.

The whole project would not have been possible without the combined funding and time put in by the Wanneroo City Council, the Department of Employment, Education and Training and the Department of Conservation and Land Management.

The project was overseen by Council's Deputy City Parks Manager Dennis Cluning, who really took the project to heart.

The opening of the Trail was a memorable day for many.

**JOONDALUP ARENA OPENING**

Last Monday I had the pleasure of representing Council at the Official Opening of the Joondalup Arena.

The City of Wanneroo is proud to be a joint venture partner with Landcorp in this fantastic sporting venue.

The day was a big success with more than 15,000 people turning up to watch the Joondalup Falcons christen their new home ground in winning style.

With the population increasing at such a rapid rate, forward thinking by the City of Wanneroo, Landcorp and the Community has been essential to ensure a bright future for the area.

I believe that the Joondalup Arena typifies this forward thinking philosophy and will go a long way in fostering community spirit through a strong, local sporting culture.

I hope that all residents of the City of Wanneroo embrace this wonderful facility as their own and utilise it to the fullest.

#### **OPENING OF MORLEY SPORT CENTRE**

On Sunday last my wife and I attended the official opening of the City of Bayswater Morley Sport and Recreation Centre.

The centre was opened by the Premier Richard Court.

This is an impressive complex, not unlike our own Craigie Leisure Centre in its design.

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

**MOVED** Cr Dammers, **SECONDED** Cr Wood 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**

##### **I90433 PARKING AT SANTIAGO RESERVE, OCEAN REEF - [061-427]**

Cr Freame tabled a letter from Michelle Bullock of Sorrento regarding parking facilities at Santiago Reserve, Ocean Reef.

Ms Bullock expressed concern that the present position of "No Parking" signs at Santiago Reserve caused confusion.

This letter will be referred to Engineering Department for a report to Council in conjunction with Item I90463.

**MOVED** Cr Freame, **SECONDED** Cr Wood that the letter from Michelle Bullock regarding parking facilities at Santiago Reserve, Ocean Reef be received and referred to Engineering Department for a report to Council, in conjunction with Item I90463.

**CARRIED**

**I90434 FOOTPATHS WITHIN ALFRETON WAY, DUNCRAIG - [510-1770]**

Cr Freame tabled a 55-signature petition from residents of Alfreton Way, Duncraig objecting to the construction of footpaths in Alfreton Way.

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

**MOVED** Cr Freame, **SECONDED** Cr Wood that the petition from residents of Alfreton Way, Duncraig objecting to the construction of footpaths in Alfreton Way be received and referred to Engineering Department for a report to Council.

**CARRIED**

**I90435 PLAYGROUND EQUIPMENT - SORRENTO PLAYGROUP ASSOCIATION - [894-0]**

Cr Curtis tabled a 43-signature petition from the Sorrento Playgroup Association requesting new playground equipment for its premises situated at Sorrento Community Hall. Cr Freame also tabled a copy of this petition.

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

**MOVED** Cr Freame, **SECONDED** Cr Wood that the petition from Sorrento Playgroup Association requesting playground equipment be received and referred to Recreation and Cultural Services Department for a report to Council.

**CARRIED**

**PRESENTATION OF PHOTOGRAPH**

Cr Curtis presented a photograph to Council, on behalf of Mr Tom Barrett-Lennard. Mr Barrett-Lennard took part in 10th Light Horse Brigade and this photograph was taken in Bunbury in 1940.

**I90436 PETITION OBJECTING TO PROPOSED DANCE STUDIO - 200 WINTON ROAD, JOONDALUP - [30/3420]**

Cr Wood tabled a 9-signature petition received from Mr R E Herbert for Centre Action Committee objecting to the proposed dance studio at 200 Winton Road, Joondalup.

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

**MOVED** Cr Freame, **SECONDED** Cr Wood that the petition received from Mr R E Herbert for Centre Action Committee objecting to the proposed dance studio at 200 Winton Road, Joondalup be received and referred to Town Planning Department for a report to Council.

**CARRIED**

**I90437 TRAFFIC CONCERNS - DORCHESTER AVENUE - [510-0135]**

Cr Wood tabled a letter from Mrs A Dinelli expressing concern at the increasing levels of noise and traffic on Dorchester Avenue since the opening of Warwick Entertainment Centre.

This petition will be referred to Engineering Department for action.

**MOVED** Cr Freame, **SECONDED** Cr Wood that the letter from Mrs A Dinelli expressing concern at increasing levels of noise and traffic on Dorchester Avenue be received and referred to Engineering Department for action.

**CARRIED**

**I90438 PETITION IN SUPPORT OF OPERATION OF CRECHE AT AQUAMOTION - [330-7-1]**

A 42-signature petition has been received from users of the Creche at Aquamotion, indicating their satisfaction with the quality of care in the Creche.

This petition will be considered in conjunction with Item I40424.

**MOVED** Cr Freame, **SECONDED** Cr Wood that the petition from users of the Creche at Aquamotion, indicating their satisfaction with the quality of care in the Creche be received and considered in conjunction with Item I40424.

**CARRIED**

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

A 17-signature petition has been received from residents requesting installation of traffic calming measures in Marlock Drive, Greenwood.

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

**MOVED** Cr Freame, **SECONDED** Cr Wood that the petition from residents requesting installation of traffic calming measures in Marlock Drive, Greenwood be received and referred to Engineering Department for a report to Council.

**CARRIED**

**I90440 DEVELOPMENT OF KORELLA PARK, MULLALOO - [061-200]**

Cr Marwick tabled a letter from the Mullaloo Beach Primary School seeking a deputation to Council regarding the future development of Korella Park.

This letter will be referred to Parks Department for action.

**MOVED** Cr Freame, **SECONDED** Cr Wood that the letter from the Mullaloo Beach Primary School seeking a deputation to Council regarding the future development of Korella Park be received and referred to Parks Department for action.

**CARRIED**

**I90441 PETITION OPPOSING SERVICE STATION AND COMMERCIAL DEVELOPMENT ON PORTION OF LOT 4 (380) CNR JOONDALUP DRIVE AND MOORE DRIVE, JOONDALUP - [30/4618]**

A 1065-signature petition has been received opposing the development of a Service Station and Commercial Development on Portion Lot 4 (380) Cnr Joondalup Drive and Moore Drive, Joondalup.

This petition will be referred to Town Planning Department for action.

**MOVED** Cr Freame, **SECONDED** Cr Wood that the petition opposing development of a Service Station and Commercial Development on Portion Lot 4 (380) Cnr Joondalup Drive and Moore Drive, Joondalup be received and referred to Town Planning Department for action.

**CARRIED**

**I90442 PETITION SUPPORTING DANCE STUDIO WITHIN UNIT 11 (200) WINTON ROAD, JOONDALUP - [30/2902]**

A 58-signature petition has been received from businesses within Joondalup Business Park, stating they have no objection to the proposed dance studio at Unit 11 (200) Winton Road, Joondalup.

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

**MOVED** Cr Freame, **SECONDED** Cr Wood that the petition from businesses within Joondalup Business Park, stating they have no objection to the proposed dance studio at Unit 11 (200) Winton Road, Joondalup be received and referred to Town Planning Department for a report to Council.

**CARRIED**

**BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS**

GIFT TO KASTORIA FROM COUNCIL - ex I90429

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

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

OFFICIAL TRIP TO KASTORIA - ex Council Meeting 13.4.94

"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."

On 14 April 1994, Cr Rundle formally withdrew her request for this report. Accordingly this matter will now be removed from the Agenda.

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 closed on 11 April 1994 and no objections were received. The matter has been referred to the Minister for Local Government.

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."

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10428

CRAIGIE LEISURE CENTRE - UPGRADE OF POOL FILTRATION - ex I10408

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

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

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

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."

ACTING CITY ENGINEER'S REPORT I10422

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."

CITY ENGINEER'S REPORT I10420

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."

CITY ENGINEER'S REPORT I60411

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."

CITY ENGINEER'S REPORT I10420

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."

CITY ENGINEER'S REPORT I10423

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."

CITY ENGINEER'S REPORT I60412

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 was considered by Council at its meeting of 13 April 1994 under Item I60403 and may therefore 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."

This item was dealt with under Item I90425 at Council meeting of 13 April 1994 and may therefore be removed from the Agenda.

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"

This item was dealt with under Item I90425 at Council meeting of 13 April 1994 and may therefore be removed from the Agenda.

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."

The final report has been completed and has been referred to the investing of heritage places co-ordinating committee before a report is submitted to Council.

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 Gngangara 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 has been held with the owners; a report will be submitted to Council in due course.

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 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."

CITY PLANNER'S REPORT I20437

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."

CITY PLANNER'S REPORT I20431

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.

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.

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."

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40416

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"

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60430

PETITION - CRECHE WITHIN WANNEROO RECREATION CENTRE - ex I90402

"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."

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40424

PUBLIC QUESTION/COMMENT TIME OF WHICH DUE NOTICE HAS BEEN GIVEN - ex Council Meeting 13 April 1994

"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"

This matter has been referred to Buckingham House Management Committee for comment; 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."

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I40415

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.

LEVY ON DOG REGISTRATION FEE - ex I90430

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

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. Analysis of the submissions if taking longer than originally intended with meetings being conducted with the various banks and finance brokers. A report is being compiled for Council's consideration.

Cr Nosow entered the Chamber at this point, the time being 7.44 pm.

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."

CITY TREASURER'S REPORT I60424

**MOVED** Freame, **SECONDED** Cr Wood 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 YANCHEP/TWO ROCKS RECREATION  
Meeting held 4 April 1994

B SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC),  
MANAGEMENT  
Meeting held 28 April 1994

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that the Minutes listed at Items A to B be received.

**CARRIED**

ADVISORY COMMITTEES

A HISTORICAL SITES ADVISORY  
Meeting held 16 March 1994

B YOUTH ADVISORY  
Meetings held 21 March & 18 April 1994

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that the Minutes listed at Items A to B be received.

CARRIED

OTHER COMMITTEES

- A WHITFORD RECREATION ASSOCIATION  
Meeting held 21 March 1994
- B GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION  
Meeting held 22 March 1994
- C YANCHEP/TWO ROCKS RECREATION ASSOCIATION  
Meeting held 4 April 1994
- D JUNIOR COUNCIL  
Meeting held 7 April 1994

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that the Minutes listed at Items A to D be received.

CARRIED

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

Mrs Hine submitted the following question for the Council meeting of 13 April 1994 which was taken on Notice for answer at the next Ordinary Meeting of Council on 27 April 1994:

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) Questions similar to this have been put and answered twice previously, firstly as Question No 7 of Council Minutes of 22 December 1993 at Page 15 and secondly in the Council Minutes of 9 February 1994 at Page 15.

Permission was not given to close off the road reserve prior to the completion of road closure formalities.

Mrs Hine submitted the following questions for the Council Meeting of 27 April 1994:

Q1 Has the Wanneroo City Council got a Planning policy that will ensure more rights of privacy for residents?

A1 No. Residential Planning Codes contain standards to protect privacy. The Council's policy on heights of dwellings is being reviewed by planning officers to relate more specifically to privacy issues.

Q2 What action has been taken by Health Dept to ensure that rubbish at Enterprise Park be cleaned up? Who patrols that area?

A2 Landcorp has formally approached Council to remove debris from its private land in Enterprise Park. Landcorp will pay cost.

Council's Municipal Law and Fire Services Department is inspecting all car bodies initially to determine ownership where possible. After this process, all cars are to be removed.

Debris on verges is being attended to by the Engineering Department workforce. (Monday 2/5/94) Question 4

Q3 Report I20426 This is a good decision by Council to be lenient. As the complaint is only from an opposing business person. The person is in no way affecting anyone in the area, where work goes on and as you state, two young fellows would lose their jobs.

A3 This is a statement rather than a question. Nevertheless, the use is unlawful and the Council will be obligated to enforce statutory requirements if the use does not cease.

Q4 As Council is responsible for cycleways in Wanneroo, has anyone thought of insurance to cover a person if involved in a cycling accident? What is the legal position?

A4 All dual use pathways and cycle lanes on major roads are designed and constructed to specified engineering standards.

Cyclists using these facilities must comply with the provisions of the Road Traffic Act.

In general, insurance would be the responsibility of the individual cyclist.

In cases where fault could be proven against the City, its Public Liability Insurance would come into effect.

Since accidents between cyclists or with pedestrians could involve civil action, the legal position would need to be addressed specifically by a solicitor.

Q5 Pinjar Power Station. Has Council been involved or tried to advise at all, to find out how much more bush

has to be taken and the effect on the flora and fauna of the area

- A5 The proposal by SECWA to increase generating capacity at the Pinjar Power Station is being formally assessed by the EPA (under the provisions of the Environmental Protection Act relating to the modification of environmental conditions attached to an already approved project).

Council officers and members of Council's Environmental Advisory Committee have had discussions with SECWA concerning the proposal, as part of SECWA's consultation process for the project. Some additional clearing within SECWA's existing site will be necessary to construct the additional generating plant and associated facilities. The extent of this clearing has not yet been fully quantified but has been raised with SECWA representatives as an issue requiring attention.

The extent of clearing required and consequent impacts, and other potential impacts associated with the proposal, will be considered by the EPA in assessing the project. The EPA's assessment process will include the opportunity for public review of SECWA's proposal.

#### **DECLARATION OF PECUNIARY INTEREST**

Cr Dammers declared an interest in Item I30415.

Cr Wood declared an interest in Item I30415.

Cr Curtis declared an interest in Item I30415.

Cr Marwick declared an interest in Items I10430, I10433, I20433 and I50425.

#### **BUSINESS REQUIRING ACTION**

Cr Moloney left the Chamber at this point, the time being 7.47 pm.

#### **I90443 TECHNICAL SERVICES**

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

**CARRIED**

#### **REPORTS**

**I10418 PLANT REPLACEMENT RESERVE - TENDER NUMBERS 072-074-93/94  
- [208-072-074-93/94]**

**CITY ENGINEER'S REPORT I10418**

Tenders have been called for the supply and delivery of municipal vehicles.

The Acting City Engineer provides details of the tender submissions received and seeks Council approval to call for tenders for the replacement of additional municipal vehicles which will reach the 40,000 km requirement for trade, prior to the end of the financial year.

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

- 1 endorses the action of the Acting City Engineer in calling of tenders for vehicles that have already achieved the requirement for exchange at Tender Numbers 072-073 and 074-93/94;
- 2 accepts the following tenders as outlined in Attachment 1 to Report No I10418

<b>Tender No</b>	<b>Company</b>	<b>Changeover</b>
072-93/94	Titan Ford	\$12,245.00
073-93/94	Titan Ford	\$ 1,720.00
074-93/94	North City Holden	\$ 1,696.00

- 3 authorises the calling of tenders for the replacement of Plant Number 99045, 99542, 99498, 99041, 99494, 99014, 99545, 95513, 95071, 95510 to be included in the 1993/94 Vehicle Replacement Programme.

**CARRIED**

Appendix I refers.

**I10419 PLANT ADDITIONAL PURCHASES - TENDER NUMBER 076-93/94 -  
[208-076-93/94]**

**CITY ENGINEER'S REPORT I10419**

Tenders have been called for the supply of one (1) three tonne truck.

The Acting City Engineer reports on the tender submissions received.

**MOVED** Cr Waters, **SECONDED** Cr Nosow that Council accepts Tender Number 076-93/94 from Titan Ford for the supply and delivery of one (1) Ford Trader 0509 truck for the total price of \$32,430.00 as outlined in Attachment 1 to Report No I10419.

**CARRIED**

Appendix II refers.

**I10420 VEHICLE SPEEDS - MARANGAROO DRIVE, MARANGAROO - [510-1403]**

**CITY ENGINEER'S REPORT I10420**

A number of residents living in the vicinity of Marangaroo Drive near the Newpark Shopping Centre has petitioned Council about vehicle speeds along Marangaroo Drive, Marangaroo. Other concerns have been expressed about traffic problems at the Highclere Boulevard and Templeton Crescent intersections with Marangaroo Drive.

The Acting City Engineer provides details of previous investigations which were carried out with regard to traffic speeds, pedestrian safety and accident data. The Main Roads WA has agreed to install traffic signals at the Templeton Road junction when funds are available. It is suggested that as an interim measure, Main Roads WA be requested to review the existing speed limit on Marangaroo Drive.

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

- 1 seeks discussions with Main Roads WA on expediting the funding of the installation of traffic signals at the junction of Marangaroo Drive and Templeton Crescent, Marangaroo;
- 2 requests Main Roads WA to review the existing speed limit along Marangaroo Drive near the Newpark Shopping Centre;
- 3 advises the petitioners accordingly.

**CARRIED**

**I10421 TRAFFIC CALMING MEASURES - ADVERSE PUBLICITY - [510-0-1]**

**CITY ENGINEER'S REPORT I10421**

The Institute of Municipal Engineering WA has written to Council expressing concern over the recent publicity given by the Minister for Transport regarding the issue of cyclists and traffic calming devices.



It has been reported in the press that the Minister has implied some traffic calming measures created road hazards, were inappropriate for the function of the street and that the treatments implemented did not consider all road users such as cyclists.

The City Engineer provides details of the range of traffic calming treatments undertaken within the City of Wanneroo which were designed in accordance with the Main Roads WA guidelines for Local Area Traffic Management.

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

- 1 writes to the Minister for Transport regarding the recent publicity on traffic calming measures and outlines the City's design criteria and strategy for implementing traffic calming measures;
- 2 advises the Institute of Municipal Engineering WA accordingly.

**CARRIED**

**I10422 TRAFFIC MANAGEMENT STRATEGY - CREANEY PRIMARY SCHOOL, KINGSLEY - [510-1504]**

**ACTING CITY ENGINEER'S REPORT I10422**

In August 1993, Council officers undertook a survey of traffic flow and parking patterns around the Creaney Primary School in response to conflicting requests from residents and the Parents' and Citizens' Association.

Details of the survey were provided to the P & C Association with the request that parents be encouraged to utilise existing car park facilities.

The Acting City Engineer provides details of a proposed traffic management strategy which will better use existing car parks and restrict parking where pedestrian safety or traffic congestion issues have arisen.

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

revoles the existing "NO PARKING CARRIAGEWAY OR VERGE 8.15AM to 9.15AM and 3.00PM - 4.00PM MONDAY TO FRIDAY" signs along the south side of Creaney Drive, east of the Kingsley Drive junction, as shown on Attachment 2 to Report No I10422;

2amends the "NO PARKING 8.00AM to 6.00PM MONDAY TO FRIDAY" signs to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" along the east side of Kingsley Drive to Golders Green Lane, as shown on Attachment 3 to Report No I10422;

3installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE EXCEPT BUSES" signs for 27 metres along the east side of Kingsley Drive, south of Golders Green Lane, as shown on Attachment 3 to Report No I10422;

4installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the east side of Kingsley Drive, between the northern boundary of Lot 573 and the southern boundary of the Creaney Primary School, as shown on Attachment 3 to Report No I10422;

5installs "NO STANDING CARRIAGEWAY OR VERGE" signs along the south side of Creaney Drive, from 9 metres west of the pedestrian refuge island to Acton Rise, as shown on Attachment 3 to Report No I10422;

6installs "NO STANDING ON VERGE 8.15AM to 9.15AM and 2.30PM TO 3.30PM MONDAY TO FRIDAY" signs on the north side of Creaney Drive, as shown on Attachment 3 to Report No I10422;

7constructs a 2.4m wide footpath from Kingsley Reserve car park to the school boundary at an estimated cost of \$1,500, as shown on Attachment 1 to Report No I10422;

8authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$1,500 from Account 71022 Footpath Maintenance for the construction of a 2.4m wide footpath from the Kingsley Reserve car park to the school boundary, as shown on Attachment No 1 to Report No I10422;

9advises all interested parties accordingly.

**CARRIED BY AN**

**ABSOLUTE MAJORITY**

Appendices III, IV and V refers.

Cr Moloney entered the Chambers at this point, the time being 7.52 pm.

**I10423 PETITION REQUESTING A DUAL USE PATH IN COCKMAN ROAD, GREENWOOD - [504-0]**

**CITY ENGINEER'S REPORT I10423**

A petition containing 182 signatures has been lodged with Council seeking a dual use path in Cockman Road, Greenwood from Penistone Street to Warwick Road. (Item I90331 refers).

The catalyst for this community agitation is the involvement of Police Headquarters, Bicycle Safety Section, East Perth in the enforcement of the Road Traffic Code sections that deal with footpath usage.

In effect, children riding a bicycle to their local school, using the footpath, are issued with a breach of regulations advice.

The Acting City Engineer gives reasons why the upgrading of this path to a dual use path is not supported and provides details of Council's policy to provide funding for dual use paths on distributor roads as part of a 10 year programme.

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

- 1            appraises the Minister for Transport of the current Police Department practice of issuing infringement notices to students riding bicycles on footpaths;
- 2            suggests to the Minister for Transport that a moratorium on the issue of infringements notices be introduced pending the result of the review of footpath usage by school children cyclists;
- 3            informs the petition co-ordinator of these initiatives and the fact that a dual use path is not proposed for Cockman Road.

**CARRIED**

**I10424    MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]**

**CITY BUILDING SURVEYOR'S REPORT I10424**

The City Building Surveyor reports on the number and value of building permits issued for the month of March 1994, notices and prosecutions, building control activity and Council's building works programme.

**RECOMMENDATION**

That Council:

- 1            endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10424;

2 serves a Notice on E & D Byrne under Section 374(1)(b) of the Local Government Act for departure from the approved plans and unauthorised construction at Lot 201 (134) Ocean Drive, Quinns Rocks.

**MOVED** Cr Waters, **SECONDED** Cr Ewen-Chappell that consideration of this matter be deferred and referred to the next meeting of Council.

**CARRIED**

Appendix VI refers.

**I10425 PROPOSED RETAINING WALLS: LOT 599 (5) SENTRY CLOSE, WOODVALE - [2721/599/5]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10425**

The owners of Lot 599 (5) Sentry Close, Woodvale are seeking Council approval to construct a retaining wall 3200 in height.

The affected adjoining owners have objected to this proposal and recommend that the existing retaining wall of 2200 remain at that height.

The Deputy City Building Surveyor suggests that the applicant be advised to consider alternative design measures which would remove the requirement for retaining walls.

**MOVED** Cr Waters, **SECONDED** Cr Nosow that Council does not give approval for the proposed retaining walls at Lot 599 (5) Sentry Close, Woodvale, and that the applicant be advised to consider alternative means of amending the design of the base of the proposed dwelling which may alleviate the use of retaining walls.

**CARRIED**

**I10426 PROPOSED RETAINING WALL: LOT 743 (2) NATALIE COURT, ALEXANDER HEIGHTS - [2979/743/2]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10426**

The owners of Lot 743 (2) Natalie Court, Alexander Heights are seeking Council approval to construct retaining walls on the left hand side, front and rear boundaries which will taper from 2700 to 0.

The Deputy City Building Surveyor reports that affected adjoining owners have submitted written support of this application.

**MOVED** Cr Waters, **SECONDED** Cr Nosow that Council approve the proposed mass brick retaining walls to be constructed at Lot 743 (2) Natalie Court, Alexander Heights, to a maximum height of 2700.

**CARRIED**

**I10427 WHITFORD JUNIOR FOOTBALL CLUB - REQUEST FOR KIOSK FACILITIES AT COOK RESERVE, HILLARYS - [061-185]**

**CITY BUILDING SURVEYOR'S REPORT I10427**

The Federal Member for Moore, Mr P Filing, has requested that Council considers the provision of a kiosk/canteen attached to the toilets and changerooms at Cook Reserve, Hillarys which is utilized by Whitford Junior Football Club.

The City Building Surveyor reports that it is Council practice not to construct kiosks attached to toilets and changerooms unless the club provides the funds.

**MOVED** Cr Waters, **SECONDED** Cr Nosow that Council advises the Federal Member for Moore, Mr P Filing, that Council will consider a proposal from the reserve users on the basis the group fund the construction of the kiosk.

**CARRIED**

**I10428 SITE WORKS ORDERS TO BE REGISTERED ON TITLE - [210-0]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10428**

On 23 March 1994, Council resolved that a report be submitted on the practicality of registering site works orders on the property title within 14 days of failure to comply with the requisitions of the order.

It is one of the functions of Building Surveyors in the field to serve a site instruction on an owner or builder if there is an infringement or a departure from approved plans.

The Deputy City Building Surveyor provides details of the issue of site instructions and the option available to Council of placing a caveat on a property if a serious infringement has occurred.

**RECOMMENDATION**

That Council does not adopt the practice of placing caveats on property titles within 14 days of failure to comply with a site works order.

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

- 1 consideration of this matter be deferred;
- 2 a report be submitted to Policy and Special Purposes Committee to develop a policy to place caveats on property titles within 14 days of failure to comply with site works orders;
- 3 a list of site work orders and dates served to be circulated to Councillors monthly.

**CARRIED**

**I10429 PROPOSED AMENDMENTS TO COUNCIL'S BY-LAWS RELATING TO FENCING AND PRIVATE TENNIS COURT FLOODLIGHTING - [920-9]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10429**

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

The advertising period calling for any comments on the proposed amendment closed on 11 April 1994. No comments were received. The proposed amendment is now ready to be sent to the Minister for Local Government for gazettal.

The Deputy City Building Surveyor advises that the Australian Standard AS3014 addressing Electrical Installations has been superseded. He seeks Council approval to alter the proposed amendment to include the new standard.

**ADDITIONAL INFORMATION**

The Acting City Building Surveyor advised that on receipt of the new standard from SECWA Regulatory Services, it was found that the actual title of the Standard is Australian/New Zealand Standard, Electrical installations - Electric security fences AS/NZS 3016:1994.

Accordingly the proposed amendment should now read:

"(f)(ii) the fence is constructed in accordance with AS/NZS:3016:1994 and is on land zoned commercial or industrial pursuant to Council's Town Planning Scheme."

**MOVED** Cr Waters, **SECONDED** Cr Nosow that Council approves the alteration to Council's proposed amendment to its By-laws relating to Fencing and Private Tennis Court Floodlighting by deleted AS3014-1991 and replacing with AS/NZS 3016:1994 and change (f)(ii) to read:

"the fence is constructed in accordance with AS3129-1989 and AS/NZS 3016:1994 and is on land zoned commercial or industrial pursuant to Council's Town Planning Scheme."

**CARRIED**

**I10430 PROPOSED LANDSCAPE WORKS - JOONDALUP NORTH FORUM - [730-8-1]**

**ACTING CITY PARKS MANAGER'S REPORT I10430**

Landcorp has submitted to Council design drawings for the proposed landscape of the forum in Grand Boulevard. This area is basically a modified roundabout area designed to function as a formal entry statement when entering the city block from the north.

The Acting City Parks Manager provides details of the proposed design and gives reasons why he considers the concept is not acceptable.

Cr Marwick declared an interest in this item.

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

- 1 rejects the proposed landscape works in Joondalup North Forum;
- 2 notifies Landcorp of its concerns regarding the design.

**CARRIED**

Cr Marwick abstained from voting.

**I10431 MINISTRY OF EDUCATION/CITY OF WANNEROO JOINT PUBLIC OPEN SPACE FACILITIES AGREEMENT - CALLENDER PARK, KINROSS AND ADDISON PARK, MERRIWA - [740-37, 770-26]**

**ACTING CITY PARKS MANAGER'S REPORT I10431**

Parks Department Officers and Ministry of Education staff have discussed the feasibility of sharing public open space facilities at Kinross and Merriwa Primary Schools.

The Acting City Parks Manager provides details of the proposals and outlines areas of concern which would need to be considered prior to finalisation of arrangements.

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

- 1 agrees in principle to the proposal for joint facility use subject to further discussions on proportional cost sharing;
- 2 authorises the City Parks Manager and City Recreation and Cultural Services Manager to liaise with Ministry of Education officers to finalise agreement arrangements.

**CARRIED**

**I10432 REPORT ON WATER QUALITY MANAGEMENT OF ARTIFICIAL LAKES - [507-7]**

**ACTING CITY PARKS MANAGER'S REPORT I10432**

In 1993 Council commissioned a study to collect baseline data on four artificial, perched lakes within the City of Wanneroo. This study was a Joint Achievement Project between the City of Wanneroo and Edith Cowan University.

The purpose of the study was to collect baseline data of water quality within these lakes prior to a management strategy being prepared. The initial report has revealed some inherent problems associated with perched, artificial lakes utilised for storm water collection.

The Acting City Parks Manager advises that a summary has been prepared for Council's information

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

- 1 accepts the report as submitted;
- 2 authorises a 12 month continuation of the study in order to obtain more complete data, including seasonal influences.

**CARRIED**

**I10433 PROPOSAL TO DEVELOP JOONDALUP CENTRAL PARK AMPHITHEATRE AS A JOBSKILLS PROJECT - [253-7]**

**CITY PARKS MANAGER'S REPORT I10433**



A proposal has been received from the Regional Economic Development Group (RED) for development of the Central Park Amphitheatre in conjunction with Landcorp and the City of Wanneroo.

This proposal was developed in consultation with Landcorp and Council officers as an optional development method.

The City Parks Manager provides details of the project and Council's contribution for funding in two stages. He suggests that due to the complexity of the project, that Council establishes a project group encompassing Parks, Engineering and Building Departments, with a member representing Council at any future Landcorp/RED Group discussions.

Cr Marwick declared an interest in this item.

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

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

**CARRIED**

Cr Marwick abstained from voting.

#### **I90444 TOWN PLANNING**

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

**CARRIED**

#### **REPORTS**

#### **I20418 DRAFT NORTH WANNEROO LOCAL STRUCTURE PLAN - [790-634]**

##### **CITY PLANNER'S REPORT I20418**

In November 1992 (Item G21121 refers) Council resolved to give its preliminary support to the Draft North Wanneroo Local Structure Plan and advertise it for a three month public comment period. The advertising period for the draft plan concluded on 7 January 1994 and a total of nine submissions were received.

The City Planner gives details of the submissions received and states that in general the majority of submissions did not oppose the local structure plan but made several comments requesting changes to the plan.

#### RECOMMENDATION

That Council:

- 1            advises Greg Rowe and Associates to modify the Draft North Wanneroo Local Structure Plan in accordance with the changes suggested in Report I20418;
- 2            adopts the Draft North Wanneroo Local Structure Plan (once modified);
- 3            refers the adopted plan to the Department of Planning and Urban Development, together with the submissions received and requests the Department of Planning and Urban Development to adopt the plan as the basis for the approval of subdivision and development within the area covered by the plan.

#### ADDITIONAL INFORMATION

The City Planner advised that at the time of writing this report, Council's Engineering Department was in the process of evaluating the arterial road network for East Wanneroo. As a consequence, it was not possible to ascertain any specific details in relation to the alignment or reservation requirements for Dundobar Road. Since that time, however, Council has considered a detailed report of this matter (Item I10406 refers) which has now confirmed the above details.

Council will note that the report has recommended that the consultants who prepared this local structure plan, Greg Rowe and Associates, are required to make some modifications to this draft plan prior to the Council approving it. These modifications should also include the modification of the structure plan to reflect the revised alignment of Dundobar Road in accordance with Council's Engineering Department's preliminary design plans.

The City Planner requested that this matter be deferred for further consideration. A report will be presented to the next available Council meeting.

**MOVED** Cr Curtis, **SECONDED** Cr Marwick that consideration of this matter be deferred and a further report be presented to Council.

**CARRIED**

Appendix VII refers.

**I20419 PROPOSED AGED PERSONS DWELLINGS, LOTS 1249, 1250, 1251  
AND 1252 CNR KINROSS DRIVE AND FALKLAND WAY, KINROSS -  
[30/4690]**

**CITY PLANNER'S REPORT I20419**

The City Planner reports on an application received from Loughton Patterson Architects on behalf of Anglican Homes Incorporated for proposed Aged Persons development at Lots 1249, 1250, 1251 and 1252 Cnr Kinross Drive and Falkland Way, Kinross.

The City Planner gives details of the application which proposes to use the subject lots for 55 aged persons dwellings.

He gives an assessment of the proposal which has been advertised for a 30 day period. No submissions have been received to date.

**RECOMMENDATION**

That Council approves the application submitted by Loughton Patterson Architects on behalf of Anglican Homes Incorporated, for an Aged Persons' Development on Lot 1252 Kinross Avenue and Lots 1249, 1250 and 1251 Falkland Way, Kinross subject to:

- 1 a new certificate of title being issued for the amalgamated lots prior to the issuing of a building licence;
- 2 standard and appropriate development conditions.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 in this particular case and approves the application submitted by Loughton Patterson Architects on behalf of Anglican Home Incorporated, for an Aged Persons Development on Lot 1252 Kinross Avenue and Lots 1249, 1250 and 1251 Falkland Way, Kinross with parking at a hospital ratio and subject to:

- 1 a new certificate of title being issued for the amalgamated lots prior to the issuing of a building licence;
- 2 standard and appropriate development conditions.

**CARRIED**

**I20420 PROPOSED AGED ACCOMMODATION RESERVE 34347 (54) DOVERIDGE DRIVE, DUNCRAIG - [30/4108]**

**CITY PLANNER'S REPORT I20420**

The City Planner reports on an application from Homeswest for the approval of six aged persons units on Reserve 34347 (54) Doveridge Drive, Duncraig.

He gives an assessment of the proposal.

**RECOMMENDATION**

That Council approves the proposed six aged persons units, utilising a 50% density bonus on Reserve 34347 (54) Doveridge Drive, Duncraig submitted by Overman and Zuideveld Pty Ltd on behalf of Homeswest, subject to standard and appropriate development conditions.

**MOVED** Cr Curtis that consideration of this matter be deferred pending the outcome of the North East Duncraig Traffic Study.

There being no **SECONDER** the Motion

**LAPSED**

**MOVED** Cr Rundle, **SECONDED** Cr Dammers that Council approves the proposed six aged persons units, utilising a 50% density bonus on Reserve 34347 (54) Doveridge Drive, Duncraig submitted by Overman and Zuideveld Pty Ltd on behalf of Homeswest, subject to standard and appropriate development conditions.

**CARRIED**

**I20421 BUILDING ENVELOPES FOR PROPOSED SUBDIVISION, SWAN LOCATIONS 1534 AND 1792 WIRREGA ROAD, JANDABUP - [740-90823]**

**CITY PLANNER'S REPORT I20421**

The City Planner reports on the locations of proposed building envelopes for the approved subdivision of Swan Locs 1534 and 1792 Wirrega Road, Jandabup received on 15 March 1994. The City Planner provides background details and gives an assessment of the proposal.

**RECOMMENDATION**

That Council:

10adopts the plan submitted on 15 March 1994 and the following policy as a Draft Policy for Building Envelopes for Swan Locations 1534 and 1792 Wirrega Road,

Jandabup in accordance with Clause 5.11 of Town Planning Scheme No 1;

11advertises the following draft policy for a period of 21 days in a newspaper circulating within the scheme area in accordance with Clause 5.11(b):

OBJECTIVES:

- 0-1. To provide formal parameters by which to consider the location of buildings on the proposed lots for locations 1534 and 1792 Wirrega Road, Jandabup.
- 0-2. To provide flexibility with the location of building envelopes while still protecting the high conservation value of the land.
- 0-3. To maintain and protect the maximum amount of vegetation in order to protect conservation values.

PARAMETERS

The policy is applicable to land included in the following boundaries:

South of Wirrega Road  
West of State Forest No 65  
North of Lot 23 Damian Road and State Forest No 65  
East of Lots 24 and 35 Damian Road and Lot 34 Wirrega Road

Known as Swan Locations 1534 and 1792 Wirrega Road, Jandabup.

POLICY

In considering development applications, Council shall have due regard for the siting of the building envelopes as shown on the submitted plan (Attachment No 1).

- P-1. All building and associated effluent systems to be located within the confines of the building envelope.
- P-2. Construction of driveways will be confined to the firebreaks wherever practical.
- P-3. The stocking of vegetated AREAS OF lots outside of the building envelopes will not be permitted.

P-4. Applications to alter the location or shape of the building envelope will be considered in accordance with the following principles:

- . The maximum practical retention of vegetation within each lot.
- . Building envelopes of up to 4000m<sup>2</sup> to be cleared within each lot.
- . Building envelope should be setback 20m from road frontage and 15m from other boundaries (where practical).
- . Minimum driveway lengths on vegetated lots to reduce associated clearing.
- . Placement of building envelopes adjacent to remnant vegetation or on higher ground where possible, to provide aesthetic appeal for future homesites.
- . Avoidance of placing building envelopes in the "lower" areas of the site.

3 advises the Department of Planning and Urban Development that the details submitted meet Council's requirements for Condition 6 of subdivision approval dated 13 December 1993;

4 prior to advising the Department of Planning and Urban Development of compliance with Condition 6 above, requires the owner to provide Council with a written undertaking stating that all prospective purchasers will be provided with a copy of the final adopted policy and return a statement signed by the prospective purchaser advising of such.

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

1 adopts the plan submitted on 15 March 1994 and the following policy as a Draft Policy for Building Envelopes for Swan Locations 1534 and 1792 Wirrega Road, Jandabup in accordance with Clause 5.11 of Town Planning Scheme No 1;

2 advertises the following draft policy for a period of 30 days in a newspaper circulating within the scheme area in accordance with Clause 5.11(b):

## OBJECTIVES:

- 0-1. To provide formal parameters by which to consider the location of buildings on the proposed lots for locations 1534 and 1792 Wirrega Road, Jandabup.
- 0-2. To provide flexibility with the location of building envelopes while still protecting the high conservation value of the land.
- 0-3. To maintain and protect the maximum amount of vegetation in order to protect conservation values.

## PARAMETERS

The policy is applicable to land included in the following boundaries:

South of Wirrega Road  
West of State Forest No 65  
North of Lot 23 Damian Road and State Forest No 65  
East of Lots 24 and 35 Damian Road and Lot 34 Wirrega Road

Known as Swan Locations 1534 and 1792 Wirrega Road, Jandabup.

## POLICY

In considering development applications, Council shall have due regard for the siting of the building envelopes as shown on the submitted plan (Attachment No 1).

- P-1. All building and associated effluent systems to be located within the confines of the building envelope.
- P-2. Construction of driveways will be confined to the firebreaks wherever practical.
- P-3. The keeping of livestock and poultry is prohibited.
- P-4. Applications to alter the location or shape of the building envelope will be considered in accordance with the following principles:
  - . The maximum practical retention of vegetation within each lot.

- . Building envelopes of up to 4000m<sup>2</sup> to be cleared within each lot.
- . Building envelope should be setback 20m from road frontage and 15m from other boundaries (where practical).
- . Minimum driveway lengths on vegetated lots to reduce associated clearing.
- . Placement of building envelopes adjacent to remnant vegetation or on higher ground where possible, to provide aesthetic appeal for future homesites.
- . Avoidance of placing building envelopes in the "lower" areas of the site.

3 advises the Department of Planning and Urban Development that the details submitted meet Council's requirements for Condition 6 of subdivision approval dated 13 December 1993;

4 prior to advising the Department of Planning and Urban Development of compliance with Condition 6 above, requires the owner to provide Council with a written undertaking stating that all prospective purchasers will be provided with a copy of the final adopted policy and return a statement signed by the prospective purchaser advising of such.

**CARRIED**

Appendix VIII refers.

**I20422 SUBDIVISION CONTROL UNIT FOR MONTH OF MARCH 1994 - [740-1]**

**CITY PLANNER'S REPORT I20422**

The City Planner submits a resumé of the subdivision applications processed by the Subdivision Control Unit during the month of March 1994. All applications have been considered in accordance with Council's adopted policy.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I20422.

**CARRIED**

Appendix IX refers.



**I20423 PROPOSED SUBDIVISION OF LOT 12 MARIGINIUP ROAD,  
MARIGINIUP - [740-93295]**

**CITY PLANNER'S REPORT I20423**

G S Chhachhi seeks Council approval for the subdivision of Lot 12 Mariginiup Road, Mariginiup. The application is to excise a lot of 5843m<sup>2</sup> from the lot of 3.9267 hectares.

The City Planner advises that the proposal does not comply with Council's Rural Subdivision Policy in relation to minimum lot sizes.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council does not support the application submitted by G S Chhachhi for the subdivision of Lot 12 Mariginiup Road, Mariginiup for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
- 2 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

**CARRIED**

**I20424 PROPOSED SUBDIVISION, LOT 8 (1156) WANNEROO ROAD,  
WANNEROO - [740-93394]**

**CITY PLANNER'S REPORT I20424**

M and A Mrsa seek Council approval for the subdivision of Lot 8 (1156) Wanneroo Road, Wanneroo from one lot of 7.86 ha to create two lots of approximately 3.9 ha each.

The City Planner advises that the proposal does not comply in respect of lot sizes with Council's Rural Subdivision Policy.

**RECOMMENDATION**

That Council does not support the application submitted by M and A Mrsa for the subdivision of Lot 8 (1156) Wanneroo Road, Wanneroo for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
- 2 additional access onto Wanneroo Road is not in accordance with Council's policy or standards;

3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

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

1 CITY PLANNER'S REPORT I20424 be received;

2 City Planner's Recommendation **NOT BE ADOPTED** - Item I20424A refers.

**CARRIED**

**I20424A PROPOSED SUBDIVISION, LOT 8 (1156) WANNEROO ROAD, WANNEROO - [740-93394]**

**MOVED** Cr Cooper, **SECONDED** Cr Marwick that Council approves the application submitted by M and A Mrsa for the subdivision of Lot 8 (1156) Wanneroo Road, Wanneroo to create two lots of approximately 3.9 ha each, subject to all buildings having the necessary clearances from the new boundaries.

**CARRIED**

**I20425 PROPOSED SUBDIVISION, LOC 6265 (3060) WANNEROO ROAD, CARABOODA - [740-93284]**

**CITY PLANNER'S REPORT I20425**

C Genovese seeks Council approval for the subdivision of Loc 6265 (3060) Wanneroo Road, Carabooda from one lot of 7.69 ha to create two lots of approximately 3.8 ha each.

The City Planner advises that the proposal does not comply in respect of lot sizes with Council's Rural Subdivision Policy.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council does not support the application submitted by C Genovese for the subdivision of Loc 6265 (3060) Wanneroo Road, Carabooda for the following reasons:

1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;

2 additional access onto Wanneroo Road is not in accordance with Council's policy or standards;

3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

**CARRIED**

**I20426 UNLAWFUL INDUSTRIAL USE OF LOT 95 (113) DUNDEBAR ROAD,  
WANNEROO - "ADVANCE MODULAR RETAINING WALLS" -  
[262/95/113]**

**CITY PLANNER'S REPORT I20426**

During late November 1993 a complaint was received from a retaining wall company situated within the Wangara Industrial Zone objecting to the presence of a similar business at Lot 95 (113) Dundebarr Road, Wanneroo.

The City Planner reports on subsequent investigations which resulted in the proprietor of the business being formally advised that he must relocate.

He now advises that the proprietor has purchased Lot 52 Action Place, Enterprise Park and should be relocated by the end of May 1994.

**RECOMMENDATION**

That Council proceeds with legal action if Mr McMahan has not relocated his business to Lot 52 Action Place, Enterprise Park, Wangara by the end of May 1994.

**MOVED** Cr Dammers, **SECONDED** Cr Waters that consideration of this matter be deferred pending receipt of a progress report from Mr McMahan and a further report submitted to Council at its meeting on 25 May 1994.

**CARRIED**

**I20427 REQUEST FOR SETBACK RELAXATION, LOT 8 (7) IBIS COURT,  
KINGSLEY - [30/4686]**

**CITY PLANNER'S REPORT I20427**

Celebrity Homes on behalf of S and N Hayes seeks Council approval for a reduced rear setback to Lot 8 (7) Ibis Court, Kingsley.

The City Planner reports on the background to the subject site and provides an assessment of the application.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the rear setback from 10 metres to a minimum of 5 metres for Lot 8 (7) Ibis Court, Kingsley submitted by Celebrity Homes on behalf of S and N Hayes.

**CARRIED**

**I20428 PROPOSED FOUR GROUPED DWELLINGS ON LOT 1064 (7) THORNTON  
RETREAT, KINROSS - [30/4677]**

**CITY PLANNER'S REPORT I20428**

Variable Holdings Pty Ltd on behalf of Burns Beach Property Trust seeks Council approval for four grouped dwellings with reduced front setbacks on Lot 1064 (7) Thornton Retreat, Kinross.

The City Planner provides an assessment of the application.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council refuses the application for four grouped dwellings at 1.5m from the street, submitted by Variable Holdings Pty Ltd, on behalf of Burns Beach Property Trust on the grounds that it does not comply with Council's policy which requires a minimum setback of 3m from the primary street.

**CARRIED**

**I20429 WOMEN'S REFUGE CENTRE, LOT 976 (11) BURLOS COURT,  
JOONDALUP - [30/4252]**

**CITY PLANNER'S REPORT I20429**

Phillip McAllister, Architect on behalf of the Patricia Giles Centre seeks planning approval for four group dwellings to be used as a women's refuge centre on Lot 976 (11) Burlos Court, Joondalup.

The City Planner provides an assessment of the application.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council approves the application for four grouped dwellings on Lot 976 (11) Burlos Court, Joondalup as submitted by Phillip McAllister, Architect, on behalf of Patricia Giles Centre, subject to:

- 1 all fencing to public accessways being constructed in an open style;
- 2 standard and appropriate conditions.

**CARRIED**

**I20430 DRAFT POULTRY FARM POLICY - [319-7]**

**CITY PLANNER'S REPORT I20430**

The Department of Planning and Urban Development has submitted for comment by Council a Draft Poultry Farm Policy.

The City Planner provides an assessment of the Draft Policy which proposes guidelines for considering rezoning, subdivision and development of land for residential and special rural purposes in the vicinity of existing poultry farms and addresses the issue of new poultry farms.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council advises the Department of Planning and Urban Development that it endorses the comments on the Draft Poultry Farm Policy which have already been forwarded to it by this City, as outlined in Report I20430.

**CARRIED**

Appendix XIX refers.

**I20431** PROPOSED SCHEME AMENDMENT, LOT 32 (10) MENCHETTI ROAD, NEERABUP - [790-680]

**CITY PLANNER'S REPORT I20431**

**MOVED** Cr Waters, **SECONDED** Cr Wood that CITY PLANNER'S REPORT I20431 be considered later in the matter, following Item I20437.

**CARRIED**

**I20432** COMPENSATION PAYMENTS FOR THE WIDENING OF PERRY ROAD, PINJAR - MR SUSAC AND MR AND MRS MATHER - [510-471]

**CITY PLANNER'S REPORT I20432**

On 23 March 1994 (Item I20333 refers) Council resolved to pay Colin and Leonie Mather an amount of \$4,700.00 for the 2500m<sup>2</sup> of land required from Lot 3 corner of Ziatas Road and Old West Road, Pinjar.

The City Planner advises that the Perry Road Land Acquisition Account No 32668 does not have sufficient funds to cover this amount, however funds to cover the compensation are available in the Woodvale Drive Land Acquisition Account No 32672.

**MOVED** Cr Waters, **SECONDED** Cr Rundle that Council authorises, in accordance with Section 547(12) of the Local Government Act the transfer of funds for the compensation payment to Mr and Mrs Mather for the 2500m<sup>2</sup> of land required from Lot 3 corner of Ziatas Road and Old West Road, Pinjar from the Woodvale Drive Land Acquisition Account No 32672 to the Perry Road Land Acquisition Account No 32668.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

**I20433 COMPENSATION FOR LAND ACQUISITION: A & R Z VLAHOV:  
OCEAN REEF ROAD, WANGARA - [205/52/9]**

**CITY PLANNER'S REPORT I20433**

In September 1993 (Item H30907 refers) Council approved the appointment of a specialist business consulting firm to provide it with a second valuation opinion on the amount of compensation it would be fair to pay A and R Z Vlahov for resumption of 8,886m<sup>2</sup> of land from Lot 52 Mary Street, Wangara.

The City Planner gives background details relating to the subject site and an assessment of the compensation amounts recommended by the primary and secondary valuers.

Cr Marwick declared an interest in this item.

**MOVED** Cr Waters, **SECONDED** Cr Moloney that Council agrees to settle the outstanding compensation claim of A and R Z Vlahov for the resumption of 8886m<sup>2</sup> of land from Lot 52 Mary Street, Wangara for the extension of Ocean Reef Road at the amount of \$228,787.21 and authorises payment of that amount, plus interest, at the daily rate of \$50.55 if payment is made later than 29 April 1994.

**CARRIED**

Cr Marwick abstained from voting.

Cr Davies entered the Chamber at this point, the time being 8.27 pm.

**I20434 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MILNE COURT AND STEPHENS STREET, OCEAN REEF - [510-2077, 510-2078]**

**CITY PLANNER'S REPORT I20434**

Property owners adjoining the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef seek to have the accessway closed.

The City Planner reports that the closure of the accessway will not affect any services and is not an important link for pedestrian movement through the area.

He suggests that Council advertise the closure application to ascertain if there is opposition to the closure.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

**CARRIED**

**I20435 PROPOSED CLOSURE OF A PORTION OF CARRAMAR ROAD, NEERABUP - [510-1527]**

**CITY PLANNER'S REPORT I20435**

On 9 February 1994 Council resolved not to adopt the recommendation that Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Lot 2 and Location 2579. Council instead resolved to request the Hon Minister for Lands to proceed with closure and disposal of the unconstructed portion of Carramar Road between Rustic Gardens and Pinjar Road.

The City Planner reports on a draft structure plan which has been submitted by Yatala Pty Ltd. He suggests that Council retains this portion of Carramar Road until the structure plan has been finalised.

**RECOMMENDATION**

That Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Lot 2 and Location 2579 under Section 288A of the Local Government Act.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that, subject to the agreement of the adjoining landowners, Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Rustic Gardens and Pinjar Road, Neerabup under Section 288A of the Local Government Act.

**CARRIED**

**I20436 GATE ACROSS OAKWOOD COURT, CURRAMBINE - [510-3359]**

**CITY PLANNER'S REPORT I20436**

An application has been received from Show Homes to erect an unlocked swing gate across Oakwood Court, Currumbine.

The City Planner reports on the request which will provide security for a show home village located within the cul-de-sac.

The proposed gates will be between Lots 293 and 233 and the applicants have requested the licence to be valid for two years.

The City Planner seeks Council approval to advertise its intention to grant a gate licence in accordance with Section 333 of the Local Government Act.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council requests the Governor to issue an order authorising Council to grant a licence for gates across Oakwood Drive, Currambine subject to there being no objections received within the prescribed objection period.

**CARRIED**

**I20437 CLIFF PARK, SORRENTO - [061-446, C727-6]**

**CITY PLANNER'S REPORT I20437**

Council has referred a petition objecting to the sale and development of Cliff Park for a report by the City Planner.

The City Planner reports on the background details to the subject site. He advises that as there has been considerable local resident opposition to any redevelopment of Cliff Park, it is unlikely that the Department of Land Administration will support any change of status.

**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Council maintains Cliff Park as a dry park for recreation purposes.

**CARRIED**

**MOVED** Cr Waters, **SECONDED** Cr Davies that Item I20431 be considered at this point.

**CARRIED**

**I20431 PROPOSED SCHEME AMENDMENT, LOT 32 (10) MENCHETTI ROAD, NEERABUP - [790-680]**

**CITY PLANNER'S REPORT I20431**

G Macri on behalf of Fleura Pty Ltd seeks Council approval to rezone Lot 32 (10) Menchetti Road, Neerabup to allow location of a rural store.

The City Planner gives background details relating to the subject site and provides an assessment of the application.

He advises that with the existence of two rural stores, a Service Station and a Roadhouse, it would not be in the best



interests of the community to permit new sites within the same immediate locality.

### **RECOMMENDATION**

That Council does not initiate an amendment to Town Planning Scheme No 1 to allow Lot 32 (10) Menchetti Road, Neerabup to operate as a rural store, as submitted by Mr G Macri for the following reasons:

- 1 the proposal contravenes Council's Rural Stores Policy;
- 2 any amendment to the adopted Rural Stores Policy will undermine the objectives and intentions of a unified and co-ordinated approach to the servicing of local communities;
- 3 support for the amendment will establish an undesirable precedent for further ad hoc development of rural stores within the rural area.

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

- 1 consideration of this matter be deferred;
- 2 a further report be submitted to Policy and Special Purposes Committee reviewing Council's Rural Stores Policy.

### **CARRIED**

Cr Rundle dissented.

### **I90445 FINANCE & ADMINISTRATIVE RESOURCES**

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

**CARRIED**

### **REPORTS**

#### **I30412 TASKFORCE MEMBER VACANCY - LOCAL GOVERNMENT MUTUAL LIABILITY SCHEME - [312-2, 013-1]**

#### **DEPUTY TOWN CLERK'S REPORT I30412**

The Deputy Town Clerk reports that the Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Taskforce Member - WA Local Government Mutual Liability Scheme.

He gives details of the Board membership and seeks nomination from Council.

Cr Dammers left the Chamber at this point, the time being 8.54 pm.

**MOVED** Cr Freame, **SECONDED** Cr Ewen-Chappell that Council does not nominate a Councillor for appointment to the position of Taskforce Member - WA Local Government Mutual Liability Scheme.

**CARRIED**

**I30413 TASKFORCE MEMBER VACANCY - LOCAL GOVERNMENT SELF INSURANCE SCHEME FOR WORKERS COMPENSATION - [312-2, 013-6]**

**DEPUTY TOWN CLERK'S REPORT I30413**

The Deputy Town Clerk reports that Western Australian Municipal Association has invited member Councils to submit nominations for appointment to the position of Taskforce Member - WA Local Government Self-Insurance Scheme for Workers Compensation.

He gives details of Board membership and seeks nominations from Council.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Wood that Council does not nominate a Councillor for appointment to the position of Taskforce member - WA Local Government Self-Insurance Scheme for Workers Compensation.

**CARRIED**

**I30414 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

**DEPUTY TOWN CLERK'S REPORT I30414**

The Deputy Town Clerk seeks Council approval for a number of civic receptions and functions to be included in the 1993/94 calendar.

**MOVED** Cr Wood, **SECONDED** Cr Freame that Council approves of the revised dates for the functions listed below:

DATE	FUNCTION	GUESTS	HOST
1994			
17 May 1994	Opening of Ceramic Mural	20	
Council	at Whitfords Library		

27 May 1994      Opening of Tile Mural      20  
 Council  
                   at Warwick Leisure Centre

26 June 1994      Carramar Pro-Am              200  
 Council.

**CARRIED**

**I30415    WARRANT OF PAYMENTS FOR THE PERIOD ENDING 29 MARCH 1994**  
**- [021-1]**

**CITY TREASURER'S REPORT I30415**

The City Treasurer submits a Warrant of Payment for the period ending 29 March 1994 covering Voucher 110869 - 112261 relating to Treasurer's Advance Account No 1. Voucher Nos 002971-002979A relating to Municipal Fund and Voucher 013704A relating to Trust Funds, the total sum expended \$13,225,469.26.

Crs Dammers, Wood and Curtis declared an interest in this item.

**MOVED** Cr Cooper, **SECONDED** Cr Nosow that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 29 March 1994, certified by the Mayor and City Treasurer, and totalling \$13,225,469.26:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	110869-112261	
6,231,640.15		
Municipal	002971-002979A	
6,941,845.11		
Trust	013704A only	
51,984.00		
		<hr/>
		\$13,225,469.26
		<hr/>

**CARRIED**

Crs Dammers, Wood and Curtis abstained from voting.

Appendix X refers.

**I30416    AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]**

**CITY TREASURER'S REPORT I30416**

The City Treasurer submits a schedule of requests for authorisation to reallocate funds within the adopted 1993/94 Budget.

The net result of these reallocations and adjustments is a Budget deficit of \$49,258.

**MOVED** Cr Cooper, **SECONDED** Cr MacLean 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 - 27 April 1994.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

Appendix XI refers.

**I30417 RATES AND CHARGES ENQUIRIES - [018-1, 261-2-2]**

**CITY TREASURER'S REPORT I30417**

In March 1993 Council resolved to set a \$5.00 fee to Settlement Agents for rate information.

The City Treasurer reports on the implementation of the fee since July 1993 and the considerable discontent amongst Settlement Agents at the imposition of the new fee. He suggests changes to the existing arrangements to include increasing the fee to \$8 and providing a copy of the Rates and Charges Statement to both Vendor and Purchaser Settlement Agents.

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

- 1 provides a copy of the Rates and Charges statement on property change of ownership to both vendor and purchaser Settlement Agents;
- 2 increases effective 1 July 1994 the administrative fee to \$8.00 for providing the Rates and Charges statements to Settlement Agents.

**CARRIED**

**I30418 RATE EXEMPTION - GRACE CHRISTIAN MINISTRIES INC - [1275/  
/23-7]**

**CITY TREASURER'S REPORT I30418**

The City Treasurer reports on an application for rate exemption by the Grace Christian Ministries for the property the church occupies at 7/23 Buckingham Drive, Wangara.

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

- 1 grants rate exemption pursuant to Section 532(3)(c) of the Local Government Act on 7/23 Buckingham Drive, Wangara effective 1 July 1993;
- 2 amends the rate book accordingly.

**CARRIED**

**I30419 WRITE OFF - RATES - [018-13]**

**CITY TREASURER'S REPORT I30419**

The City Treasurer submits a schedule of rates to be written off totalling \$21.06 and indicates why each amount is recommended for write off action.

**MOVED** Cr Freame **SECONDED** Cr Cooper that Council:

- 1 writes off rates levied, totalling \$21.06 in accordance with Section 575(1)(a) of the Local Government Act 1960, as detailed in Attachment A to Report I30419;
- 2 submits Attachment A to Report I30419 to the Minister for Local Government for write off approval.

**CARRIED**

Appendix XII refers.

**I30420 DELINEATION OF BOUNDARIES FOR THE 1994/95 RATING YEAR - [018-21]**

**CITY TREASURER'S REPORT I30420**

The City Treasurer reports that Council's split valuation system for rating purposes and the continued subdivision of broadhectare properties requires that the gross rental unimproved valuation boundaries be delineated on an annual basis. This boundary delineation is subject to Governor's approval in accordance with Section 533 of the Local Government Act.

He give details of Section 533(8)(a) and (9)(a) of the Local Government Act and advises that this year, the gross rental/unimproved valuation boundaries affect urban zoned broadhectare properties and special rural zoned properties.

**MOVED** Cr Freame , **SECONDED** Cr Cooper that Council, in accordance with the provisions of Section 533(17) of the Local Government

Act, seeks Governor's approval to realign the valuation boundaries for the urban broadhectares and special rural zoned properties for 1994/95 rating purposes, as outlined on the plan laid on the table.

**CARRIED**

**I30421 APPOINTMENT OF AUDITOR - 1 JULY 1994 TO 30 JUNE 1997 - [002-1-1]**

**CITY TREASURER'S REPORT I30421**

The current term of appointment for Council's auditors - Mr Graham McHarrie and Mr Johan Duivenvoorde from Chartered Accounting firm Deloitte Touche Tohmatsu will expire on 30 June 1994.

Mr McHarrie and Mr Duivenvoorde are seeking renewal of their appointment for a further three (3) years to 30 June 1997.

The City Treasurer provides details of their commercial and business experience and considers Mr McHarrie and Mr Duivenvoorde to be outstanding applicants.

**MOVED** Cr Freame **SECONDED** Cr Cooper that Council:

- 1 appoints Mr Graham McHarrie and Mr Johan Duivenvoorde of Deloitte Toche Tohmatsu as Auditors to the City of Wanneroo for the period 1 July 1994 to 30 June 1997;
- 2 advises, in accordance with the provisions of Section 635(f)(8) of the Local Government Act 1960, the Minister for Local Government of the appointment of Mr Graham McHarrie and Mr Johan Duivenvoorde as Auditor for the City, together with the terms and conditions of the appointment;
- 3 authorises the affixation of the Common Seal to, and endorses the signing of, the contract documents.

**CARRIED**

**I30422 DONATIONS - [009-1]**

**CITY TREASURER'S REPORT I30422**

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

- . 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.

**MOVED** Cr Freame, **SECONDED** Cr Cooper 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.

**CARRIED**

**I30423 ANNUAL REVIEW - FEES AND CHARGES - [261-2-2]**

**CITY TREASURER'S REPORT I30423**

Each year a review is undertaken in conjunction with all departments of Council's fees and charges.

Cr Dammers entered the Chambers at this point, the time being 9.03 pm.

The City Treasurer presents a Schedule of Fees and Charges for 1994/95 for adoption prior to 30 June 1994. He advises that the majority of charges have not been increased with the exception of facilities covered by lease, commercial refuse charges, recreation facilities hire and meals on wheels.

Cr MacLean left the Chambers at this point, the time being 9.04 pm.

Correction

The Town Clerk advised that Pages 38 and 39 of the Schedule of Fees and Charges for 1994/95 be amended as follows:

Page 38 - Annual Memberships 93/94 should read "\$599";

Page 39 - Education Department - Vacation School Term - the school term should read "\$1.20" for 94/95.

**RECOMMENDATION**

That Council:

- 1 adopts the 1994/95 Schedule of Fees and Charges as outlined on Attachment A to report I30423;
- 2 include these fees and charges in the 1994/95 Budget.

Cr MacLean entered the Chambers at this point, the time being 9.06 pm.

Cr Freame spoke on the increases outlined in the Schedule of Fees and Charges on pages 36, 38 and 39 of Report I30423 and requested Councillors to consider the following:

**Swimming Pool Entry - Page 36:**

- 4-16 years - \$1.60
- Student Concession - \$1.70

Education Department:

- Vacation Swimming - \$1.10
- School in Term - \$1.10

**Vacation Swimming - Page 39**

Education Department:

- Vacation Swimming - \$1.10
- School in Term - \$1.10

**Vacation Swimming - Page 41:**

- Lessons (Education Department)  
10 lessons - \$11.00

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

- 1 CITY TREASURER'S REPORT I30423, amended as above, be received;
- 2 City Treasurer's Recommendation **NOT BE ADOPTED** - Item I30423A refers.

**CARRIED**

**I30423A ANNUAL REVIEW - FEES AND CHARGES - [261-2-2]**

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

- 1 consideration of this matter be deferred;
- 2 a further report be submitted to Council in May 1994;



- (a) incorporating the recommendations of Cr Freame regarding amendments to the Schedule of Fees and Charges;
- (b) outlining the possible loss of revenue and overall impact on the 1994/95 Budget for the Craigie Leisure Centre and Aquamation;

3 Council agrees to a deputation from combined School P & C Associations in Wanneroo.

**CARRIED**

Appendix XIII refers.

**I30424 1994/95 BORROWING PROGRAMME - [015-0]**

**CITY TREASURER'S REPORT I30424**

Council is required, pursuant to Section 601 of the Local Government Act, to submit to State Treasury by 29 April 1994, an estimate of its 1994/95 loan borrowings.

Since 1987/88 Council has made a commitment to reduce loan borrowings by \$200,000 per annum.

As Council is not in a position to accurately predict what portion of its 1994/95 capital works programme can be funded direct from its own resources, the City Treasurer suggests that it would appear wise to advise State Treasury that it requires \$400,000 loan funds in 1994/94.

**MOVED** Cr Freame, **SECONDED** Cr Cooper that Council advised the State Treasury that its 1994/95 anticipated 1994/95 borrowing programme is:

Anticipated Loan Borrowings	\$ 400,000.00
Loan Conversions	\$1,060,708.41.

**CARRIED**

**I30425 REFUND BUILDING LICENCE FEES - 1994 CHARITY HOME - [3915/189/12]**

**CITY TREASURER'S REPORT I30435**

The City Treasurer advises that a request has been received via the City Building Surveyor, for a refund of the building licence fees on construction of the 1994 Charity House at Lot 189 (12) Coronado Ridge, Iluka.

If approved the fee of \$600.00 will be forwarded to Les Friday Homes, the builder, who will donate the refund direct to Rocky Bay Charity Home.

**MOVED** Cr Freame **SECONDED** Cr Cooper that Council refunds to Les Friday Homes the building licence fees of \$600.00 associated with the construction of the 1994 Charity Home at Lot 189 (12) Coronado Ridge, Iluka. Such donation to be from Budget Item 26066 - Other Aged and Disabled Services - Sundry Donation.

**CARRIED**

#### **I90446 COMMUNITY SERVICES**

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Wood that Community Services Reports be received.

**CARRIED**

#### **REPORTS**

##### **I40413 SURVEILLANCE OF PUBLIC SWIMMING POOLS - [2961/64/33]**

###### **CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40413**

The City Environmental Health Manager reports on an incident involving an unsatisfactory water sample of a public swimming pool operating within the City of Wanneroo.

A similar incident occurred on 10 August 1993 and resulted in a written warning to the Management.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that Council initiate proceedings against Mindarie Keys Pty Ltd, 33 Ocean Falls Boulevard, Mindarie for a breach of Regulation 11(b) of the Health Act (Swimming Pool) Regulations 1964.

**CARRIED**

##### **I40414 APPLICATION CARPORT - [30/95]**

###### **CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40414**

The City Environmental Health Manager reports on an application by Mrs P K Greenacre of Bay 101 Lakelands Caravan Park for erection of a carport adjacent to her doublewide caravan. The carport will not encroach on the mandatory bay clearance of 2.25 metres to the side and rear boundaries.

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

- 1 approves erection of a metal carport to Bay 101 Lakelands Caravan Park, 289 Sydney Road, Gngangara on

behalf of Mrs P K Greenacre subject to gazettal of proposed amendments to the Local Government Model By-laws (Caravan Parks and Camping Grounds) per Council resolution I50315 of 9 March 1994;

2 requires the applicant to obtain a Building Licence.

**CARRIED**

Appendix XIV refers.

**I40415 GRAFFITI DOB-IN PROPOSAL - [210-7]**

**MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I40415**

In February 1994 Council resolved that a report be submitted on the current situation regarding advertising for Council's Graffiti Dob-in proposal. A reward notice was placed in the Wanneroo Times on 29 March 1994 and further notices will be placed in local papers on an intermittent basis.

The Manager, Municipal Law and Fire Services suggests that the monetary rewards be increased from a minimum of \$50 and maximum of \$200 to \$100 and \$500 respectively and pamphlets advising of the Reward System be circulated to the City's Libraries and Recreation Centres.

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

1 Council:

- (a) raises the minimum reward payable for offences against Municipal property from \$50 to \$100;
- (b) raises the maximum reward payable for offences against Municipal property from \$200 to \$500;

2 any reward made to be subject to Council approval and in accordance with the guidelines set down by Council on 23 June 1976.

**CARRIED**

**I40416 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40416**

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

Cr Marwick advised that at the Historical Sites Advisory Committee meeting held 20 April 1994 the Committee resolved:

"That the Historical Sites Advisory Committee recommends Council holds the Pioneer Luncheon in the Senior Citizens Centre at the Wanneroo Civic Centre, in conjunction with the unveiling of the heritage plaques in Wanneroo Townsite during WA Week, 6-12 June 1994".

#### RECOMMENDATION

That Council:

- 1 (a) lists for consideration in the draft 1994/95 Budget the amount of \$2,000 to mount three photographic displays throughout the 1994/95 financial year;
- (b) authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$300 to complete the photographic displays, from Allocation 32360 Historical Projects, Restoration and Acquisition of Artifacts to Allocation 32358 Historical Projects - Historical Photo Display - 3rd floor;
- (c) nominates the following themes, in order of preference as listed below, for Council's endorsement:
  - . Shipwrecks - Coastal Maritime History
  - . Lime Kilns/Quarrying
  - . Old North Stock Route and Bicentennial Cattle Drive;
- 2 (a) erects Historical Heritage signs on Wanneroo Road at the corner of Ariti Avenue (south east corner) and another at the corner of Church Street (north east corner) stating "Townsite of Wanneroo, Established 1907";
- (b) erects a plaque incorporating a small map and the wording of an extract from the Government Gazette dated 13 August 1907, ie:

"Townsite of Wanneroo. Swan District. Department of Lands and Surveys, Perth, 13 August, 1907.

11357/06. His Excellency the Governor in Executive Council, by virtue of the powers given him by the Land Act 1898, has been pleased to set apart the Crown land within the boundaries described hereunder as "Town and Suburban" to form a Townsite in the Swan District, to be known and distinguished as "Wanneru": - Bounded by lines starting from the North corner of Wanneru Estate Lot 3, and extending 151 deg. 59 min. along the East corner of Wanneru Road No. 3 to the East corner of Wanneru Town Lot 109: thence 241 deg. 58½ min. passing along the latter's South-Eastern boundary and that of Wanneru Estate Lot 39 to its South corner; thence 331 deg. 59 min. passing along the latter's South-Western boundary and those of Lots 110 and 3 aforesaid, and thence 66 deg. 45 min. along its North-Western boundary to the starting point. (O.P. Swan 348.). R CECIL CLIFTON, Under Secretary for Lands."

in Searson Park, Wanneroo, to mark the original townsite;

- (c) authorises, in accordance with Section 547(12) of the Local Government Act the reallocation of \$3,200 for the display from Allocation Number 32360 - Historical Projects, Restoration and Acquisition of Artefacts;
  - (d) seeks Main Roads Department approval to erect the signs on Wanneroo Road;
- 3
- (a) erects a plaque to commemorate the Ariti House site at the original location which is not situated within the Lake Joondalup Reserve;
  - (b) requests the Wanneroo Historical Society to recommend wording for the plaque and invites the Society to arrange an unveiling ceremony for the plaque should it consider that such a ceremony is appropriate;
- 4
- seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation;
- 5
- pays \$50, from Account Number 32540, for the relocation of sixteen desks and chairs to the School Room at Perry's Paddock.

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

- 1
- (a) lists for consideration in the draft 1994/95 Budget the amount of \$2,000 to mount three photographic displays throughout the 1994/95 financial year;
  - (b) authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$300 to complete the photographic displays, from Allocation 32360 Historical Projects, Restoration and Acquisition of Artifacts to Allocation 32358 Historical Projects - Historical Photo Display - 3rd floor;
  - (c) nominates the following themes, in order of preference as listed below, for Council's endorsement:
    - . Shipwrecks - Coastal Maritime History
    - . Lime Kilns/Quarrying
    - . Old North Stock Route and Bicentennial Cattle Drive;
- 2
- (a) erects Historical Heritage signs on Wanneroo Road at the corner of Ariti Avenue (south east corner) and another at the corner of Church Street (north east corner) stating "Townsite of Wanneroo, Established 1907";
  - (b) erects a plaque incorporating a small map and the wording of an extract from the Government Gazette dated 13 August 1907, ie:

"Townsite of Wanneroo. Swan District. Department of Lands and Surveys, Perth, 13 August, 1907. 11357/06. His Excellency the Governor in Executive Council, by virtue of the powers given him by the Land Act 1898, has been pleased to set apart the Crown land within the boundaries described hereunder as "Town and Suburban" to form a Townsite in the Swan District, to be known and distinguished as "Wanneroo": - Bounded by lines starting from the North corner of Wanneroo Estate Lot 3, and extending 151 deg. 59 min. along the East corner of Wanneroo Road No. 3 to the East corner of Wanneroo Town Lot 109; thence 241 deg. 58½ min. passing along the latter's South-Eastern boundary and that of Wanneroo Estate Lot 39 to its South corner; thence 331 deg. 59 min. passing along the latter's South-Western boundary and those of Lots 110 and 3 aforesaid,

and thence 66 deg. 45 min. along its North-Western boundary to the starting point. (O.P. Swan 348.). R CECIL CLIFTON, Under Secretary for Lands."

in Searson Park, Wanneroo, to mark the original townsite;

- (c) unveils the heritage plaques in Wanneroo Townsite during WA Week 6-12 June 1994, in conjunction with the Pioneer Luncheon in the Senior Citizens Centre at the Wanneroo Civic Centre;
- (d) authorises, in accordance with Section 547(12) of the Local Government Act the reallocation of \$3,200 for the display from Allocation Number 32360 - Historical Projects, Restoration and Acquisition of Artefacts;
- (e) seeks Main Roads Department approval to erect the signs on Wanneroo Road;
- 3 (a) erects a plaque to commemorate the Ariti House site at the original location which is not situated within the Lake Joondalup Reserve;
- (b) requests the Wanneroo Historical Society to recommend wording for the plaque and invites the Society to arrange an unveiling ceremony for the plaque should it consider that such a ceremony is appropriate;
- 4 seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation;
- 5 pays \$50, from Account Number 32540, for the relocation of sixteen desks and chairs to the School Room at Perry's Paddock.

CARRIED BY AN

ABSOLUTE MAJORITY

I40417 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES  
- [264-3]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40417

The City Recreation and Cultural Services Manager reports on matters arising from the meetings of Burns Beach, Quinns Rocks, Youth and Historical Sites Management Committees.

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

- 1 accepts Mr B Hales' resignation from the Burns Beach Recreation Management Committee;
- 2 endorses the appointments of Ms W Duxbury and Mr P Grant to the Quinns Rocks Recreation Management Committee, and Mr A Kaye to the Youth Advisory Committee;
- 3 invites Mr Bob Ruscoe, the City's Land Information Systems Officer, to become a member of the Historical Sites Advisory Committee and, accordingly, amends the Committee's terms of Reference under Item 1 "definition and Membership" to constitute this change;
- 4 undertakes an assessment of the former Council building at 935 Wanneroo Road to determine its historical significance.

**CARRIED**

**I40418 RESURFACING OF YANCHEP SPORTS CLUB TENNIS COURTS - [323-3]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40418**

In July 1993, Council advised the Yanchep Sports Club that it would not resurface its two tennis courts.

The Club has now obtained a quote from "Sportscoat" of \$8,870 to resurface the courts and is seeking a 50% contribution from Council.

The City Recreation and Cultural Services Manager provides background details to this request and advises that these courts are utilised by local community residents of Yanchep/Two Rocks.

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

- 1 authorises payment for the resurfacing of Yanchep Sports Club Tennis Courts at a cost of \$8,870;
- 2 authorises in accordance with Section 547(12) of the Local Government Act, the reallocation of funds of \$4,516 from the following projects:

ACCOUNT NO	DESCRIPTION	FUNDS
29392	Kingsley Park Tennis Court Resurfacing	
\$1,381		



29394 James Cook Park Tennis Court Resurfacing  
\$2,505  
29396 Emerald Park Tennis Court Resurfacing  
630

\$4,516

- 3 authorises in accordance with Section 547(12) of the Local Government Act the overexpenditure of \$4,354.

**CARRIED BY AN**

**ABSOLUTE MAJORITY**

**I40419 MULTICULTURAL FESTIVAL - [429-1-12]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40419**

The City Recreation and Cultural Services Manager reports on the success of the Multicultural Festival which was held at Sorrento Quay on 27 March 1994.

The chairperson for Multicultural Week, Michael Board, subsequently requested that the City of Wanneroo bids to host the 1995 Multicultural Festival again at Sorrento Quay. Sorrento Quay has offered to support the Festival through \$1,000 sponsorship and use of the venue.

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

- 1 authorises the City Recreation and Cultural Services Manager to submit a proposal to the office of Multicultural Interests to host the 1995 Multicultural Festival;
- 2 lists the sum of \$4,380 in the 1994/95 draft Budget for the hosting of the Multicultural Festival in 1995 at Sorrento Quay.

**CARRIED**

**I40420 RECREATION FACILITIES - REQUEST FOR WAIVER OF HIRE CHARGES - [260-0]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40420**

In December 1991, Council amended its policy in regard to waiver of hire charges for recreation facilities:

"... organisations and events that Council chooses to support through subsidised use shall, in the first instance, pay the full applicable hire rate. They shall then apply to Council for a refund through the appropriate donation account."

The City Recreation and Cultural Services Manager reports on a request for waiver of hire fees for the Yanchep/Two Rocks Recreation Centre by the Chess Association of WA.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that Council reduces the hire fee to \$10.15 per hour for Yanchep/Two Rocks Recreation Centre (Lower Hall) for the Chess Association of Western Australia Inc to hold its "15th Yanchep/Two Rocks Allegro Chess Tournament" on Sunday 9 October 1994, such waiver to be made from Account Number 29439 - Recreation Control Recreation Facility Subsidy.

**CARRIED**

**I40421 MOBILE SKATE BOARD RAMPS - [260-0]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40421**

The City Recreation and Cultural Services Manager reports on an opportunity to purchase mobile skateboard equipment in excellent condition for \$3,500.

This equipment, if purchased, would be stored at the Depot and would be available for use at a variety of locations in the City.

In addition it is proposed to purchase two ramps at a cost of \$500 for use at Ocean Ridge Community Centre.

Funds are available for these purchases.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that Council authorises the purchase from Account 27258 of:

- 1 three portable quarter pipe ramps, flatlform accessories and trailer from Mr Bruce Yardley, 41 Pine Terrace, Darlington for \$3,500;
- 2 two ramps from Mr Blaise Paris, 6 Hallam Close, Booragoon for \$500.

**CARRIED**

**I40422 SCHEDULE OF HIRE CHARGES - GUMBLOSSOM COMMUNITY CENTRE -**  
**[061-149-2]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT**  
**I40422**

The City Recreation and Cultural Services Manager submits a schedule of charges for the hire of Gumblossom Community Facility based on an evaluation conducted by staff of similar venues.

The new rates will ensure the consistency of Council's prices policy for venues of a similar standard.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that Council adopts the following schedule of hire charges for Gumblossom Community Centre, to become effective as of 1 May 1994:

FACILITY	SCALE	RATES		
		COMMERCIAL	FUNCTION	COMMUNITY
		\$	\$	\$
Hall	C	33.60	25.20	16.80
Meeting Room	I	8.40	6.30	4.20
Kitchen	I	8.40	6.30	4.20
Activity Room 1	E	25.20	18.90	12.60
Activity Room 2	F	21.00	15.80	10.50
Activity Room 3	E	25.20	18.90	12.60
Courtyard	I	8.40	6.30	4.20

**CARRIED**

**I40423 WRITE OFF OUTSTANDING ACCOUNT - GREENWOOD BRIDGE CLUB -**  
**[061-284-5]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT**  
**I40423**

Several years ago Greenwood Bridge Club contributed \$5,000 towards construction of clubrooms at Pennistone Reserve, Greenwood.

The City Recreation and Cultural Services Manager reports that the office bearers of the Bridge Club contend the issue of ongoing responsibility for maintenance and the sum of \$2,023.00 is outstanding for the financial years of 1991/92 and 1992/93.

The Greenwood Bridge Club has now disbanded and individual members have joined the Undercroft Bridge Club in Duncraig.

In the circumstances, it would be appropriate to write off this outstanding debt.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that Council writes out of its general debtors ledger an amount of \$2,023.00 representing debts considered irrecoverable from the former Greenwood Bridge Club.

**CARRIED**

**I40424 CRECHES - AQUAMOTION, WANNEROO RECREATION CENTRE AND CRAIGIE LEISURE CENTRE - [690-8, 330-7-1, 680-8]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40424**

In September 1993, Council resolved to accept a proposal for a private operator to take over the operation of Aquamotion and Wanneroo Recreation Centre creches.

The contract was awarded to Mrs Marj Devlin on a six-month trial basis.

The City Recreation and Cultural Services Manager reports on the operation and attendance at the creches over the six-month period and supports its contribution under the current structure.

He suggests that the Occasional Working Party formed to develop management plans for the operation of Craigie Leisure Centre and Aquamotion be recalled to examine the ongoing operation of the creche at Craigie Leisure Centre.

ADDITIONAL INFORMATION

The City Recreation and Cultural Services Manager advises that at its meeting on 13 April 1994, Council received a 21-signature petition expressing concern at the operation of the creche at Wanneroo Recreation Centre.

It was resolved that the petition be referred to the Recreation and Cultural Services Department for a report to Council.

Recreation Department staff met with Mrs B Fairchild, the organiser of the petition, on 19 April 1994 at Wanneroo Recreation Centre. Each of the areas of concern raised in the petition were addressed. The petition was initiated in January 1994 and many of the concerns have since been rectified.

Lack of Toys

The new creche operator disposed of many of the old toys which posed a safety risk to children. Stocks have since been replenished and Mrs Fairchild agreed this is no longer an issue.

#### Increase in Fees

Council is aware that fees rose from \$1.20 per hour per child to \$1.40 per hour per child. Although there was some initial opposition to the increase, attendances have not declined as a result of this.

#### Friday Morning Sessions

Participants of the Weight Watchers group were initially affected by the modified creche hours; however, this has since been resolved.

#### Cancellation of the Aerobics programme

Mrs Fairchild incorrectly assumed that the cancellation of the aerobics programme in Term I, 1994, was a result of the standard of care in the creche. In fact, the programme was postponed as the Centre was unable to secure a suitable instructor. An alternative day time fitness programme will commence in Term II, 1994.

Mrs Fairchild agreed that although these issues had been a concern to creche patrons some months ago, there was no strong resentment to the operation of the service at the present time.

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

- 1 supports the continued privatization of both the Aquamotion and Wanneroo Recreation Centre creches;
- 2 arranges a meeting of the Occasional Working Party for the operation of Craigie Leisure Centre and Aquamotion Wanneroo to examine the ongoing operation of the Creche at Craigie Leisure Centre.

**CARRIED**

#### **I40425 INCREASED LIBRARY OPENING HOURS 1994/95 - [240-2]**

##### **CITY LIBRARIAN'S REPORT I40425**

The Libraries Department intends to increase opening hours at the Yanchep/Two Rocks, Mobile and Wanneroo libraries.

The City Librarian reports on the feasibility of restructuring the mobile library service with the replacement of the current bus with a trailer transported by a prime mover thus providing

library opening 5½ days a week, 53 hours concentrated mainly in the northern suburbs. An additional Grade 1 Library Clerk will be required to effect this increase. This appointment will be made to Wanneroo Library enabling Wanneroo to commence Friday evening opening.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that Council increases opening hours in 1994/95 at Yancheep/Two Rocks, Mobile and Wanneroo Libraries subject to the 1994/95 budget and successful commissioning of the new Mobile Library.

**CARRIED**

**I40426 DUST AND ODOURS COMPLAINT - MR P CONTI - [3000/21/515; 3000/36/529]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40426**

Mr P Conti of Lot 36 (529) Wanneroo Road first complained of dust and odour emanating from a neighbouring chicken farm in February 1992. Numerous visits by Council's Environmental Health Department, the Environmental Protection Authority and Health Department of WA to all concerned have failed to resolve the problem to Mr Conti's satisfaction.

The following is a summary of an assessment carried out by officers of the Environmental Protection Authority:

- 1 the chicken sheds comply with current acceptable standards of dust/odour;
- 2 there are residences within 500 metres of the sheds contrary to the Environmental Code of Practice for Poultry Farms;
- 3 this incompatible land use has arisen from past planning decisions made by the City of Wanneroo;
- 4 the only solution appears to be to relocate the poultry farm.

Cr Ewen-Chappell left the Chambers at this point, the time being 9.23 pm.

The City Environmental Health Manager suggests that Council seeks intervention by the Minister for the Environment to resolve this matter.

Cr Ewen-Chappell entered the Chamber at this point, the time being 9.26 pm.

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

1 Council makes submission to the Minister for the Environment on behalf of Mr P Conti for an environmental assessment of the operations of poultry sheds located at Lot 21 (515) Wanneroo Road, Wangara;

2 a report be submitted to Policy and Special Purposes Committee outlining the ramifications of the environmental assessment.

**CARRIED**

Cr Waters left the Chambers at this point, the time being 9.31 pm.

**I90447 BUSINESS FOR INFORMATION**

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Marwick that the Reports for Information be received.

**CARRIED**

**REPORTS**

**I60411 SECWA - POLE MAINTENANCE - [221-2]**

**CITY ENGINEER'S REPORT I60411**

In February 1994 Council resolved to obtain SECWA policy relevant to maintenance of timber poles following collapse of a braced pole in Hillarys (Item I90265 refers).

The Acting City Engineer reports on SECWA's response which indicates that timber poles are tested on a four year cycle and either replaced or reinforced. All poles are regularly chemically treated.

SECWA is presently looking into new technologies in wood pole maintenance using x-ray detection for wood heart rot.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY ENGINEER'S REPORT I60411 be received.

**CARRIED**

Cr Rundle left the Room at this point, the time being 9.32 pm.

**I60412 LITTER PROBLEMS - MARMION AVENUE - [508-1, 508-8]**

**CITY ENGINEER'S REPORT I60412**

At its 23 March meeting, Council resolved that a report be submitted on the feasibility of keeping Marmion Avenue as free

from litter as possible, and the costs of upgrading and cleaning of Marmion Avenue.

The City Engineer reports on various aspects of this issue and the areas of responsibility.

The Manager, Municipal Law and Fire Services has advised Patrol Officers to give extra attention to Marmion Avenue and Burns Beach Road near Tamala Park in relation to unsecure loads of rubbish that result in littering.

Council has two programmes for removing litter from road reserves: a "black spot" litter collection programme involving community groups and a day labour collection programme.

The Acting City Engineer advises that the roster for the verge collection crew has been changed and the clean up of Marmion Avenue and Burns Beach Road will be the first assignment each week.

**MOVED** Cr Freame, **SECONDED** Cr Curtis that CITY ENGINEER'S REPORT I60412 be received.

**CARRIED**

**I60412A LITTER PROBLEMS - MARMION AVENUE - [508-1, 508-8]**

**MOVED** Cr Freame, **SECONDED** Cr Curtis that Council writes a letter of support to the Keep Australia Beautiful Council and seeks initiatives on keeping the City of Wanneroo litter free.

**CARRIED**

**I60413 MONTHLY REPORT FEBRUARY/MARCH 1994 - PARKS DEPARTMENT - [201-5]**

**ACTING CITY PARKS MANAGER'S REPORT I60413**

The Acting City Parks Manager reports on the major activities of the groundstaff for the period February/March 1994.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that ACTING CITY PARKS MANAGER'S REPORT I60413 be received.

**CARRIED**

**I60414 CRAIGIE/BELDON SEWER EASEMENT - [250-0]**

**CITY PARKS MANAGER'S REPORT I60414**

Ratepayers have contacted the Council's Parks Department over recent years regarding the clean up and annual maintenance of the sewer easement extending north from Craigie Drive. This



land is controlled by the Water Authority of WA and the requests have been directed to them.

The Acting City Parks Manager advises that the Sewerage Operations Section of the Water Authority has issued an official order for \$10,000 funding for this work as per Parks Department quotation. He provides details of the work to be undertaken which will improve the visual aspect for ratepayers in Gambia Way, Alma Way and Eddystone Avenue.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY PARKS MANAGER'S REPORT I60414 be received.

**CARRIED**

**I60415 DEVELOPMENT ENQUIRIES: MARCH 1994 - [290-0]**

**CITY PLANNER'S REPORT I60415**

The City Planner submits a schedule of development enquiries received during March 1994.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY PLANNER'S REPORT I60415 be received.

**CARRIED**

**I60416 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 31 MARCH 1994 - [002-3]**

**CITY TREASURER'S REPORT I60416**

The City Treasurer submits financial statements for the period 1 July 1993 to 31 March 1994.

He advises that in broad terms Council will be within budget estimates at the close of the financial year. Revenue gains in building licence fees, additional rate revenue and property account enquiries together with cost savings in debt service costs enabled Council to delete the requirement for loan borrowings.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY TREASURER'S REPORT I60416 be received.

**CARRIED**

**I60417 CRAIGIE LEISURE CENTRE MONTHLY REPORT - MARCH 1994 - [680-1]**

**CITY TREASURER'S REPORT I60417**

The City Treasurer gives details of the financial aspects of operations at Craigie Leisure Centre during the month of March 1994.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY TREASURER'S REPORT I60417 be received.

**CARRIED**

**I60418 AQUAMOTION MONTHLY REPORT - MARCH 1994 - [690-1]**

**CITY TREASURER'S REPORT I60418**

The City Treasurer gives details of the financial aspects of operations at Aquamotion during the month of March 1994.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY TREASURER'S REPORT I60418 be received.

**CARRIED**

**I60419 DRAFT 1994/95 BUDGET/FORWARD FINANCIAL PLAN PROGRESS REPORT - [006-3]**

**CITY TREASURER'S REPORT I60419**

The City Treasurer reports on the progress of the compilation of the 1994/95 Draft Budget and Forward Financial Plan.

Once input to the budget/forward plan has been completed a first draft will be submitted for departmental verification and reassessment.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY TREASURER'S REPORT I60419 be received.

**CARRIED**

**I60420 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]**

**CITY TREASURER'S REPORT I60420**

The City Treasurer submits a cost/budget comparison relating to major capital projects undertaken this financial year.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY TREASURER'S REPORT I60420 be received.

**CARRIED**

**I60421 OUTSTANDING GENERAL DEBTORS - MARCH 1994 - [020-0]**

## CITY TREASURER'S REPORT I60421

The City Treasurer reports on Outstanding General Debtors at the end of March 1994. He makes comments on the action being taken with long outstanding accounts.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY TREASURER'S REPORT I60421 be received.

**CARRIED**

## I60422 STAFF AND OUTSIDE WORKERS' OVERTIME - MARCH 1994 - [404-10]

### CITY TREASURER'S REPORT I60422

The City Treasurer reports on staff overtime for the month of March 1994, together with details of the outside workers' overtime for the same period.

He provides comparative summaries showing monthly and cumulative totals for the same period last year.

**MOVED** Cr Curtis, **SECONDED** Cr Ewen-Chappell that CITY TREASURER'S REPORT I60422 be received.

**CARRIED**

## I60423 WESTERN AUSTRALIAN FIRE BRIGADES BOARD 1993/94 LEVY - [306-2]

### CITY TREASURER'S REPORT I60423

The WA Fire Brigades Board has advised Council of an increase in its fire service contribution for 1993/94 from \$636,459 to \$695,833.

The recently notified increase stems from the original use by the WA Fire Brigades Board of gross rental valuations relating to the triennial valuation of 1 July 1990 rather than 1 July 1993.

The City Treasurer reports on the increase and advises that Council is not always able to confine its actual expenditure with the amounts estimated to be expended. This expenditure shall not be regarded as unauthorised expenditure.

Crs Rundle and Waters entered the Room at this point, the time being 9.35 pm.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60423 be received.

CARRIED

**I60424 1995/96 BUDGET - [006-4]**

**CITY TREASURER'S REPORT I60424**

On 23 March 1994 Council requested a report on the feasibility of the 1995/96 Budget being adopted in April 1995 prior to the Annual Elections; alternatively the date of Annual Elections being delayed until after adoption of the Budget.

The City Treasurer provides details of the Local Government Act which controls the preparation and adoption of Council's budget and specifies the first Saturday in May of each year as the day appointed for holding elections.

If Council wished to achieve these objectives, legislative changes should be sought.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60424 be received.

CARRIED

**I60425 LICENCE AND REGISTRATION - EATING HOUSES - [920-28]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60425**

In August 1993 (Item H50809 refers) Council resolved to amend the existing Eating House By-laws to:

- 1 delete those parts which will be duplicated in the new Food Hygiene Regulations;
- 2 restructure the licensing fees on a more equitable basis.

The City Environmental Health Manager reports on the response to these proposed amendments from the Health Department of WA. He has requested that the licensing and registration provisions of Council's Eating House By-laws be gazetted as a matter of priority to ensure that the new scale of fees will be in force for the commencement of the next licensing period on 1 July 1994.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60425 be received.

CARRIED

**I60426 LIBRARY AVAILABILITY OF REPORTS AND AGENDAS - [240-2]**

**CITY LIBRARIAN'S REPORT I60426**

The City Librarian reports on the current usage rate of Council's reports and agendas in libraries. Forty nine copies were initially distributed to the libraries fortnightly, and this has now been reduced to twenty five.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY LIBRARIAN'S REPORT I60426 be received.

**CARRIED**

**I60427 LIBRARY BOARD POLICY DOCUMENT: PROVISION OF RESOURCES FOR PUBLIC LIBRARIES - [212-7]**

**CITY LIBRARIAN'S REPORT I60427**

The State Librarian recently forwarded to Council a copy of the Library Board of Western Australia Policy and Plans Series No 1 "Provision of Resources for Public Libraries".

The City Librarian reports on the policy document which has received a mixed reaction by local authorities.

A number of areas of concern are now being addressed by:

- 1 The Metropolitan Chief Librarians Group/Western Australian Local Government Librarians Association production of a response strategic paper from public libraries on resource provisions;
- 2 Library Board meetings - the City of Wanneroo was a major contributor to the first public library paper "Library Development Planning" delivered to the Library Board in March this year. Two of the five recommendations of this paper highlighted the need for forward planning to match resource provision to population growth statewide, and appropriate resource development strategies;
- 3 The Western Australian Local Government Librarians Association is to raise concerns through the Library Board Standing Committee on Public Libraries. The City Librarian is a member of this committee.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY LIBRARIAN'S REPORT I60427 be received.

**CARRIED**

**I60428 STATE AND LOCAL GOVERNMENT STAFF EXCHANGE - [240-2]**

## CITY LIBRARIAN'S REPORT I60428

The City Librarian reports on a six month staff exchange of two professional Librarians from the Library and Information Service of Western Australia (LISWA) and the City of Wanneroo.

The exchange was considered a great success with both Librarians gaining valuable experience and developing a more complete understanding of the constraints and challenges faced by the two organisations.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY LIBRARIAN'S REPORT I60428 be received.

**CARRIED**

## **I60429** MONTHLY REPORT - RECREATION AND CULTURAL SERVICES DEPARTMENT - [260-0]

### **CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60429**

The City Recreation and Cultural Services Manager reports on the major activities of the Recreation and Cultural Services Department for the month of March 1994.

Holiday activities have been organised at Ocean Ridge Community Centre which will include a 3 day basketball workshop with ex-Wildcats and American College player, Curtis Perry. A week of multi sports has been organised where children will be able to try a variety of outdoor sports.

The Multicultural Festival hosted by the City of Wanneroo was held at Sorrento Quay, Hillarys on 27 March. The event was well received and enjoyed by all those that attended.

The 1994 Art Award took place during March with 400 people attending the opening. The art works were of a very high standard.

The Youth Services Co-ordinator has been involved in co-ordinating the volunteer Training Programme which is being conducted for ten weeks at Warwick Community Care Centre.

Anchors Youth Centre is the venue for a number of innovative projects including "Fastrack", a project aimed at providing a service to Year 10 students involved in a special programme at school; the Young Women's Group which is run on Tuesday evenings and a school holiday programme comprising adventure camp and day time activities.

Craigie Leisure Centre now operates programmes for 178 teams in various sports and has been booked for the State Netball League fixture on 29 July. Stage 1 of the electronic media campaign will finish in mid April and has resulted in increased interest in aquatic programmes and sports competition.

Encouraging attendances at Aquamotion have resulted from the Aerobic and Aquarobic programme promotion.

**MOVED** Cr Curtis , **SECONDED** Cr Rundle that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60429 be received.

**CARRIED**

**I60430** TIMBERLANE PARK TENNIS COURTS - COMPETITION LIGHTING - [061-390-3]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60430**

On 24 November 1993, Council requested a report on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs in the City of Wanneroo. This resulted from Kingsley Tennis Club seeking the upgrading of lighting standard on two courts at Timberlane Park, Woodvale.

The City Recreation and Cultural Services Manager reports that Kingsley Tennis Club is not in a position to finance these improvements and has opted to continue involvement in local competition with fixtures conducted during daylight hours.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60430 be received.

**CARRIED**

**I90448** **POLICY AND SPECIAL PURPOSES COMMITTEE**

**MOVED** Cr Marwick, **SECONDED** Cr Dammers that the Policy and Special Purposes Committee Reports be received.

**CARRIED**

#### **REPORTS**

**I50401** COUNCIL MEETING STRUCTURE - [702-0]

This Item was dealt with by Council at its meeting on 13 April 1994.

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean that Council seeks inclusion in the Register of Smoke-Free Workplaces maintained by the Department of Occupational Health, Safety and Welfare.

**CARRIED**

**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.



**MOVED** Cr Wood, **SECONDED** Cr MacLean that Council adopts the revised Policy Manual as a record of the policy statements of the Council of the City of Wanneroo.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean 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.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean that Council does not convert its petrol and diesel engines to liquid petroleum gas at this time.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean 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.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean that Council approves the refund of \$660.00 to the owners of the property at Lot 81 (55) Weatherley Drive, Two Rocks.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean that Council approves the refund of \$920.00 to the owners of the property at Lot 224 (7) Curl Court, Kallaroo.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean 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."

**CARRIED**

**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.

**MOVED** Cr Waters that consideration of this matter be deferred to the Policy and Special Purposes Meeting.

There being no **SECONDER** the Motion

**LAPSED**

**MOVED** Cr Dammers, **SECONDED** Cr MacLean 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.

**CARRIED**

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.

**MOVED** Cr Waters, **SECONDED** Cr MacLean 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.

**CARRIED**

**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.

**MOVED** Cr Waters, **SECONDED** Cr MacLean that DEPUTY CITY BUILDING SURVEYOR'S REPORT I50412 be received.

**CARRIED**

**I50412A DEVELOPERS COVENANTS - [210-16]**

**MOVED** Cr Waters, **SECONDED** Cr MacLean that a further report be submitted to Policy and Special Purposes Committee in July 1994 incorporating examples of covenants.

**CARRIED**

**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.

**MOVED** Cr Waters, **SECONDED** Cr MacLean that CITY PARKS MANAGER'S REPORT I50413 be received.

**CARRIED**



**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.

**MOVED** Cr Cooper, **SECONDED** Cr Waters that Council's Cash-In-Lieu of car parking policy not apply where there is:

- 1 no possibility of parking being provided;
- 2 no possibility of car parking provisions requiring to be increased.

Discussion ensued. Cr Cooper, with the approval of Cr Waters advised he wishes to have the Motion **WITHDRAWN**

**MOVED** Cr MacLean, **SECONDED** Cr Cooper that consideration of this matter be deferred and a further report submitted to the next Policy and Special Purposes Meeting incorporating flexibility into Council's Cash-in-lieu of car parking policy.

**CARRIED**

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

This Item was dealt with by Council at its meeting on 13 April 1994.

**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.

**MOVED** Cr Cooper, **SECONDED** Cr Waters that Council requests:

- 1 the City's solicitors to provide a legal opinion on the feasibility of legislative control over such activities as rave type parties;

2 the Attorney General to incorporate the words "and police" into the Act.

**CARRIED**

**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.

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

- 1 in accordance with Section 529(e) of the Local Government Act, seeks Ministerial approval for expenditure of \$20,000 for 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 improving physical access to community services for children with disabilities.

**CARRIED**

**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.

**MOVED** Cr Waters, **SECONDED** Cr MacLean 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.

**CARRIED**

Appendix XV 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.

**MOVED** Cr MacLean, **SECONDED** Cr Waters that consideration of this matter be deferred and a further report submitted to Council.

**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.

**ADDITIONAL INFORMATION**

The City Planner advised that following the Policy and Special Purposes Committee meeting on 11 April 1994, advice was sought regarding the history and activities of Lot 30 (162) Gibbs Road, Nowergup. This advice was circulated to Councillors and the City Planer submits the following new recommendation.

**RECOMMENDATION**

That Council:

12refuses the development application submitted on 12 January 1994 by Mr and Mrs W & H Kendrick on behalf of Guadel Pty Ltd for an expansion to the poultry processing activities on Lot 30 (162) Gibbs Road, Nowergup for the following reasons:

- .1 the produce to be processed is being supplied from outside of the Wanneroo locality which, in the Council's view, is contrary to the intention of a rural industry and the use proposed would therefore contravene Council's Town Planning Scheme No 1;

.2 processing of birds other than pheasants reared within the Wanneroo locality will result in the use being classified as a "noxious industry" which is a use not permitted in the Rural Zone and would be required to be located in an appropriate Light Industry or General Industry Zone;

.3 under Town Planning Scheme No 1 Council does not have the discretionary power to approve a noxious industry in the rural zone;

13 advises the applicants that only the previously approved activities of processing pheasants, supplied from within the locality, being the City of Wanneroo municipal boundaries may continue in the form of a rural industry;

14 requests Mr and Mrs W & H Kendrick to provide further information, to that provided in their letter dated 7 November 1993, with respect to the representative of the City and the location at which the full consultation of the decision to contract a grower to breed and raise quail at the rate of 1,000 per week, was undertaken.

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

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean 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.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean 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.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean that correspondence from M & J Grubelich be received.

**CARRIED**

**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.

**MOVED** Cr Wood, **SECONDED** Cr MacLean 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.

**CARRIED**

#### **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.

**MOVED** Cr Wood, **SECONDED** Cr Rundle that Council seeks a further deputation with the Minister for Lands to discuss the commercial outlets in Joondalup City Centre.

**CARRIED**

Cr Marwick abstained from voting.

#### **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.

#### **I90449 REPORT OF OCCASIONAL COMMITTEE**

**MOVED** Cr Wood, **SECONDED** Cr Nosow that the Report of the Joondalup Civic and Cultural Facilities Occasional Committee be received.

**CARRIED**

#### **ATTENDANCES**

Councillors:	G A MAJOR, JP, Mayor - Chairman	South-West Ward
	H M WATERS	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	I D MACLEAN - Observer	South Ward

Town Clerk:	R F COFFEY
City Recreation and Cultural Services Manager:	R BANHAM
Special Projects Manager:	J SOBON
Committee Clerk:	J CARROLL

**APOLOGIES**

An apology for absence was tendered by Cr Gilmore.

**ELECTION OF CHAIRMAN**

The Mayor sought nominations for the position of Chairman.

Cr Major was elected Chairman.

Cr Major assumed the Chair at this point, the time being 8.35 am.

**DECLARATIONS OF PECUNIARY INTEREST**

Nil

**MEETING TIMES**

Commenced: 8.34 am

Closed: 9.37 am

**I70401 PROJECT TIMETABLE - [730-8-8]**

**CITY BUILDING SURVEYOR'S REPORT I70401**

The City Building Surveyor submits a preliminary timetable which indicates the major elements relating to the Master Plan Design and construction to enable completion of Stage 1 of the Joondalup Civic and Cultural Facilities building in October 1996.

This completion date has been brought about by correspondence from the Landcorp Board who indicate that the Board will give consideration to a back to back commitment of providing \$3 million towards the construction cost of a regional library conditional upon early commencement with a target completion date of 1996.

The City Building Surveyor advises that it will be necessary to commence with selection of an architect in April.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that CITY BUILDING SURVEYOR'S REPORT I70401 be received.

**CARRIED**

**I70402 MASTER PLANNING: PROGRESS REPORT - [730-8-8]**

**CITY BUILDING SURVEYOR'S REPORT I70402**

In January 1994 Hames Sharley were commissioned to develop and carry out a Master Plan for the Joondalup Civic and Cultural Facilities.

The City Building Surveyor reports that Hames Sharley is currently finalising staging requirements for the draft master plan and a draft report will be presented to all departments and the Occasional Committee as soon as practical.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that CITY BUILDING SURVEYOR'S REPORT I70402 be received.

**CARRIED**

**I70403 BUILDING PROCUREMENT: STAGE 1 - [730-8-8]**

**CITY BUILDING SURVEYOR'S REPORT I70403**

The City Building Surveyor reports on the major alternative methods of procurement of buildings, their characteristics and limitations, the responsibilities of the various parties and the best method for Stage 1 of the Joondalup Civic and Cultural Facilities project.

He outlines the five major procurement of building methods and give reasons why he considers the "Traditional Method" be employed for the design and construction of Stage 1 of this project.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council:

- 1 agrees that the "Traditional Method" be employed for the design and construction of Stage 1 of the Joondalup Civic and Cultural Facilities Project;
- 2 approves the advertising for registration of interest by architectural firms for consultancy service to Stage 1 construction of Joondalup Civic and Cultural Facilities Project under AS4122 and inclusion of a performance based agreement;
- 3 agrees that the appointment be made on the basis of quality of design and service as listed in proforma 1 and 2 as attached to Report I70403.

**CARRIED**

Appendix XVI refers.

**I70404 LOTTERIES HOUSE - [730-8-8]**

**CITY BUILDING SURVEYOR'S REPORT I70404**

The Lotteries House programme has developed to meet the needs for assistance with accommodation and office equipment from community support agencies. Where there are many organisations seeking accommodation, this has lead to the Lotteries Commission-funded initiative to purchase or develop a building for shared usage.

The City Building Surveyor provides background details of the concept and considers that the inclusion of a Lotteries House within the boundaries of the Joondalup Civic and Cultural Facilities precinct would service the needs of those groups that qualify under the Lotteries Commission programme guidelines and will enhance the civic and cultural facilities.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council:

- 1 grants approval to proceed with a Lotteries House feasibility study;

2 agrees to the inclusion of a Lotteries House within the boundaries of the Joondalup Civic and Cultural Facilities precinct;

3 agrees to Council involvement and advertising seeking expressions of outside interest from relevant community organisations in accommodation and representation on a Centre steering committee.

**CARRIED**

**I70405 MUSEUM/GALLERY AND THEATRE/DANCE/DRAMA CENTRE - [730-8-8]**

**CITY BUILDING SURVEYOR'S REPORT I70405**

An outline of the concept and specification of a Museum/Gallery and Theatre/Dance/Drama Centre are scheduled in "Joondalup A Cultural Plan" report.

Hames Sharley in their Joondalup Civic and Cultural Facilities Master Plan have assessed the component requirements of these facilities and the attendance potential for each facility.

The Museum/Gallery is envisaged to be constructed as part of the second stage of the Civic and Cultural Facilities Project and may be part of shared facilities with Edith Cowan University.

The City Building Surveyor reports on a proposal to negotiate with Edith Cowan University to see if an agreement for a joint venture can be established.

Hames Sharley have suggested that a 300-400 seat theatre could be incorporated in Stage 2 of the project and would be viable.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council:

1 agrees to establish a process of investigation with Edith Cowan University to seek opportunities that may exist to jointly develop shared Museum/Gallery facilities within the Stage 2 development of Joondalup Civic and Cultural Facilities project;

2 agrees to the further investigation of project requirements for the Stage 2 development of Theatre/Dance/Drama Centre within the Joondalup Civic and Cultural Facilities project.

**CARRIED**

190450 TOWN CLERK'S REPORT

MOVED Cr Waters, SECONDED Cr MacLean that the Town Clerk's Report be received.

CARRIED

190451 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Deed  
Parties: City of Wanneroo and P A Samuels (1966) Pty Ltd  
Description: Lot 110 Berkley Road, Marangaroo  
Date: 13.4.94

Document: Performance Agreement  
Parties: City of Wanneroo and Disability Services Commission of WA  
Description: Respite Service  
Date: 13.4.94

Document: Deed  
Parties: City of Wanneroo and E J Chitty  
Description: Copyright Agreement  
Date: 13.4.94

Document: Deed  
Parties: City of Wanneroo and M A Higgins  
Description: Copyright Agreement  
Date: 13.4.94

Document: Deed  
Parties: City of Wanneroo and S J Crisafulli  
Description: Copyright Agreement  
Date: 13.4.94

Document: Withdrawal of Caveat  
Parties: City of Wanneroo and Mr and Mrs Bebich  
Description: Lot 149 Benmuni Road, Badgerup  
Date: 13.4.94

Document: Transfer of Land  
Parties: City of Wanneroo and G A & S M De Ruyscher  
Description: Lot 15 Sydney Road, Gngangara  
Date: 18.4.94

Document: Easement  
Parties: City of Wanneroo and K & R F Lamb  
Description: Accessway between Morgan Place/Waterford Drive, Hillarys  
Date: 19.4.94

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

**CARRIED**

**I90452 DEVELOPMENT ASSESSMENT UNIT - [290-1]**

The City Planner submits a resumé of the development applications for the period 8 April 1994 to 21 April 1994.

ADDITIONAL INFORMATION

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

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30/4739	Whitfords Beach	Community Centre &	
Recommended	Pty Ltd	Pre-School Pt Lot	
		M1362 Broadbeach	
		Boulevard, Hillarys	

30/4725	Landcorp	Sewer connection to	
Recommended		Joondalup TAFE College	
19/4/94		Lot 6 Boas Avenue,	
		Joondalup	

**MOVED** Cr Waters, **SECONDED** Cr Moloney that Council adopts the recommendations in the list of development applications processed for the period 8 April 1994 to 21 April 1994 as outlined on Appendix I hereto, together with two additional applications above, and approves the applications, subject to standard and appropriate conditions of development.

**CARRIED**

Appendix XVII refers.

**I90453 APPOINTMENT OF COMMITTEE AND COUNCIL MEETINGS - MAY 1994**  
**- [702-3]**

In accordance with the provisions of the Local Government Act, Council is required to hold a Special Council meeting following the Local Government Elections each year to elect the Mayor, Deputy Mayor and appoint Councillors as delegates to various Committees. This meeting is preceded by the Swearing-in of new Councillors.



The practice of deferring appointment of other delegates until the newly elected Councillors have become familiar with the procedures of Council has proved effective. A list of the various Committees, giving details of meeting times, dates and venues, will be circulated to Councillors during May and the appointment of delegates will be included in the Agenda for the May Ordinary Meeting of Council.

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

- 1 appoints Monday, 9 May 1994 at 7.00 pm for the Swearing In of Councillors, and 7.30 pm for the Special Council Meeting, both to be held in the Council Chamber, Administration Centre, Boas Avenue, Joondalup;
- 2 appoints 5.30 pm on Wednesday, 18 May 1994 for the meeting of Policy and Special Purposes Committee to be held in Function Area, Administration Centre, Boas Avenue, Joondalup,
- 3 appoints 7.30 pm on Wednesday, 25 May 1994, in the Council Chamber, Administration Centre, Boas Avenue, Joondalup as the next Ordinary Council Meeting.

**CARRIED**

**I90454 COUNCIL MEETING STRUCTURE - [702-0]**

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. Following receipt of Report I50401 on 13 April 1994, Council resolved that a workshop be held on Wednesday 20 April 1994 to discuss the overall structure with a view to determining the preferred structure for the future.

That workshop was held on 20 April 1994 of the members of Council, together with Department Heads. Following discussion of refinements to the existing format, a number of suggestions were made and, upon agreement being reached in respect of each item, listed for recommendation to Council. Those items are now submitted as recommendations. The future meeting dates will be submitted for adoption at the first ordinary meeting of Council after the municipal elections on 7 May 1994, in accordance with Clause 11 of the Standing Orders By-law.

**MOVED** Cr Moloney, **SECONDED** Cr Cooper that Council adopt the following recommendations of the Workshop of Councillors in respect of Meeting Structure, held on 20 April 1994:

- 1 adopt formally the system of two (2) Council meetings per month to be held on the second and fourth Wednesdays and dispense with the previous Committee structure;

2 that 1 (one) Standing Committee entitled Policy &  
Special Purposes Committee be appointed to meet on the  
first and third Wednesday of each month;

3 the Policy & Special Purposes Committee comprise the  
Mayor and one Councillor to represent the -

North Ward  
Central Ward  
South-West Ward  
South Ward

and to be elected as provided for under Clause 175 of  
the Standing Order By-law (ie to be elected at the first  
meeting of Council held at the annual election);

4 (a) the Terms of Reference of the Policy & Special  
Purposes Committee generally be to oversee and make  
recommendations to Council on the establishment and  
periodic review of policies, long term strategy  
plans for the municipality and any matter referred  
to it by Council or the Town Clerk.

(b) the agenda of the Policy & Special Purposes  
Committee to make provision for the  
discussion/briefing of any item listed or  
consideration by Council;

5 that Standing Orders remain in effect at Council  
Meetings (ie Clauses 73 and 96(1) be not suspended for  
the duration of the meeting);

6 that Public Question/Comment Time at Council Meetings be  
restricted to items listed on the agenda;

7 that further consideration be given to the  
allocation/appointment of Councillors to portfolios  
incorporating operational areas of Council;

8 that Councillors' copies of the agenda include an  
additional list of items combined with a facsimile reply  
sheet to enable efficient notification of items  
requiring discussion, such sheet to be returned at least  
24 hours prior to Briefing Session.

**CARRIED**

**I90455 REPORT - HUMAN RESOURCE MATTERS - [404-0]**

This report gives details of staff appointments and  
resignations, seeks approval for gratuity payments to three

employees and seeks authorisation of an officer in accordance with the Dog Act.

#### STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Records Officer - Admin	Anne BOYCE	20.04.94
Supervisor - Recycling (Eng - Waste Management)	Ronald OXLADE	18.04.94

#### RESIGNATIONS

Immunisation Clerk - Health	Christine PURVIS	12.04.94
Cook Employed Alone - Rec	Irene BOYCE	15.04.94
Shelver (Woodvale Library)	Geraldine ANTRAM	14.04.94
Admin Officer - Warwick Leisure Centre - Rec	Jean NEWTON	29.04.94
Cleaner-Caretaker - Rec	Paul REDDICK	15.04.94
Respite Services Co-ord - Welfare	Denise BARNARD	22.03.94
Clerical Officer - Parks	Debbie BONOMELLI	15.04.94

#### GRATUITY PAYMENTS

Dennis Marshall, Grader Operator within the Engineering Department's Waste Management Section has tendered his resignation effective 29 April 1994 after seventeen years' service.

The City Engineer advises that Mr Marshall has been a loyal and willing worker and recommends that in accordance with adopted policy, he be paid a nett gratuity of \$500.

Frank Sule, Rubbish Truck Driver within the Engineering Department's Waste Management Section is retiring from Council effective 13 May 1994 after seventeen years' service.

The City Engineer advises that Mr Sule has been a good worker and recommends that in accordance with adopted policy, he be paid a nett gratuity payment of \$500.

Marilyn White, Library Clerk Grade 1 (part-time) has resigned from Council's employ effective 29 April 1994 after thirteen years' service.

The City Librarian advises that Mrs White has been a reliable worker and recommends that she be paid, in accordance with adopted policy, a gratuity payment. However, as Mrs White has been a part-time employee, the City Librarian advises that it would seem appropriate that she be paid a nett gratuity of \$250

in order to reflect her part-time status rather than the standard amount of \$500.

Due to medical reasons, Mrs Jean Newton, the Administration Officer at Warwick Leisure Centre, has reluctantly opted for early retirement and has tendered her resignation effective from 2 May 1994.

The City Recreation and Cultural Services Manager advises that Mrs Newton has been a loyal and dedicated member of the team, who has worked for Council since December 1977 and recommends in accordance with adopted policy, she be paid a nett gratuity of \$500.

#### AUTHORISATION OF AN OFFICER - DOG REGISTRATION

In accordance with the provisions of Section 16 of the Dog Act 1976, Council is requested to appoint Mrs Paula Cockman, Relief Officer - Treasury Department as an Authorised Registration Officer.

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

- 1 in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report;
- 2 in accordance with adopted policy approves gratuity payments of \$500 each to D Marshall, F Sule and J Newton and payment of \$250 to M White; and
- 3 in accordance with the provisions of Section 16 of the Dog Act 1976, approves the appointment of Paula Cockman as an Authorised Registration Officer.

**CARRIED**

#### **I90456 WESTERN AUSTRALIAN INDUSTRIAL RELATIONS APPLICATION NO 116 OF 1993 - DEED OF COMPROMISE AND RELEASE**

**MOVED** Cr Cooper, **SECONDED** Cr MacLean that Council, pursuant to Section 679 of the Local Government Act, authorises, the payment of \$15,774.31 to Mallesons Stephen Jaques, Solicitors, in full and final settlement as provided for under the terms of the Deed of Compromise and Release document dated April 1994.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

#### **I90457 INTEGRATED LOCAL AREA PLANNING CO-ORDINATOR - APPOINTMENT - [012-0-1]**

Integrated Local Area Planning (or ILAP as it is often referred) is an initiative now being widely promoted by all levels of government. It essentially involves the integration of the activities of all players, both public and private sector, involved in the planning and servicing of local areas to achieve better serviced communities.

The City of Wanneroo has played an important part in the development of the ILAP approach through the commissioning of a study completed at the end of last year entitled "Towards an Integrated Local Area Planning Approach". That study basically set out the process for implementing ILAP in this City and secured a substantial level of commitment from the other players involved; such commitment being essential for the process to be successful.

The next stage involves the actual implementation of ILAP in this City, guided by the earlier study report. The undertaking of this task involves the appointment of an ILAP Co-ordinator for approximately twelve months, funded by grant monies received from the State and Federal Governments. (Council commitment to this stage was reaffirmed at its meeting on 25 August 1993 at item H20843 when it was resolved to write to local Parliamentarians urging them to seek State Government approval to its share of the funding, put on "hold" with the change of Government.)

The now finalised funding arrangements for the project's second stage are as follows:

City of Wanneroo in kind contribution	\$15,000
Commonwealth Government Grant	\$31,500
State Government Grant	\$31,500
	<hr/>
	\$78,000

This comprises a salary/consultancy fee component of up to \$63,000, and a "project expenses" allocation of \$15,000.

Advertisements for the position of ILAP Co-ordinator were placed in both state and national newspapers during March 1994 and a high quality field of applicants resulted. Following shortlisting, interviews were held with the three applicants considered most capable of carrying out this most challenging project.

At the conclusion of interviews, it was determined that the consultant who conducted the project's first stage and who contributed to the brief for the second stage, Mr Tim Muirhead, would be the most appropriate candidate for appointment.

In addition to his considerable expertise in this complex field, Mr Muirhead has developed excellent working relationships with key players in human service planning and delivery, and has demonstrated a high level of commitment not only to the ILAP process, but more importantly, to the future development of the City of Wanneroo.

Negotiations are now in process to formalise a contract of appointment in terms of the project brief and work is expected to commence within 4 weeks.

**MOVED** Cr Moloney, **SECONDED** Cr Cooper that Council endorses the appointment of Mr Tim Muirhead to the position of Integrated Local Area Planning Co-ordinator on a twelve month contractual basis, at the agreed fee for service of \$63,000.

**CARRIED**

**I90458** **SANTIAGO PARK, OCEAN REEF: TOILET BLOCK - [208-071-93/94, 061-427-1]**

At its meeting on 13 April 1994 (Item I10413 refers) Council resolved to:

- 1 accept the tender of \$112,857.00 from Homestead Construction for the Santiago Park toilet block;
- 2 agree to the signing of the contract documents;
- 3 authorise, 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.

As this decision should have been carried by an absolute majority, Council is requested to again vote on the matter.

**MOVED** Cr Curtis, **SECONDED** Cr Nosow 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 BY AN**

**I90459 HAINSWORTH PARK, GIRRAWHEEN: SKILLSHARE CENTRE -**  
**[061-161]**

Council will recall that in July 1992 it considered a request seeking approval for alterations and additions to the Skillshare facilities located on Hainsworth Park, Girrawheen.

It was noted that the facilities were located on public open space and that the Skillshare uses were not permitted by the reserve vesting. It was resolved (Item G10728 refers):

"that Council advises Marangaroo Skillshare its tenure on Hainsworth Reserve will be cancelled on 30 June 1994, and that if it wishes to proceed with upgrading as outlined in its submission it may do so subject to seeking the appropriate building approvals".

The two years will lapse on 30 June 1994 and the building should be removed.

The Skillshare Manager of Wanneroo Social Planning has requested that Council considers its previous decision and proposes the following:

- (a) that the City of Wanneroo consider purchasing the existing premises, at a fee to be negotiated from ourselves, thus allowing other Community, Education & Recreation groups access to the facility;
- (b) as outlined in the proposal, the City of Wanneroo extend the 30 June 1994 licence until 31 December 1994, to allow this programme to operate whilst discussions take place between all parties as to the possibilities of proposal (a).

Should proposal (b) be acceptable we would continue to be responsible for the maintenance and administration of the centre until 31 December 1994."

The Manager has indicated that groups such as the Balga District Education Office and the Aboriginal Evangelical Fellowship of Australia may be interested in using the facility.

Whilst these groups may be able to offer worthwhile programmes exclusive use by them will not overcome the vesting issue.

It has also been suggested the City of Wanneroo could expand the Recreation Centre functions and take over the building to run its programmes in. This may overcome the vesting problem.

The original approval for the building was on a temporary basis.

An inspection of the building reveals:

- . the transportable office and steel framed shed are linked;
- . the area of the building is approximately 160m<sup>2</sup>;
- . sanitary facilities are provided in the reserve toilets;
- . the building is basic in nature and in reasonable condition;
- . the building does not meet the requirements of the Building Code of Australia in that it is only located 1200 from the boundary whilst the Code requires 3000;
- . disabled access is a problem;
- . works would be required to overcome some public liability problems;
- . records reveal it has not been approved as a public building.

The Girrawheen/Koondoola Recreation Centre Manager advises:

"that the shed would make an ideal craft and hobby centre. If it became available, it would be possible to promote a number of new handyman type courses for the benefit of local residents."

Should Council wish to pursue purchase, the estimated costs are:

Purchase of Building	\$20,000.00
Upgrading (estimate)	\$5,000.00
	<hr/>
	\$25,000.00

In addition, there would be furniture and equipment costs so that programmes could commence. Council would also incur additional operating costs for insurance, cleaning, maintenance, etc.

Its location is remote from the Recreation Centre.



**MOVED** Cr Moloney, **SECONDED** Cr Cooper that Council advises Wanneroo Social Planning it does not wish to take over the Skillshare building on Hainsworth Park, Girrawheen and seeks the co-operation in the removal of the building and restoration of the site.

**CARRIED**

**I90460 OPENING OF 10TH LIGHT HORSE MEMORIAL TRAIL - [057-6]**

Sunday, 19 April 1994, saw the official opening of the 10th Light Horse Memorial Trail in Neerabup National Park.

Background

In August 1989, Cr Waters requested a report to initiate action to erect a plaque to commemorate the 10th Light Horse role in Wanneroo during World War II.

Council requested the Wanneroo and Districts Historical Society to undertake research into this project to determine a suitable location.

A grant of \$48,160 from the Department of Employment, Education and Training to cover the cost of employing ten previously unemployed people to carry out the work of constructing the Trail was obtained.

Council contributed \$18,200 to cover the cost of materials and supervision.

The Department of Conservation and Land Management contributed with advice and supervised the installation of signage.

The design for the project incorporated: a limestone walk trail through Neerabup National Park to all identifiable sites; the sites to be identified by information panels; a memorial plaque mounted on a large monumental rock at the commencement of the Trail in Wanneroo road; and a barbecue and gazebo to enhance the site and offer the visiting public a comfortable rest and picnic area.

The project was overseen by Council's Deputy City Parks Manager, Dennis Cluning.

Regular meetings were held which included representatives from the 10th Light Horse Association, Parks Department Staff and the Heritage Officer.

Conclusion

Sunday, 19 April 1994, saw this project come to fruition when the Trail was officially opened by His Worship the Mayor, Cr Graeme Major, before an estimated attendance of 300 which included many of the former 10th Light Horsemen.

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

1 forwards letters of appreciation to the following:

- . **Wanneroo and Districts Historical Society** for the time and effort given by its members in researching this project;
- . **Wanneroo Volunteer State Emergency Service** for controlling traffic and parking;
- . **Wanneroo St John Ambulance** for providing first aid services;
- . buglers, **Brian Anderson and Derek Reid** from the **Challenge Brass Band** for their opening call to order;
- . **WA Police Department** for providing some of the horses;
- . **10th Light Horsemen** who formed the parade with their horses;
- . **Wanneroo Volunteer Fire Brigade** for providing and manning the "Bush Billy";
- . **Mr Chris Horvath** for providing and displaying his collection of 10th Light Horse memorabilia;
- . **Army Reserve Pipes and Drum Band** for providing entertainment; and

2 commends the Parks Department staff and the Heritage Officer for the success of the overall project; and Council Steward, Mrs Pat Draper, and her staff for the provision of the sausage sizzle lunch.

**CARRIED**

**I90461 RAVE PARTIES - [863-1-1]**

Council is advised of a meeting held on 21 April 1994 with representatives of the Minister for Police, the Attorney General's Office, the Deputy Town Clerk Mr A Robson and the City Environmental Health Manager Mr G Florance, as a result of the

deputation to the Minister on 17 April 1994 on the problem of 'rave' parties.

The two representatives discussed the problems being experienced by several local authorities, including the City of Wanneroo and advised that consideration was being given to the Environmental Protection Act in relation to Police powers.

They further advised that following a recent meeting of the Principal Environmental Health Officers Group (PEHOG) (the City Environmental Health Manager is a member) which comprises the Principal Health Officers from all Metropolitan Councils, a working party was structured from representatives of PEHOG, the Environmental Protection Authority, Minister for the Environment, Attorney General's Office and Senior Police Officers. A meeting of these people was held on 14 March 1994 at the Environmental Protection Authority, cooperation from the Police was assured, changes to legislation would receive a high priority and Terms of Reference were agreed upon (Appendix II refers).

Mr Cullen of the Attorney General's Office advised Messrs Robson and Florance that in recognition of the wide spread affect rave parties are having across the metropolitan area, that a time limit of 30 days had been placed on the submission of recommendations from the Working Party to the Minister.

The Working Party has requested a representative from the City's Environmental Health Department attend the next meeting scheduled for 27 April 1994. Council will be kept informed of progress.

**MOVED** Cr Moloney, **SECONDED** Cr Cooper that Town Clerk's Report I90461 be received.

**CARRIED**

Appendix XVIII refers

**I90462 PARKING PROHIBITIONS - TEMPORARY ELECTION BOOTH, PRINDIVILLE DRIVE, WANGARA - [510-2147]**

As a trial for the forthcoming Council elections on 7 May an Election Booth will be established on Council land at the junction of Prindiville Drive and Irwin Road, Wangara. This area is used for parking by motorists visiting the Wanneroo Markets. Arrangements therefore need to be considered for creating a clear zone in this area so that the Centre can be clearly identified and reasonable access provided.

The prohibitions shown on Appendix XXI hereto are likely to create an adequate "clear zone" while not unduly restricting vehicle parking in the area.

**MOVED** Cr Moloney, **SECONDED** Cr Cooper that Council installs NO STANDING ANY TIME parking prohibition signs along the north side of Prindiville Drive, west of Irwin Road as shown on Appendix XXI hereto.

**CARRIED**

Appendix XXI refers

**MOTIONS FOR FURTHER ACTION**

Nil

**MOTIONS FOR REPORT**

**I90463 PARKING AT SANTIAGO RESERVE, OCEAN REEF - [061-427]**

Cr Freame referred to the letter received from Michelle Bullock (Item I90433 refers) regarding parking infringements caused by the public being unaware of the parking procedures at Santiago Reserve, Ocean Reef. She requested a report be submitted to Policy and Special Purposes Committee investigating the feasibility of cautions only being issued on the opening day of the sporting season.

**MOVED** Cr Freame, **SECONDED** Cr Ewen-Chappell that a report be submitted to Policy and Special Purposes Committee investigating the feasibility of cautions being issued in place of infringement notices on the opening day of the sporting season at Santiago Reserve, Ocean Reef.

**CARRIED**

Cr Dammers left the Chamber at this point, the time being 10.05 pm.

**I90464 WANNEROO AEROMODELLERS FLYING CLUB - ANNUAL SEA PLANE EVENT - [750-9]**

**MOVED** Cr Cooper, **SECONDED** Cr Rundle that a report be submitted to Council on a request by the Wanneroo Aeromodellers Flying Club to hold its Annual Sea Plane Event at Lake Gngangara.

**I90465 WANNEROO SENIOR CITIZENS - REQUEST FOR WAIVER OF HIRE FEES - CIVIC HALL WANNEROO - [260-0]**

Cr Cooper reported on a request by the Wanneroo Townsite Senior Citizens Club to revert to its original conditions of use of the Civic Hall, Wanneroo for its monthly Friday evening dances.

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

1 rescinds its Resolution I40409, viz:

"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";

2 does not charge the Wanneroo Townsite Senior Citizens Club for use of the Civic Hall, Wanneroo for its monthly Friday evening dances;

3 writes to the Wanneroo Townsite Senior Citizens Club and reiterates the original conditions under which its use of the Civic Hall, Wanneroo is permitted.

**CARRIED**

**VOTE OF THANKS FROM MAYOR**

This being the final Council meeting prior to Annual Elections, the Mayor wished farewell to retiring Councillors and gave his best wishes to renominating and current Councillors. The Mayor then invited Councillors to say a few words in response.

**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 Moloney, **SECONDED** Cr Cooper that the meeting be held behind Closed Doors, the time being 10.55 pm.

**CARRIED**

**CONFIDENTIAL BUSINESS**

150420 PROPOSED EXPANSION OF POULTRY PROCESSING PLANT, LOT 30  
(162) GIBBS ROAD, NOWERGUP - [30862]

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

1 CITY PLANNER'S MEMORANDUM (attached hereto to the Minute Book) be received;

2 Council:

- (a) refuses the development application submitted on 12 January 1994 by Mr and Mrs W & H Kendrick on behalf of Guadel Pty Ltd for an expansion to the poultry processing activities on Lot 30 (162) Gibbs Road, Nowergup for the following reasons:
- (i) the produce to be processed is being supplied from outside of the Wanneroo locality which, in the Council's view, is contrary to the intention of a rural industry and the use proposed would therefore contravene Council's Town Planning Scheme No 1;
  - (ii) processing of birds other than pheasants reared within the Wanneroo locality will result in the use being classified as a "noxious industry" which is a use not permitted in the Rural Zone and would be required to be located in an appropriate Light Industry or General Industry Zone;
  - (iii) under Town Planning Scheme No 1 Council does not have the discretionary power to approve a noxious industry in the rural zone;
- (b) advises the applicants that only the previously approved activities of processing pheasants, supplied from within the locality, being the City of Wanneroo municipal boundaries may continue in the form of a rural industry;
- (c) requests Mr and Mrs W & H Kendrick to provide further information, to that provided in their letter dated 7 November 1993, with respect to the representative of the City and the location at which the full consultation of the decision to contract a grower to breed and raise quail at the rate of 1,000 per week, was undertaken.

**CARRIED**

Appendix XX refers

**MOVED** Cr Moloney, **SECONDED** Cr Cooper that the Meeting be held with the doors open.

**CARRIED**

**DATE OF NEXT MEETING**

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 25 MAY 1994.**

**CLOSE OF BUSINESS**

There being no further business, the Chairman declared the Meeting closed at 11.09 pm, the following Councillors being present at that time:

COUNCILLORS: MAJOR  
NOSOW  
WATERS  
DAVIES  
DAMMERS  
MARWICK  
EWEN-CHAPPELL  
COOPER  
MOLONEY  
WOOD  
MACLEAN  
FREAME  
CURTIS  
RUNDLE

I10400A

C I T Y   O F   W A N N E R O O

T E C H N I C A L   S E R V I C E S   S E C T I O N

R E P O R T S   F O R   C O U N C I L

27 APRIL 1994



I10418

CITY OF WANNEROO REPORT NO I10418

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1194  
FILE REF: 208-072-074-93/94  
SUBJECT: PLANT REPLACEMENT RESERVE  
- TENDER NUMBERS 072-074-93/94

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Tenders were advertised on 12 and 15 March 1994 for the supply and delivery of the following:

**Tender No**

072-93/94 Five (5) 4 cylinder 4WD extended cab utilities.  
073-93/94 One (1) 4 cylinder crew cab utility.  
074-93/94 One (1) 4 cylinder 1500/1600cc sedan

**To be traded:**

<b>Tender No</b>		<b>Plant No</b>	<b>Reg'n No</b>	<b>Delivered</b>
072-93/94	Ford Courier 4WD	95 072	WN30174	26.06.92
"	"	95 074	WN30277	07.12.92
"	"	95 082	WN30335	23.02.93
"	Holden Rodeo	95 960	WN30086	19.12.92
"	Ford Courier 4WD	95 962	WN30197	28.07.92
073-93/94	Mitsubishi Triton	95 595	WN30025	03.10.91
074-93/94	Ford Laser sedan	99 971	WN30138	27.03.92

Tenders closed at 11.00 am on Wednesday, 23 March 1994 and are as per the attached schedules.

Tenders listed at Tender Number 072, 073 and 074-93/94 have been included in the 1993/1994 Vehicle Replacement programme in accordance with Council policy on its vehicle replacement at 40,000 kilometres or 2 year.

All vehicles in this category are funded for replacement on a self generating account.

Generally tenders providing the lowest changeover and to Council specifications are recommended with the following exception.

**Tender No: 074-93/94**

Council is advised that its specification for its small sedans includes the provision of electrically operated side mounted rear vision mirrors. This requirement recognises that pool cars are multi-driver vehicles and electric remote controlled mirrors are considered a safety enhancement. Generally the cost of this inclusion is around \$350.00.

However, at this tender neither the low tender of the Holden Nova or the next lowest of a Mitsubishi Lancer can provide electric mirrors because their wiring harness is unsuitable. The nearest acceptable tender is that of Lynford Motors at \$900.00 more than Holden Nova. It is recommended that the provision of electric mirrors at this tender be disregarded.

**Additional Tenders**

The following vehicles are also on self generating accounts and will reach the 40,000 km requirement for trade prior to the end of the financial year.

<b>PLANT NUMBER</b>	<b>DESCRIPTION</b>
99045	Ford Falcon Stn Wagn
99542	Magna Sedan
99498	Ford Laser Sedan
99041	Ford Laser Sedan
99494	Ford Laser Sedan
99014	Ford Laser Sedan
99545	Ford Laser Sedan
95513	Mitsubishi Triton
95071	Ford Courier 4WD Ute
95510	Ford Courier 4WD Ute

In order that these vehicles attract the best trade value possible, it is proposed that tenders be called now rather than wait until the 1994/95 financial year.

**RECOMMENDATION**

That Council:

15endorses the action of the Acting City Engineer in calling of tenders for vehicles that have already achieved the requirement for exchange at Tender Numbers 072-073 and 074-93/94;

16accepts the following tenders as outlined in Attachment 1 to Report No:

<b>Tender No</b>	<b>Company Changeover</b>
072-93/94	Titan Ford\$12,245.00
073-93/94	Titan Ford\$ 1,720.00
074-93/94	North City Holden \$
1,696.00	

3 authorises the calling of tenders for the replacement of Plant Numbers 99045, 99542, 99498, 99041, , 99494, 99014, 99545, 95513, 95071, 95510 to be included in the 1993/94 Vehicle Replacement Programme.

D R BLAIR  
Acting City Engineer

BD:JC  
dre044

I10419

CITY OF WANNEROO REPORT NO I10419

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 208-077-93/94  
SUBJECT: PLANT ADDITIONAL PURCHASES - TENDER NUMBER  
076-93/94

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Tender Number 076-93/94 was advertised on 12 and 15 March 1994 for the supply of one (1), three tonne truck.

The low tender of Titan Ford for the supply of one Ford Trader 0509 truck for the total price of \$32,430.00 is recommended.

**RECOMMENDATION**

That Council accepts Tender Number 076-93/94 from Titan Ford for the supply and delivery of one (1) Ford Trader 0509 truck for the total price of \$32,430.00 as outlined in Attachment 1 to Report No

D R BLAIR  
Acting City Engineer

BD:PRG  
dre045

## CITY OF WANNEROO REPORT NO I10420

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 510-1403  
SUBJECT: VEHICLE SPEEDS - MARANGAROO DRIVE, MARANGAROO

---

A number of residents living in the vicinity of Marangaroo Drive near the Newpark Shopping Centre has petitioned Council about vehicle speeds along Marangaroo Drive, Marangaroo (Item H91026 refers). In particular, the petitioners have expressed concerns about the traffic volumes and the safety of pedestrians crossing Marangaroo Drive at the Shopping Centre.

Also, other concerns have been expressed about the traffic problems being experienced at the Highclere Boulevard and Templeton Crescent intersections with Marangaroo Drive (Item I9027 refers).

#### Pedestrian Safety

With regard to pedestrian safety, previous consultations with Main Roads WA have resulted in improved signing near the main crossing points to warn motorists of the likelihood of pedestrians.

However, a previous investigation had shown that there are insufficient pedestrians crossing Marangaroo Drive to the local shopping centre to warrant the installation of traffic signals for pedestrians.

#### Road Junctions

For the Templeton Crescent junction, the reported accident data indicates there have been seventy-two accidents in the period January 1985 to October 1993. Of these accidents, thirty-seven have involved motorists attempting to turn right into Marangaroo Drive from Templeton Crescent. Over the same period of time there were thirty-seven accidents at the Highclere Boulevard junction.

The issue of speed of motorists along Marangaroo Drive appears to relate to the pedestrian and traffic problems. Although no recent traffic studies have been undertaken, previous 85 percentile speeds were about 75 Km/h. Reflecting this, Main Roads WA has zoned the road at 70 Km/h. Also, the distance between existing traffic signals (Wanneroo Road and Mirrabooka Avenue) is a significant factor in reduced traffic stream "gaps" to enable motorists to readily turn right from Templeton Crescent and Highclere Boulevard.

In discussions with Main Roads WA departmental officers and evaluation of the accident statistics, it appears that the installation of traffic signals at the Templeton Crescent junction would be of benefit. This treatment is considered appropriate for the conflicts being experienced with the right turning movements at Templeton Crescent. It is also likely to provide sufficient "gaps" to improve the traffic situation at the Highclere Boulevard junction.

The Department has included the Templeton Crescent junction in its future programmes for treatment. However, it has indicated that the installation of traffic signals is dependent on the availability of limited funds.

As the installation of traffic signals at Templeton Crescent can also assist with pedestrian crossing movements, particularly near the shopping centre and provide for overall traffic flow improvements, it is considered that this project should be expedited. In this regard discussions on expediting funding contributions for the signals installation with Main Roads WA will be initiated.

It is recognised that the signalisation of the Templeton Crescent junction can increase traffic flows along this street. A roundabout is currently under construction at the Hudson Avenue and Templeton Crescent junction as a traffic calming device.

Also, as an interim measure, Main Roads WA will be requested to review the existing speed limit along Marangaroo Drive near the Newpark Shopping Centre.

#### RECOMMENDATION

That Council:

17seeks discussions with Main Roads WA on expediting the funding of the installation of traffic signals at the junction of Marangaroo Drive and Templeton Crescent, Marangaroo;

18requests Main Roads WA to review the existing speed limit along Marangaroo Drive near the Newpark Shopping Centre;

19advises the petitioners accordingly.

D R BLAIR  
Acting City Engineer

DP:PP:EMT:AT  
Bere0410

CITY OF WANNEROO REPORT NO I10421

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 510-0-1  
SUBJECT: TRAFFIC CALMING MEASURES - ADVERSE PUBLICITY

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The Institute of Municipal Engineering WA has written to Council expressing concern over the recent publicity given by the Minister for Transport regarding the issue of cyclists and traffic calming devices.

It has been reported in the press that the Minister has implied some traffic calming measures created road hazards, were inappropriate for the function of the street and that the treatments implemented did not consider all road users such as cyclists.

The Minister for Transport has stated he is setting up a working group to examine the need for increased controls over the number and design of traffic calming obstructions.

Within the City a range of treatments are undertaken and these are associated with:

- 1 channelisation improvements to the main road system;
- 2 traffic measures and road improvements resulting from traffic studies (Quinns Rocks, Marmion/Sorrento, South West Duncraig);
- 3 traffic calming devices on mainly local distributor roads;
- 4 improvements for pedestrian and traffic safety near schools.

With arterial roads and local distributor roads provision is made for on road cyclists and a minimum carriageway width of 4.1 metres is applied only after consideration of all traffic requirements such as volumes, length of traffic treatment, the



closeness of intersections and other passing requirements. These roads also usually incorporate a separate cyclists' dual use path facility.

The design criteria adopted for the main roads is in accordance with Austroads Standards for Cyclists and Bikewest's Guidelines.

With regard to Local Area Traffic Management Schemes, generally the objectives are to reduce speed and traffic volumes. Local area traffic schemes are only implemented following consultation with the local community and also community groups. A major concern with cyclists appears to be the pavement width.

A narrower pavement width of less than 4.1 metres is consistent with the objective of a lower speed, residential street environment. The interruption to traffic flow from vehicles turning at traffic treatments into residential properties, or not being able to overtake cyclists at these restrictions, does not conflict with the principles of the traffic management strategy. It is to be noted that a bicycle is a vehicle under the Road Traffic Act and can assume an appropriate position on the carriageway. However, where there is a higher cyclists' usage, and particularly in the case of younger children, a separate dual use path, such as in West Coast Drive, is usually provided.

On this basis, treatments that have been implemented within the City generally attempt to reflect the status of the road and consideration of all users. Also, while the treatments take into account the operating speed and traffic volumes along the road, they recognise the cost effectiveness that can be achieved from reduced road widening works.

The local area traffic treatments are also designed in accordance with the Main Roads WA Guidelines for Local Area Traffic Management and the Federal Office of Road Safety, "Towards Traffic Calming - A Practitioners' Manual of Implemented Local Area Traffic Management and Black Spot devices. It is considered that, in view of the adverse publicity, the Minister for Transport be advised of this City's integrated approach and design criteria for implementing traffic calming measures.

#### RECOMMENDATION

That Council:

- 1 writes to the Minister for Transport regarding the recent publicity on traffic calming measures and outlines the City's design criteria and strategy for implementing traffic calming measures;

2        advises the Institute of Municipal Engineering WA  
         accordingly.

D R BLAIR  
Acting City Engineer

PP:EMT  
Bere0411

## CITY OF WANNEROO REPORT NO I10422

TO: TOWN CLERK  
FROM: ACTING CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 510-1504  
SUBJECT: TRAFFIC MANAGEMENT STRATEGY  
CREANEY PRIMARY SCHOOL, KINGSLEY

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In August 1993 Council officers undertook a survey of traffic flow and parking patterns around the Creaney Primary School. The survey was in response to seemingly conflicting requests from residents and the Parents' and Citizens' Association regarding vehicle parking facilities. Residents living opposite the school in Creaney Drive had petitioned Council for road and verge parking restrictions (Item H90304 refers). The Parents' and Citizens' Association requested additional hardstand areas to allow further parking along Creaney Drive near the school.

The results of the survey are shown on Attachment 1. Basically they indicate that the existing car parks to the south of the school are under utilised. Also, significant number of pedestrians cross Creaney Drive and Kingsley Drive.

The Parents' and Citizens' Association was advised of the survey results and requested to encourage parents to better utilise the car parks. Also, particular attention was made of the continual encroachment of parents' vehicles parking near the traffic islands along Creaney Drive. This parking was seen to be jeopardising the safety of pedestrians by limiting sight distances.

It was resolved to encourage the car park usage as a strategy with Council to construct a link footpath between the Kingsley Reserve car park and C Block. A cost contribution has been sought from the Parents' and Citizens' Association to fund that portion of pathway within the school. The Parents' & Citizens' Association further requested permission to install bollards along the school's Kingsley Drive perimeter to restrict parking. Also, an extension of a previously approved hardstand area in Creaney Drive for a further 26m towards Kingsway Drive, was sought (Item F11115 refers). These changes require amendments

to the existing prohibitions, as shown on Attachment 2, and installation of NO STANDING ANY TIME prohibitions, as shown on Attachment 3.

The traffic management strategy proposed relies upon encouraging parent motorists to better utilise existing car parks, to restrict parking where pedestrian safety or traffic congestion issues have arisen and to allow further limited parking in Creaney Drive at the school. With the strategy, the concerns of residents in Creaney Drive would be addressed by banning verge parking on the north side of Creaney Drive opposite the school, as shown on Attachment 3. It is to be noted that Creaney Drive has been constructed with a 10 metre wide pavement which allows parking on both sides of the road.

#### RECOMMENDATION

That Council:

20revokes the existing "NO PARKING CARRIAGEWAY OR VERGE 8.15AM to 9.15AM and 3.00PM - 4.00PM MONDAY TO FRIDAY" signs along the south side of Creaney Drive, east of the Kingsley Drive junction, as shown on Attachment 2 to Report No

21amends the "NO PARKING 8.00AM to 6.00PM MONDAY TO FRIDAY" signs to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" along the east side of Kingsley Drive to Golders Green Lane, as shown on Attachment 3 to Report No

22installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE EXCEPT BUSES" signs for 27 metres along the east side of Kingsley Drive, south of Golders Green Lane, as shown on Attachment 3 to Report No

23installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the east side of Kingsley Drive, between the northern boundary of Lot 573 and the southern boundary of the Creaney Primary School, as shown on Attachment 3 to Report No

24installs "NO STANDING CARRIAGEWAY OR VERGE" signs along the south side of Creaney Drive, from 9 metres west of the pedestrian refuge island to Acton Rise, as shown on Attachment 3 to Report No

25installs "NO STANDING ON VERGE 8.15AM to 9.15AM and 2.30PM TO 3.30PM MONDAY TO FRIDAY" signs on the north side of Creaney Drive, as shown on Attachment 3 to Report No

26constructs a 2.4m wide footpath from Kingsley Reserve car park to the school boundary at an estimated cost of \$1,500, as shown on Attachment 1 to Report No

27authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$1,500 from Account 71022 Footpath Maintenance for the construction of a 2.4m wide footpath from the Kingsley Reserve car park to the school boundary, as shown on Attachment No 1 to Report No

28advises all interested parties accordingly.

D R BLAIR  
Acting City Engineer

DP:AT  
Bere0406

## CITY OF WANNEROO REPORT NO I10423

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 504-0  
SUBJECT: PETITION REQUESTING A DUAL USE PATH IN COCKMAN ROAD, GREENWOOD

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A petition containing 182 signatures has been lodged with Council seeking a dual use path in Cockman Road, Greenwood from Penistone Street to Warwick Road. (Item I90331 refers).

The catalyst for this community agitation is the involvement of Police Headquarters, Bicycle Safety Section, East Perth in the enforcement of the Road Traffic Code sections that deal with footpath usage.

In effect, children riding a bicycle to their local school, using the footpath, are issued with a breach of regulations advice. (Attachment 1 refers)

Some parents are incensed at this approach by the Police Department. It is claimed that any collision between pedestrians and cyclists using a 1.2 metre wide footpath presents a significantly reduced injury potential compared to a cyclist/motor vehicle impact. In fact a death occurred in this municipality last year involving a student cyclist/motorist collision.

The answer to this vexing issue for ratepayers lies in the acceleration of legislative changes proposed by Bikewest allowing the use of footpaths for cyclists, under certain conditions. Bikewest has confirmed that it is assessing the possibility of a review of this legislation.

Construction of dual use paths (2.1 metres wide), or conversion of the existing 1.2 metre wide footpath to a dual use specification, is simply not the issue. There are in excess of 60 primary schools in this municipality which, together with the high school catchment, present a budget proposition for Council that is unacceptable.

Individual schools cannot be assessed for dual use pathway provision, in isolation. The Engineering Department has been successful in recent years in securing dual use paths adjacent to schools. It is in the older localities where this problem emerges.

Council funding for this purpose continues to focus on distributor roads e.g., Beach Road, Warwick Road, Hepburn Avenue, Marmion Avenue, etc. Furthermore, Council will deliberate on the need to replace the existing slab footpath network commencing in 1994/95. A 10 year programme costing \$400,000 per annum is being prepared as part of the Draft Budget presentation. Marangaroo Drive (south side) is an example of such a slab footpath that will be replaced with a 2.1 metre wide concrete dual use path through this Council upgrading initiative. However, the path is a major east/west link located in a distributor road. It is not a local route connecting to a primary school.

The construction of a dual use path, or the conversion of an existing path to the wider configuration in Cockman Road, will trigger a series of demands on Council from ratepayers throughout the municipality. The demand cannot be met and Council should resist the petitioners' request.

#### RECOMMENDATION

That Council:

- 1        apprises the Minister for Transport of the current Police Department practice of issuing infringement notices to students riding bicycles on footpaths;
- 2        suggests to the Minister for Transport that a moratorium on the issue of infringements notices be introduced pending the result of the review of footpath usage by school children cyclists;
- 3        Informs the petition co-ordinator of these initiatives and the fact that a dual use path is not proposed for Cockman Road.

D R BLAIR  
Acting City Engineer

ABW:SW:EMT  
Bere0409



I10424

CITY OF WANNEROO REPORT NO: I10424

TO: TOWN CLERK  
FROM: CITY BUILDING SURVEYOR  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 201-0  
SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

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BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of March 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in March 1994 was 23% more than the number of permits issued in March 1993 and the value was 54% more. Compared to the four year average, the number of permits is 157% and the value is 194%.

The financial analysis of licence receipts is set out below:

<u>Month</u> <u>Actual</u>	1993/94		1992/93	1993/94		Y-T-D
	Actual	<u>Budgeted</u>	<u>Month's</u> <u>Actual</u>	<u>Actual</u>	<u>Year to Date</u> <u>Budgeted</u>	
	\$	\$	\$	\$	\$	\$
JUL	129,088	103,000	171,517	129,088	103,000	
	171,517					
AUG	162,488	110,000	102,011	291,576	213,000	
	273,528					
SEPT	152,497	113,000	117,867	444,073	326,000	
	391,395					
OCT	128,591	124,000	126,888	572,664	450,000	
	518,283					
NOV	146,503	120,000	116,517	719,167	570,000	
	634,800					
DEC	143,934	100,000	118,009	863,101	670,000	
	752,809					

JAN	99,035	82,000	91,331	962,136	752,000
	844,140				
FEB	131,147	100,000	95,921	1093,283	852,000
	940,061				
MAR	166358	90,000	182,371	1259,641	942,000 1122,432

Actual year-to-date receipts to the end of March 1994 are 34% more than the budgeted receipts.

The number of permits approved from July 1993 to March 1994 was 17% more than in July 1993 to March 1994 and the value was 39% more as shown on Attachment A.

#### APPEAL

An application for approval for a proposed two storey dwelling to be erected at Lot 255 (7) Two Rocks Road, Two Rocks, was refused by Council because it was considered to be too high. The appeal lodged by the applicant to the Minister for Planning has been upheld.

#### NOTICES AND PROSECUTIONS

Departure from	Background:	File No:403/201/134
Approved Plans	An inspection of Lot 201 (134) Ocean Drive, Quinns Rocks, revealed that the owner/builders had departed from the approved plans and also constructed a retaining wall without the authority of a building licence.	
E & D Byrne		

Lot 201 (134)	The adjoining owner has strongly objected to the height of the retaining wall because of her plans to construct a second dwelling at the rear of her property. The original design allowed for a brick build up of the footings. However the owner/builders chose to delete the brick build up and construct a retaining wall on the boundary 1910 in height. No comment was sought from the adjoining owner.
Ocean Drive	
QUINNS ROCKS	

It is considered that a Notice should be served on the Owner/builders requiring that the

wall be lowered to a maximum height of 1000. The Notice would give the owner/builders the right of appeal to the Minister for Local Government.

#### PROSECUTION

The owners of Lot 914 (11) Merion Place, Connolly: Construction of a pergola without a building licence. Each fined \$150.00 and \$75.00 costs.

#### BUILDING CONTROL ACTIVITY

In March 1994, 932 building applications were received. This is the highest number of applications received in one month on record at Wanneroo. 847 building licenses were prepared for issue. Thirteen site instructions for building infringements were issued and six matters were satisfactorily resolved. It should be explained that many building infringements are rectified immediately by the builder and a site instruction is not required.

Swimming pool inspections resulted in 13 site instructions issued and 22 matters were resolved from 223 inspections. 490 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 7367.

#### COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1992/93 is set out in Attachment C.

#### RECOMMENDATION

That Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report.

That Council serve a Notice on E & D Byrne under Section 374 (1)(b) of the Local Government Act for departure from the approved plans and unauthorised construction at Lot 201 (134) Ocean Drive, Quinns Rocks.

R FISCHER  
City Building Surveyor

LC:lc  
bre03000

CITY OF WANNEROO REPORT NO: I10425

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 2721/599/5

SUBJECT: PROPOSED RETAINING WALLS: LOT 599 (5) SENTRY CLOSE, WOODVALE

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APPLICATION

An application has been received for approval to construct retaining walls at Lot 599 (5) Sentry Close, Woodvale. One section of wall is proposed to be 3200 high (see Attachment 'A').

COUNCIL POLICY

The City Building Surveyor is authorised to approve retaining walls up to 2000 in height. Proposed retaining walls exceeding 2000 in height are to be placed before Council for consideration. All retaining wall applications where the wall exceeds 1000 in height must be accompanied by the comments of the affected adjoining owners.

BACKGROUND

The applicant proposes to construct a 1000 high retaining wall on the rear boundary, piling in the right hand corner where it is close to the ministers sewer line. A second 1000 high retaining wall is to be constructed on the right hand boundary set in from the boundary approximately 1500. A third 1000 high retaining wall is to be erected on the left hand boundary again set in 1500 from the boundary, however it is proposed to add a 1000 high retaining wall on top of an existing 2200 high wall, which will bring the total height of that wall to 3200.

The affected adjoining owners next to this proposed 3200 high wall have recommended that the existing retaining wall is to remain at its existing height. If the extended height was permitted, the addition of a minimum 1500 high fence on top of the wall would bring it up to a height of 4700. The adjoining

owners are justified in requesting that the wall should not be increased in height.

It is considered that the applicant should be advised to consider a brick build up from lowered footings which would remove the requirement for a retaining wall in that area. The lot falls 4500 from the left rear corner to the right rear corner and 2730 from the left rear corner to the front right hand corner of the Lot.

The proposed retaining walls will not level the lot and slopes will remain between the proposed dwelling and the retaining walls.

#### RECOMMENDATION

That Council does not give approval for the proposed retaining walls at Lot 599 (5) Sentry Close, Woodvale, and that the applicant be advised to consider alternate means of amending the design of the base of the proposed dwelling which may alleviate the use of retaining walls.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre04024

CITY OF WANNEROO REPORT NO: I10426

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 2979/743/2

SUBJECT: PROPOSED RETAINING WALL: LOT 743 (2) NATALIE COURT, ALEXANDER HEIGHTS

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APPLICATION

An application has been submitted for approval to construct retaining walls exceeding 2000 in height at Lot 743 (2) Natalie Court, Alexander Heights (see Attachment 'A').

COUNCIL POLICY

The City Building Surveyor is authorised to approve retaining walls up to 2000 in height. Walls exceeding this height are to be submitted to Council for consideration. Applications for all retaining walls which exceed 1000 in height must be accompanied by the written comments of the affected adjoining owners.

BACKGROUND

The retaining wall on the left hand side of the Lot will taper from 2700 high in the rear corner to 0 on the front boundary and the wall on the rear boundary will taper from 2700 in the left rear hand corner to 0 in the right hand rear corner.

The written favourable comments of the affected adjoining owners have been submitted.

COMMENTS

As indicated on the attachment, the lot falls from both street boundaries. The applicant wishes to level the lot in order to construct a dwelling and have a level rear yard area.

RECOMMENDATION

That Council approve the proposed mass brick retaining walls to be constructed at Lot 743 (2) Natalie Court, Alexander Heights, to a maximum height of 2700.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc:bre04020



I10427

CITY OF WANNEROO REPORT NO: I10427

TO: TOWN CLERK  
FROM: CITY BUILDING SURVEYOR  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 061-185  
SUBJECT: WHITFORD JUNIOR FOOTBALL CLUB - REQUEST FOR  
KIOSK FACILITIES AT COOK RESERVE, HILLARYS

---

The federal member for Moore, Mr P Filing, has requested that Council considers the provision of a kiosk/canteen attached to the toilets and changerooms at Cook Reserve, Hillarys.

Mr Filing cites the large number of young people that utilize the reserve on Saturday mornings.

It has recently become Council practice not to construct kiosks attached to toilets and changerooms unless the Club itself provides the funds.

It would be appropriate to advise the members accordingly.

RECOMMENDATION

That Council advises the federal member for Moore, Mr P Filing, that Council will consider a proposal from the reserve users on the basis the group fund the construction of the kiosk.

R FISCHER  
City Building Surveyor

RF:HW  
bre04021

CITY OF WANNEROO REPORT NO: I10428

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 210 - 0

SUBJECT: SITE WORKS ORDERS TO BE REGISTERED ON TITLE

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REPORT

At its meeting on 23 March, 1994, Council resolved that a report be submitted on the practicality of registering site works orders on the property title within 14 days of failure to comply with the requisitions of the order.

SITE INSTRUCTIONS

It is one of the functions of Building Surveyors in the field to serve a site instruction on an owner or builder if there is an infringement or a departure from approved plans.

The site instruction is headed with the name of the person on whom it is served and address. The property on which the offence occurs and the building licence number. The opening paragraph is as follows:

"An inspection of the above premises on - date - revealed that the following action is required to be carried out forthwith to bring to bring the structure into conformity with the Local Government Act and Council's By-laws made under that Act. Your immediate cooperation is requested."

The site instruction is then served by hand or mail and further advises the offender that the Building Surveyor may be contacted during office hours on completion of the required work or for further information if required.

The site instruction in itself is not a formal notice and in the majority of cases, the offender will bring the infringement into compliance without further referral. Each site instruction is recorded on a specifically designed computer program. A regular

printout is provided and distributed to the officers dealing with the matter for following up.

The computer program quickly provides information to an officer dealing with a property enquiry form. If an order exists on the property the information alerts the estate agent or intending purchaser that a problem exists and in most cases the problem is rectified before the property is sold.

If a site instruction is still ignored after a reasonable time has elapsed and an explanation for the delay has not been offered. The matter is referred to Council for the issue of a Notice or the instigation of prosecution proceedings, depending on the nature of the offence.

In many cases a site instruction is issued on young couples who have just moved into their first home. They may erect a non-complying structure without making enquiries to Council. They may not be able to afford to rectify the matter quickly and it is generally left to the District Building Surveyor to allow additional time for the required work to be carried out.

It is considered that the most flagrant breaches are made by the builders, through poor supervision or deliberate attempts to proceed with unauthorised amendments to the approved plans. In such cases a registration on the property title would be an imposition on the owners who are often unaware that the builder has contravened Council's requirements.

In the event that an owner was not taking any action on a serious infringement, Council could place a caveat on the property. Lodgement fees for the caveat are currently \$62.00. An 'absolute caveat' prevents an owner from selling the property.

If Council wished to follow this course of action, a Policy would have to be created laying down the guidelines of when a caveat should be lodged. To lodge caveats on all infringement within 14 days of failure to comply would require considerable resources and could prove to be a costly exercise.

#### RECOMMENDATION

That Council does not adopt the practice of placing caveats on property titles within 14 days of failure to comply with a site works order.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre04018

CITY OF WANNEROO REPORT NO: I10429

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 920 - 9

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

---

PROPOSED AMENDMENT

At it's meeting on 9 March, 1994, Council approved a proposed amendment to Council's By-laws relating to Fencing and Private Tennis court Floodlighting, to include a provision for electrified security fencing on commercial and industrial properties (see Attachments 'A' & 'B').

ADVERTISING PERIOD

The advertising period calling for any comments on the proposed amendment closed on 11 April. 1994. No comments were received. The proposed amendment is now ready to be sent to the Minister for Local Government for gazettal.

NEW AUSTRALIAN STANDARD

However advice has been received from the State Electricity Commission Regulatory Services that the Australian Standard AS3014 addressing Electrical Installations - Electric Fences has now been superseded by a new standard AS3016-1994 - Electrical Installation of Electrified Security Fences.

Council approval is requested to alter the proposed amendment (f)(ii) to read:

"the fence is constructed in accordance with AS3129-1989 and AS3016-1994 and is on land zoned commercial or industrial pursuant to Council's Town Planning Scheme."

RECOMMENDATION

That Council approve the alteration to Council's proposed amendment to it's by-laws relating to Fencing and Private Tennis Court Floodlighting by deleting AS3014-1991 and replacing with AS3016-1994 and change (f)(ii) to read:

"the fence is constructed in accordance with AS3129-1989 and AS3016-1994 and is on land zoned commercial or industrial pursuant to Council's Town Planning Scheme."

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre04023

CITY OF WANNEROO REPORT NO: I10429

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/3470 AND 920-9

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

---

APPLICATION

A report was submitted to the 10 November meeting of Council advising that an application had been submitted for approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 (28) Avery Street, Neerabup (H11109 refers).

The recommendation which was endorsed by Council was that consideration of approval or refusal of the proposed electric fence be deferred until a legal opinion was sought and comments obtained from Council's insurers.

Council's Brokers, Alexander and Alexander Limited are of the opinion that the matter of electric fencing is basically a legal issue (e.g. responsibilities to third parties) rather than primarily an insurance issue, and that appropriate legal advice should be sought. From an insurance perspective, they advise, that Council has a general "duty of disclosure", and a "reasonable precautions" warranty in insurance policies to satisfy.

A preliminary opinion from Council's solicitors indicated that there should be no liability to Council if the electric fence was 1000mm away from the main boundary link mesh fence. The Solicitors were advised that the Australian Standard permits an electric fence to be 100mm away from the main boundary link mesh fence. The solicitors initial concern was that the electric shock emitted from the electrified fence could cause serious injury to anyone who touched it.

The applicant, Consolidated Security Systems Australia Pty Ltd has provided the solicitors with a video demonstration and an inspection of a typical electrified fence was carried out by the solicitor, the applicant and a Council officer. The solicitors are now satisfied that the electrified fence located 100mm from a link mesh fence is acceptable.

However before Council has the authority to give approval for the proposed fence at Lot 14 (28) Avery Street, Council's by-laws relating to Fencing and Private Tennis Court Floodlighting require to be amended.

The existing by-laws, Clause 8 (f) states:

'that a person shall not erect or allow to remain an electrified fence except where it is constructed in accordance with AS3129/1981 and is in a rural area for the purpose of control of livestock but so that no part of such a fence is adjacent to a road or other public place and only if warning sign approved by the Surveyor are erected and maintained on or adjacent to the fence'.

Council's solicitors recommend that this clause be amended as follows:

- (f) "Erect or allow to remain an electrified fence unless warning signs approved by the surveyor are erected and maintained on or adjacent to the fence and;
- (i) the fence is constructed in accordance with AS3014 1991 and is in a rural area for the purpose of control of livestock but so that no part of such a fence is adjacent to a road or other public place; or
- (ii) the fence is constructed in accordance with AS3129-1989 and AS3014-1991 and is on land zoned commercial or industrial pursuant to Council's Town Planning Scheme."

It should be noted that AS3014-1991 - Electrical installations - Electric fences supersedes AS3129-1981 and AS3129-198 addresses Approval and test specification-Electric-fence energisers.

#### RECOMMENDATION

That Council:

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



- . authorises affixation of the Common Seal to and endorses the signing of the documents;
- . authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed amendment promulgated; and
- . defers approval of an electrified fence at lot 14 (28) Avery Street, Neerabup, until the proposed amendments to Councils By-laws relating to Fencing and Private Tennis Court Floodlighting are promulgated and advises the applicant accordingly.

L CANDIDO  
Deputy City Building Surveyor

LC:lc:bre03005

## CITY OF WANNEROO REPORT NO: I10430

TO: TOWN CLERK  
FROM: ACTING CITY PARKS MANAGER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 730-8-1  
SUBJECT: PROPOSED LANDSCAPE WORKS - JOONDALUP NORTH FORUM

---

LandCorp has submitted to Council design drawings of the proposed landscape of the forum in Grand Boulevard. This area is basically a modified roundabout area designed to function as a formal entry statement when entering the city block from the north (see attachment 1).

The initial plan proposed consisted of a dual lake/drainage area surrounded by garden beds and trees. This was rejected by the Parks Department due to the excessive maintenance requirement. The current proposal (see attachment 2) is mirrored on both sides of Grand Boulevard.

Components of the design are:

**Area 1 Bog Garden**

This area incorporates a PVC lined lake area to maintain aquatic type plants in a moist condition. This type of "garden" requires high maintenance and is unsuitable for the site.

Water requirements for summer and winter are unknown and an odour may develop during humid climatic conditions due to bacterial build up.

Trees are listed for planting within the liner area and root growth will ultimately rupture the liner.

**Area 2 Feature Garden - Native Heathland**

This area comprises hydromulched native seeds; typical species being *Adenanthos cuneata* (Woollybush), *Anigozanthus flavida* (Albany Kangaroo Paw), *Verticordia*

nitens, Xanthorrhoea preissii (Blackboy). These types of plants are rarely successful when planted via seed.

#### **Area 3 Feature Garden**

This area consists of a variety of native plants, all to be planted by seed. Again 50% are rarely successful.

#### **Area 4 Grass Perimeter**

Approximately a quarter of the site is grass with trees randomly planted.

#### **Boardwalk Access Path**

Bordering areas 3 and 4 it is proposed to construct a raised timber boardwalk. This is to enable the public to view the future native plant areas and bog garden without direct access.

The boardwalk is designed to connect with a perimeter cycleway of concrete.

#### **Summary**

The concept, as submitted, will commit Council to long term maintenance expenditure with little aesthetic return.

Experience has shown the species selected are not uniform in growth or survival.

The "Bog Garden" concept is proposed to link the "lake" to the city area. Due to the site constraints and location this concept has been regarded as unrealistic by Council's Parks Department Officers.

This area is regarded as a roundabout and this forms part of the road structure and the area is not to be regarded as public open space or part of the normal 10% allocation.

#### **RECOMMENDATION**

That Council:

- (a) rejects the proposed landscape works in Joondalup North Forum, and;
- (b) notifies LandCorp of its concerns regarding the design.

D H CLUNING  
Acting City Parks Manager

DHC:JB

gre0409

CITY OF WANNEROO REPORT NO: I10431

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 740-37 c770-26

SUBJECT: MINISTRY OF EDUCATION/CITY OF WANNEROO JOINT  
PUBLIC OPEN SPACE FACILITIES AGREEMENT -  
CALLANDER PARK, KINROSS AND ADDISON PARK,  
MERRIWA

---

Parks Department officers contacted Gail Bonser, representative from the Public Sector Management Office, proposing sharing arrangements for facilities at Kinross and Merriwa Primary Schools.

The Ministry of Education has submitted a proposal for Council consideration and comment (see Attachment 1).

The following comments have been compiled following discussion with Recreation Officers:

**Kinross Primary School/Callander Park**

This is a small Public Open Space (area 2.61 ha) abutting the southern boundary of the new school.

Maintenance of the area will be discussed further with an option for total gardens maintenance being undertaken by Council and funded by the Ministry of Education.

Currently Callander Park is maintained as a dry park, but the developer Peet & Company, had installed a bore and pump for landscape works which transfers to Council in July 1994.

**Merriwa Primary School/Addison park**

Council approved development of Addison Park (\$145,000) in the 1993/94 budget following a submission by a local residents' group.

During construction of the oval provision has been made to supply reticulation to the Ministry of Education land from Council's bore at a rate to be agreed.

The provision of cricket practice wickets and match wicket are listed for consideration in the 1994/95 budget submissions.

### **Tennis/Netball**

The provision of joint usage court facilities at both locations would be of immediate benefit to Council as both suburbs are deficient in these facilities.

Council's contribution towards construction has been listed for consideration in the 1994/95 budget submissions.

Areas of concern are:-

- 1 Tennis Court Bookings - It is considered use of a community representative to act as a Booking Officer, will ensure easy access to the courts at all times. This includes, school and public holidays as well as weekend and evening usage. Booking through the school could limit access due to the school operating times.

If the Education Department can arrive at a solution to this, use of the school as booking agents would be acceptable.

Hire fees should be at the same rate as for other Council courts.

- 2 Public access in school times needs to be clarified. Some public access during school times would be required and the proportion of use needs to be negotiated.

If income exceeds maintenance costs, then after a percentage cost of say 10% to the school as a management fee, the balance should be accumulated as a contribution towards the cost of major maintenance.

- 3 Bookings for the use of the ovals would be through the Recreation and Cultural Services Department via the appropriate Facility Manager. Whilst the school would have exclusive use during school hours, clearly established times of use are required to ensure maintenance programs can be carried out.

### **RECOMMENDATION**

That Council:

- (a) agrees in principle to the proposal for joint facility use subject to further discussions on proportional cost sharing, and;

- (b) authorises the City Parks Manager and City Recreation and Cultural Services Manager to liaise with Ministry of Education officers to finalise agreement arrangements.

D H CLUNING  
Acting City Parks Manager

DHC:JB  
gre0406

I10432

**CITY OF WANNEROO REPORT NO: I10432**

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 507-7

SUBJECT: REPORT ON WATER QUALITY MANAGEMENT OF  
ARTIFICIAL LAKES

---

**Background**

In 1993 Council commissioned a study to collect baseline data on 4 artificial, perched lakes within the City of Wanneroo. This study was a Joint Achievement Project between the City of Wanneroo and Edith Cowan University.

The purpose of the study was to collect baseline data of water quality within these lakes prior to a management strategy being prepared. The initial report has revealed some inherent problems associated with perched, artificial lakes utilised for storm water collection.

I attach the Executive Summary for Council's information. A full copy of the report is available on request from the Deputy City Parks Manager.

**RECOMMENDATION**

That Council:

- (a) accepts the report as submitted and;
- (b) authorises a 12 month continuation of the study in order to obtain more complete data, including seasonal influences.

D H CLUNING  
Acting City Parks Manager



DS:JB  
gre0408

## CITY OF WANNEROO REPORT NO: I10433

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 253-7

SUBJECT: PROPOSAL TO DEVELOP JOONDALUP CENTRAL PARK AMPHITHEATRE AS A JOBSKILLS PROJECT

A proposal has been received from the Regional Economic Development Group (RED) for development of the Central Park Amphitheatre in conjunction with LandCorp and the City of Wanneroo.

This proposal was developed in consultation with LandCorp and Council officers as an optional development method (see attachment 1).

It is important to note that all figures and time lines are recommendations only and it is expected that further discussions with the parties involved may vary this information. The only funding that is not flexible is the RED Group/DEET component due to DEET Special Projects guidelines.

#### **Council Contribution**

As the documentation shows a staged funding component applies as follows:-

Stage 1	\$100,000	1994
Stage 2	\$200,000	1995

The years indicated require adjustment to show financial years, ie 1994/95 and 1995/96.

Council involvement is a major component as it encompasses site and project administration over a period of 2 years.

#### **General Comments**

The concept has various unresolved issues which must be addressed prior to any further planning:

1 **Capital costs in regard to initial site works, ie clearing, bulk earthwork**

As the site is located in natural bushland with limestone outcropping rock, the site establishment costs will be high. Discussions with LandCorp officers indicate they are unwilling to fund this component estimated to be \$200,000-\$300,000.

Council may wish to indicate acceptance in principle or rejection of this component.

2 **Specialist works, ie electrical, plumbing**

Within the design concept various specialist installations are required:

Electrical for stage lighting and general public access lights.

Plumbing for toilet and amenity water supply.

These items are not covered within the RED proposal and the intention was to pursue the sponsorship option. This may or may not be achievable via sponsorship, but is an integral part of the project.

3 The proposal has been referred to Council's Administrative Steering Committee for the Joondalup Cultural and Civic Facilities Projects for comments. A development such as this must be viewed within the overall concept of cultural facilities.

**Summary**

Due to the complexity of the proposal and amount of unanswered issues the establishment of a Council project group may be appropriate. This group could encompass Parks, Engineering and Building Departments, with a member representing Council at any future LandCorp/RED Group discussions.

**RECOMMENDATION**

That Council:

- 1 defers consideration of the proposal as submitted by the RED Group, and;
- 2 establishes a project team of department officers to review the proposal and submit a report to Council within 3 months, and;
- 3 seeks discussions with LandCorp.

F GRIFFIN  
City Parks Manager

DHC:JB  
gre0404

I20400A

C I T Y   O F   W A N N E R O O

TOWN PLANNING SECTION

REPORTS FOR COUNCIL

27 APRIL 1994

CITY OF WANNEROO REPORT NO: I20418

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 790-634  
SUBJECT: DRAFT NORTH WANNEROO LOCAL STRUCTURE PLAN

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Pacesetter Homes Pty Ltd  
CONSULTANT: Greg Rowe & Associates

INTRODUCTION

Council will recall that at its November 1992 meeting (G21121) it resolved to give its preliminary support to the Draft North Wanneroo Local Structure Plan (refer Attachment No 1) and advertise it for a three month public comment period. Copies of the draft local structure plan and accompanying report were sent to all of the owners located within, and directly adjacent to the structure plan area for comment.

Council is now advised that the advertising period for the draft plan concluded on 7 January 1994 and a total of nine submissions were received.

ANALYSIS OF SUBMISSIONS

There were three types of submissions received; those in support of the Draft Local Structure Plan, those opposed to the plan and those that did not necessarily oppose the proposal, however made several comments requesting changes to different aspects of the plan. In general, therefore, the submissions could be recorded as five being in favour (of the proposal) and four against.

A summary of the comments received is listed below:

1Dundee Road should not be realigned.

2The proposed expansion of the Wanneroo shopping centre should be accommodated on the northern side of Dundebur Road.

3The church/school site should be re-designed.

4The special residential buffer should be re-designed.

5Opposition to urbanisation.

6Development should be restricted to the Neerabup region.

7Land uses are located disproportionately.

8No recognition of current investments at Benara Nurseries.

9POS provision for Loc 3071 Griffiths/Dundebur Roads, Wanneroo.

1 & 2 A detailed submission was received from Feilman Planning Consultants (Feilman) on behalf of the Servite Order of Australia requesting Council to reconsider the draft plan. In short, the consultants have questioned the need to realign Dundebur Road as shown on the draft local structure plan. They have stated that this proposal could severely affect their client's landholding and result in an unnecessary expenditure of finances for the reconstruction of Dundebur Road in its proposed new alignment.

Council will note that a primary reason for the proposed relocation of Dundebur Road was to accommodate the eventual expansion of the Wanneroo Shopping Centre in a northern direction to ultimately create an integrated District Centre of approximately 25,000-30,000m<sup>2</sup> GLA.

Feilman has claimed that "due to the current configuration of the shopping centre, it would not be conducive to a northward extension and would therefore compromise proper shopping centre design principles for a District Shopping Centre". Feilman proposes that, as an alternative, Council examine the option of leaving Dundebur Road in its present location and allow for a new shopping centre development to occur north of Dundebur Road.

In response, it is acknowledged that the future development (form) of the District Centre is uncertain.

It would be inappropriate however, to simply ignore the existence of the existing shopping centre. Feilman has argued on the basis of "consolidation" of a proposed new centre north of Dundebur Road with the adjoining peripheral commercial and community uses.

It is believed that this argument should apply more to the existing centre and adjacent land uses so as to limit

any adverse impacts that a planned expansion would have on the existing land uses.

Feilman has also referred to the Environmental Protection Authority policy for Poultry Farms and incorrectly assumed that the structure plan rejects residential development on their clients land due to the existence of a poultry farm on the adjacent northern lot. As a consequence, they have stated that in light of the recent Department of Planning and Urban Development (DPUD) policy on this matter, a 100 metre buffer would be more acceptable and the balance land should be re-examined for alternative land uses.

In response, Council will note that the draft local structure plan has acknowledged the poultry farm and buffer requirements however it was clearly stated that this plan shows the ultimate development of the area. This assumes that land uses such as the poultry farm will, in the future, cease operations. To this end, the draft plan has even shown the residential development of the lot currently operating as Inghams Poultry Farm.

It is therefore clear that Feilman's statement in this regard is wrong, and the reason the balance of Swan Location 2657 Wanneroo Road was shown as a Showroom/Warehouse area was not due to the poultry farm, rather because such land uses were considered compatible with the proposed district centre. It is acknowledged, however, that at this stage, there is insufficient detail regarding the proposed district centre to resolve land use within the balance area of Loc 2657.

At the same time, it should also be recognised that this area should be set aside for compatible and complimentary land uses. The structure plan should therefore be modified by deleting reference to the showroom/warehouse zone and proposed roads on the balance of Loc 1657 and replace it with the statement that this area is subject to future study to determine appropriate land uses and their disposition. Recommended uses would include mixed business, commercial and medium density residential development.

3. A submission was also received from the Catholic Education Commission which was unhappy with the proposed configuration of the Catholic School/church site shown on Dundobar Road. General concerns related to the proposed size and shape of the site as well as access arrangements off Dundobar Road. Generally, the various concerns listed are considered valid, therefore the structure plan should be modified to provide for a re-design of the



school/church site. To this end, Greg Rowe & Associates (Rowe) who prepared the draft local structure plan should liaise directly with the Catholic Education Commission, Council and the subject land owners to resolve this matter.

4. Concern was raised regarding the design of the Special Residential buffer adjacent to Special Rural Zone 3. The effectiveness of this buffer was questioned, given that in some instances, a road was shown to the rear of the Special Rural lots (for access to the Special Residential lots).

This concern is considered valid, therefore the plan will need to be modified to show the Special Residential buffer directly abutting the adjacent Special Rural Zone with access coming from a road on the western side of the lots (NB. the lots abutting Griffiths Road will not require modification).

5. Several objections received did not directly refer to the structure plan itself, instead, they opposed urbanisation generally. Council will note that whilst such concern is acknowledged, it is an issue that has already been addressed through the introduction of Metroplan and the North West Corridor Structure Plan where East Wanneroo was identified as an area for future urban development.

6. Council will note that a submission was also received from Trevor Johnson of Crown Mushrooms, located at 163 Belgrade Road, Wanneroo. In short, the submission opposed urbanisation and referred to conflicts that would occur as a result. It was also stated that the development of North Wanneroo was considered premature given the operation of Inghams Poultry farm within the area, and that development should, at this stage, be restricted to the Neerabup area only.

In response, it would appear that Mr Johnson is uncertain as to the purpose and intentions of the local structure plan. As Council is aware, the preparation of a local structure plan does not impose any requirement for timing of development for that area. It is recognised that due to the fragmented nature of East Wanneroo combined with the existing lifestyles of residents will result in a slow and protracted development of the area for urban purposes. As a result, the majority of comments made in this submission are not relevant to the preparation of the local structure plan.

The comments regarding possible future conflicts have, however, been noted.

- 7 & 8 Richard Pawluk and Associates (Pawluk), on behalf of Benara Nurseries, has provided a detailed submission opposing the draft local structure plan. It was advised how Benara Nurseries is the largest wholesale nursery in Australia with a considerable level of investment in the North Wanneroo area. As a result, it is believed that the current plan may jeopardise the continued operation of the nursery.

Whilst Pawluk has lodged Benara's opposition to the plan, two alternative plans have been promoted which, it is believed, would better protect the nursery's interests.

First, the nursery is concerned that the draft structure plan is inequitable in that it locates land uses to their disadvantage. Whilst it is currently proposed that a suitable arrangement will be provided to equitably apportion costs, the nursery owners are concerned that there is no guarantee that such a provision will actually be achieved and consequently, the nursery owners may eventually be required to provide the various infrastructure in accordance with the local structure plan, at their own expense.

Pawluk has therefore proposed that the draft local structure plan be modified to relocate some of the infrastructure, ie primary school, public open space and neighbourhood centre.

In response, the Council will note that due to the substantial size and location of the nursery's landholding in relation to the structure plan area, it is understandable that the location of local infrastructure would affect their landholdings to a greater extent than other landholdings. Particularly given that certain facilities are required to be centrally located within the subject area with adequate spatial separation between infrastructure, ie public open space. It is acknowledged, however, that due to the nature of the operations, the nursery will be likely to remain for many years. As a consequence, given that development within this area generally will be long and protracted, it is doubtful that there will be any pressure to acquire the infrastructure shown in the structure plan on the nursery's landholdings (ie the POS or the primary school site) for a very long time. It is therefore believed that the concerns that have been raised will be unlikely to eventuate. Also, given the nursery is intending to remain for many years, should there be any shortfall in funds for infrastructure acquisition, it is probable that less than 10% POS will be acquired. Therefore, it

is likely that the POS requirements shown on the nursery's landholdings will ultimately be reduced should the above occur.

Nevertheless, to try and accommodate some of the concerns that were raised, a meeting was conducted between officers from the Council, Department of Planning and Urban Development and the Ministry of Education to further examine some detailed elements of the structure plan. In short, the Ministry advised that it would not be reasonable to relocate the primary school site as it was currently in the most appropriate and accessible location within its catchment area and the cell itself.

The POS distribution was also further reviewed to try to resolve some of the nursery's concerns. It was found, however, that there was very little scope for modifying the plan to relocate or redistribute POS from the nursery's landholding, particularly given the school site was not able to be moved. In any case, to relocate POS would result in a similar adverse impact on other landholdings.

9. As the Council is aware, it is now likely that POS contributions will be achieved by way of subdivisional conditions rather than a Scheme. As such, it is likely that there may ultimately be a shortfall in the amount of funds/land available to acquire a full 10% contribution from East Wanneroo. It is therefore important that were possible and practical, subdividing landowners be required to make a 10% provision of their land for POS. In this case, Pacesetter Homes Pty Ltd who instigated this structure plan has the ability to provide a 10% POS contribution (approximately 0.9444ha) without jeopardising the integrity of the plan. It is therefore believed that such a modification should result to the structure plan with a subsequent condition imposed when they submit a subdivision application.

#### CONCLUSION

In general, the majority of submissions did not oppose the local structure plan. Specific issues were raised and in many instances, these matters were able to be considered favourably for subsequent inclusion in the structure plan. Once the plan has been modified it is believed that it will be significantly improved.

It is therefore believed that the Council can support the local structure plan subject to the proposed modifications as described above being made to the plan.

RECOMMENDATION:

THAT Council:

1. advises Greg Rowe and Associates to modify the Draft North Wanneroo Local Structure Plan in accordance with the changes suggested to in Report No ;
2. adopts the Draft North Wanneroo Local Structure Plan (once modified);
3. refers the adopted plan to the Department of Planning and Urban Development, together with the submissions received and requests the Department of Planning and Urban Development to adopt the plan as the basis for the approval of subdivision and development within the area covered by the plan.

O G DRESCHER  
City Planner

rwz:gm  
pre94272  
29.3.94

I20419

CITY OF WANNEROO REPORT NO:I20419

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 30/4690  
SUBJECT: PROPOSED AGED PERSONS DWELLINGS, LOTS 1249,  
1250, 1251 AND 1252 CNR KINROSS DRIVE AND  
FALKLAND WAY, KINROSS

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development R40  
APPLICANT/OWNER: Anglican Homes Incorporated  
CONSULTANT: Loughton Patterson Pty Ltd  
APPLICATION RECEIVED: 15 March 1994  
DAU: 22 March 1994  
APPLICANT CONTACTED: Advertising commenced 12/3/94 closes  
13/4/94  
ADVICE RECEIVED:  
REPORT WRITTEN: 11 April 1994

INTRODUCTION

An application has been received from Loughton Patterson Architects on behalf of Anglican Homes Incorporated seeking Council approval for the use of Lots 1249, 1250, 1251 and 1252 Kinross Drive, Kinross (Attachment No 1) for an aged persons development.

BACKGROUND

An application has been received and supported, for the amalgamation of Lots 1249, 1250, 1251 and 1252. Lot 1252 originally had an area of 5,815m<sup>2</sup> and had been set aside at the structure planning stage for aged housing. The remaining three lots all have areas over 1,000m<sup>2</sup>. The zoning of the lots is Residential Development with a density code of R40. The combined area when amalgamated will be 9,254m<sup>2</sup>. This area would allow 37 grouped dwellings or, if Council allowed a 50% bonus density for aged persons dwellings, would permit 55 aged persons dwellings.

This use is an AA use in a residential area and therefore requires Council approval.

The proposed development has been designed on the same lines as Lady McCusker Home located on Beddi Road, Duncraig. A site inspection has revealed that Lady McCusker Home operates well within the residential area and has a non-obtrusive nature appearing more like residential dwellings rather than a home for aged with the dwellings addressing the street in a residential design.

#### PROPOSAL

It is proposed that rather than a retirement village, as such, this development will be more of a hostel generally for very elderly people who need special care because of dementia, frailty and age.

The design of the development has been carried out with the intent to complement the growing residential area of Kinross. The accommodation is arranged in three connected housing parts, each of which has its own street address, front doors, carports and letterboxes. Each house accommodates 13 or 14 people resulting in a total of 40 people living on site. In addition to the housing, an administration/activities facility is located behind and connected with the residential groups. This is for on site residents only.

The plans also indicate a future additional house plus a small day centre, however, these are not included as part of this application.

The development will be staffed 24 hours a day, seven days a week as most residents generally have a high level of dependency. Each house has a private landscaped courtyard area as well as front garden areas. Bedrooms with street facing windows will be screened on site with brick screens.

Each house has been provided with four parking bays. The applicants advise that the parking needs are generally by staff and visitors as none of the residents are sufficiently cognitively alert, or are too frail or old to have licenses or drive cars. An additional 11 parking bays have been provided at the rear of houses for staff and visitors with sufficient area for an additional four bays. The staff basis will be as follows:

Everyday	7 am - 9 pm	2 staff members per house
	9 pm - 7 am	2 staff for total complex
Weekdays	9 am - 4 p m	2 administrative staff plus 1 activities person

Occasional basis

Occupational therapist,  
Podiatrist and doctor.

Meals are not prepared on site but are delivered from a central kitchen at the Sundowner Centre in Cottesloe. Food is prepared and rapid chilled, delivered to site, heated and served.

#### ASSESSMENT

In accordance with Council's normal policy regarding AA land uses, the application has been advertised for a thirty day period for public comment with a closing date of 13 April 1994. At the time of writing this report no submissions had been received. Council will be advised if any submissions are received prior to the close of advertising though this is not anticipated as the area is generally undeveloped.

The proposed development has been designed sympathetically with the residential area and at a lower density than could have been achieved with a 50% bonus density. It is also more aesthetically pleasing with a large amount of landscaping. The houses address the street on both Kinross Drive and Falkland Way and as a result will maintain a better effect for the overall streetscape.

It has been successfully demonstrated that the development is for the frail aged and not a retirement village. The parking requirements in this circumstance should be addressed on the basis of a hospital where parking is required at a ratio of one per three patients accommodated plus staff parking. At this ratio a total of 14 bays would be required for residents and a maximum of 12 for staff, totalling 26; this is the number of bays proposed in the proposal. There is adequate area to allow further parking should it be required in the future. Council's parking requirements for aged and dependant persons' dwellings refers specifically to numbers of dwellings which is not applicable in this proposal of shared accommodation with constant care.

To the side of the proposal is Lot 1254 Edinburgh Avenue which is owned by Council and is zoned Civic. This land is currently vacant, however, it will be an advantage to a frail aged development to be located close to civic amenities. The other lots in that vicinity were also allocated at the structure plan stage for commercial development and have been zoned accordingly.

#### RECOMMENDATION:

THAT Council approves the application submitted by Loughton Patterson Architects on behalf of Anglican Homes Incorporated,

for an Aged Persons' Development on Lot 1252 Kinross Avenue and Lots 1249, 1250 and 1251 Falkland Way, Kinross, subject to:

1. a new certificate of title being issued for the amalgamated lots prior to the issuing of a building licence;
2. standard and appropriate development conditions.

O G DRESCHER  
City Planner

mb:gm  
pre94438  
12.4.94



I20420

CITY OF WANNEROO REPORT NO: I20420

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 30/4108  
SUBJECT: PROPOSED AGED ACCOMMODATION, RESERVE 34347  
(54) DOVERIDGE DRIVE, DUNCRAIG

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: Homeswest  
CONSULTANT: Overman & Zuideveld Pty Ltd  
APPLICATION RECEIVED: 23 September 1993  
REVISED PLANS RECEIVED: 17 March 1994

INTRODUCTION

Council received an application from Homeswest on 17 March 1994 for the approval of 6 aged persons units on Reserve 34347 (54) Doveridge Drive, Duncraig (Attachment No 1).

The proposal aims to utilise the 50% bonus density provision detailed in the Residential Planning R Codes.

BACKGROUND

Council considered a similar application at its meeting on 9 February 1994 (I20213) which was submitted on behalf of Wisechoice. Council resolved to refuse the application due to the lack of comprehensive management plans, however, advised that either a recoding from R20 to R30 or a new application for standard rental development within the Homeswest Programme for Aged Accommodation, would be supported.

The subject application has been submitted in accordance with Homeswest's standard rental programme for aged accommodation.

The subject site is zoned Residential Development R20 and it is proposed to develop the lot with a 50% density bonus.

Part 5 of the Residential Planning Codes allows Council to consider such a bonus. Clause 5.1.3 states:

*"In the case of dwellings designed for the accommodation of aged or dependent persons, the number of dwellings permitted may, at the discretion of Council, be up to 50% greater than provided for by the code applying to the site.*

#### ASSESSMENT

Under the R20 coding a maximum of four units can be accommodated on site. Should Council approve a density bonus the maximum number of units permitted is six units.

In the past Council has allowed a bonus density for bodies which have a record for ongoing commitment to the care and maintenance of such facilities. Homeswest falls within this category.

The development meets the requirements of the R Codes with only standard conditions required. It should be noted that the application has not been formally advertised, however, local residents are aware of its details through the North East Traffic Study Group (Attachment No 2).

It should be noted that the large tree that exists on the property has been incorporated into the design and will be preserved as part of the development.

It is recommended that the proposed six aged persons units be approved as the application meets the requirements of the density bonus and the general provisions of the R Code.

#### RECOMMENDATION:

THAT Council approves the proposed six aged persons units, utilising a 50% density bonus on Reserve 34347 (54) Doveridge Drive, Duncraig, submitted by Overman and Zuideveld on behalf of Homeswest, subject to standard and appropriate development conditions.

O G DRESCHER  
City Planner

pje:gm  
pre94435  
11.4.94

I20421

CITY OF WANNEROO REPORT NO: I20421

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 740-90823  
SUBJECT: BUILDING ENVELOPES FOR PROPOSED SUBDIVISION, SWAN  
LOCATIONS 1534 AND 1792 WIRREGA ROAD, JANDABUP

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Milino Pty Ltd & J Squarcini  
CONSULTANT: Bowman Bishaw Gorham  
APPLICATION RECEIVED: 15 March 1994

INTRODUCTION

Council received the locations of proposed building envelopes for the approved subdivision of Swan Loes 1534 and 1792 on 15 March 1994. Council's consideration and support of the envelopes is required to enable clearance of a condition of approval and future implementation of the required restrictions.

BACKGROUND

Council considered the proposed subdivision of Swan Loes 1534 and 1792 Wirrega Road, Jandabup and advised the Department of Planning and Urban Development of its support on 18 October 1993.

The proposed subdivision was approved by the Department on 13 December 1993 with Condition 6 requiring:

*"The subdivider making arrangements with and to the satisfaction of the local authority and the State Planning Commission to provide adequate vegetation clearing controls and designate building envelopes to contain all buildings and effluent disposal systems for all of the proposed lots and to advise prospective purchasers of these controls."*

The applicants have submitted an aerial photograph of the subject site and overlaid the proposed location of appropriate building envelopes and a written rationale to support their location.

The subject site was included in the East Wanneroo Wetlands Natural Resource Mapping Study which determined that the site has a high conservation value. Given this, it has been recommended that the maximum amount of vegetation should be retained on the site in order to protect conservation values.

#### ASSESSMENT

The building envelopes have been positioned within each proposed lot based on the following principles:

- . The maximum retention of vegetation within each lot.
- . Building envelopes of 4000m<sup>2</sup>, which should be considered a maximum area to be cleared within each lot. Smaller building envelopes within vegetated lots should be encouraged wherever possible. Additionally, building envelopes should only be cleared if and when required, rather than clearing the maximum amount in each lot regardless of present intended use. Where lots are already substantially cleared, owners should be encouraged to replant with local vegetation types.
- . Building envelope setbacks of 20m from road frontage and 15m from side boundaries (where practical), to ensure future buildings comply with Rural regulations as advised by the City of Wanneroo.
- . Minimum driveway lengths on vegetated lots to reduce associated clearing. Where a further building envelope setback is required by a lot owner, the area cleared for the driveway should be included in the total building envelope area.
- . Placement of building envelopes adjacent to remnant vegetation or on higher ground where possible, to provide aesthetic appeal for future homesites.
- . Avoidance of placing building envelopes in the "lower" areas of the site.

These principles have determined the areas shown on the submitted plan.

A number of points in respect of the envelopes need to be determined to allow for the implementation of Condition 6.

- . The 'splitting' of building envelope areas should not be permitted, however, the relocation to a similar area on the lot may be considered by Council. Any relocation would have to address the above principles and be to Council's satisfaction.
- . The stocking of vegetated lots outside of the building envelope is not supported.
- . The construction of driveways should be confined to the firebreak wherever possible.

It is considered appropriate that Council formally adopts the building envelopes for the proposed lots in accordance with the principles outlined above as a formal planning policy.

In accordance with Clause 5.11 "Planning Policies" to Council's Town Planning Scheme No 1, once Council has adopted the draft policy, it is required to be advertised for public comment. Council will then review the policy in light of any submissions made and then resolve to either finally adopt it with or without modification; or not proceed with the policy. A further report will be submitted after advertising.

RECOMMENDATION:

THAT Council:

1adopts the plan submitted on 15 March 1994 and the following policy as a Draft Policy for Building Envelopes for Swan Locations 1534 and 1792 Wirrega Road, Jandabup Policy in accordance with Clause 5.11 of Town Planning Scheme No 1;

2advertises the following draft policy for a period of 21 days in a newspaper circulating within the scheme area in accordance with Clause 5.11(b);

OBJECTIVES:

- 0-1. To provide formal parameters by which to consider the location of buildings on the proposed lots for locations 1534 and 1792 Wirrega Road, Jandabup.
- 0-2. To provide flexibility with the location of building envelopes while still protecting the high conservation value of the land.
- 0-3. To maintain and protect the maximum amount of vegetation in order to protect conservation values.

## PARAMETERS

The policy is applicable to land included in the following boundaries:

South of Wirrega Road  
West of State Forest No 65  
North of Lot 23 Damian Road and State Forest No 65  
East of Lots 24 and 35 Damian Road and Lot 34 Wirrega Road

Known as Swan Locations 1534 and 1792 Wirrega Road, Jandabup.

## POLICY

In considering development applications, Council shall have due regard for the siting of the building envelopes as shown on the submitted plan (Attachment No 1).

- P-1. All building and associated effluent systems to be located within the confines of the building envelope.
- P-2. Construction of driveways will be confined to the firebreaks wherever practical.
- P-3. The stocking of vegetated AREAS OF lots outside of the building envelopes will not be permitted.
- P-4. Applications to alter the location or shape of the building envelope will be considered in accordance with the following principles:
- . The maximum practical retention of vegetation within each lot.
  - . Building envelopes of up to 4000m<sup>2</sup> to be cleared within each lot.
  - . Building envelope should be setback 20m from road frontage and 15m from other boundaries (where practical).
  - . Minimum driveway lengths on vegetated lots to reduce associated clearing.
  - . Placement of building envelopes adjacent to remnant vegetation or on higher

ground where possible, to provide aesthetic appeal for future homesites.

Avoidance of placing building envelopes in the "lower" areas of the site.

3. advises the Department of Planning and Urban Development that the details submitted meet Council's requirements for Condition 6 of subdivision approval dated 13 December 1993;
4. prior to advising the Department of Planning and Urban Development of compliance with Condition 6 above, requires the owner to provide Council with a written undertaking stating that all prospective purchasers will be provided with a copy of the final adopted policy and return a statement signed by the prospective purchaser advising of such.

O G DRESCHER  
City Planner

pje:gm  
pre94431

CITY OF WANNEROO REPORT NO: I20422

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 740-1  
SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF MARCH 1994

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Overleaf is a resume of the Subdivision Applications processed by the Subdivision control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by council and approved by the State Planning commission.
- 3.3 applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council.
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION:



That Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report

O G DRESCHER  
City Planner

gap:gm  
pat 003



CITY OF WANNEROO REPORT NO: I20423

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 13 APRIL 1994  
FILE REF: 740-93295  
SUBJECT: PROPOSED SUBDIVISION OF LOT 12 MARIGINIUP ROAD,  
MARIGINIUP

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METRO SCHEME: Rural LOCAL SCHEME:  
Rural  
APPLICANT/OWNER: G S Chhachhi  
APPLICATION RECEIVED: 23 February 1994  
SCU: 3 March 1994  
DPUD ADVICE RECEIVED: 16 March 1994

INTRODUCTION

Council received an application on 23 February 1994 for the subdivision of Lot 12 Mariginiup Road, Mariginiup. The proposal is to excise a lot of 5843m<sup>2</sup> from the lot of 3.9267 hectares.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently bushland. The Department of Planning and Urban Development has already determined the application by issuing their refusal on 16 March 1994. In addition, the proposed lot sizes and the existing lot size is in contravention to Council's Policy. It is recommended that the application be not supported to avoid the fragmentation of rural lots in the vicinity.

RECOMMENDATION:

THAT Council does not support the application submitted by G S Chhachhi for the subdivision of Lot 12 Mariginiup Road, Mariginiup for the following reasons:

1the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;

2support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER  
City Planner

pre94411  
hg:rp 21.3.94

CITY OF WANNEROO REPORT NO: I20424

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 740-93394  
SUBJECT: PROPOSED SUBDIVISION, LOT 8 (1156) WANNEROO ROAD, WANNEROO

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: M & A Mrsa  
APPLICATION RECEIVED: 1.3.94  
SCU: 17.3.94

INTRODUCTION

Council received an application on 28 February 1994 for the subdivision of Lot 8 (1156) Wanneroo Road, Wanneroo from one lot of 7.86ha to create two lots of approximately 3.9ha each/

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently used for a market garden and residence. The proposed lot sizes contravene Council's Policy and it is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by M and A Mrsa for the subdivision of Lot 8 (1156) Wanneroo Road, Wanneroo for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
2. additional access onto Wanneroo Road is not in accordance with Council's policy or standards;
3. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER  
City Planner

pje:gm  
pre94433  
11.4.94

I20425

CITY OF WANNEROO REPORT NO: I20425

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 740-93284  
SUBJECT: PROPOSED SUBDIVISION, LOC 6265 (3060) WANNEROO ROAD,  
CARABOODA

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: C Genovese  
APPLICATION RECEIVED: 23.2.94  
SCU: 3.3.94

INTRODUCTION

Council received an application on 23 February 1994 for the subdivision of Loc 6265 (3060) Wanneroo Road, Carabooda from one lot of 7.69ha to create two lots of approximately 3.8ha each.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently used for a market gardens. The proposed lot sizes contravene Council's Policy and it is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by C Genovese for the subdivision of Loc 6265 (3060) Wanneroo Road, Carabooda for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
2. additional access onto Wanneroo Road is not in accordance with Council's policy or standards;
3. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER  
City Planner

pje:gm  
pre94433  
11.4.94



CITY OF WANNEROO REPORT NO: I20426

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 262/95/113

SUBJECT: UNLAWFUL INDUSTRIAL USE OF LOT 95 (113)  
DUNDEBAR ROAD, WANNEROO - "ADVANCE MODULAR  
RETAINING WALLS"

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Council is advised that during late November 1993 a complaint was received from a retaining wall company situated within the Wangara Light Industrial Zone objecting to the presence of a similar business at the above location.

Subsequent investigation revealed the complaint to be correct, whereby Mr K McMahon, proprietor of the business referred to above, had recently set up business in a large rural type shed, and with two employees engaged in the manufacture of concrete retaining wall products.

Mr McMahon stated that he was unaware that he was not permitted to conduct such an industry within the rural zone, especially as he was in an isolated position. He was both verbally and formally advised that he must relocate to the industrial zone.

I have now received a letter from Mr McMahon advising that he has purchased Lot 52 Action Place, Enterprise Park, Wangara (confirmed) and he has submitted a time schedule which indicates that following all necessary approvals, he should be relocated by the end of May 1994.

Technically, Council cannot approve the extension of time requested by Mr McMahon enabling him to remain at his present business location but when considering that the only complaint received is from a business rival, common sense suggests that Mr McMahon should remain in situ for a few more weeks as otherwise his two employees would be dismissed.

Close communication is being kept with Mr McMahon to ensure that he is being sincere concerning his proposed course of action. Should circumstances prove otherwise, immediate prosecution action should be commenced.

RECOMMENDATION:

THAT Council proceeds with legal action if Mr McMahon has not relocated his business to Lot 52 Action Place, Enterprise Park, Wangara by the end of May 1994.

O G DRESCHER  
City Planner

jhw:gm  
pre94424  
28.3.94

I20427

CITY OF WANNEROO REPORT NO: I20427

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 30/4686  
SUBJECT: REQUEST FOR SETBACK RELAXATION, LOT 8 (7) IBIS COURT, KINGSLEY

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METRO SCHEME: Urban  
LOCAL SCHEME: Special Residential 2  
APPLICANT/OWNER: S & N hayes  
CONSULTANT: Celebrity Homes  
APPLICATION RECEIVED: 10 March 1994  
NEIGHBOUR SIGNATURES: 25 March 1994

INTRODUCTION

Council received a development application requesting the relaxation of the rear setback to Lot 8 (7) Ibis Court, Kingsley (Attachment No 1).

BACKGROUND

The subject site is zoned Special Residential 2 which requires setbacks of 15m from the street, 5m from side boundaries and 10m from the rear boundary.

The applicant has requested that the rear boundary setback be relaxed to 5m minimum with an average of 10.15m (Attachment No 2).

The signature of the owner to the rear has been obtained with no objection to the proposal.

ASSESSMENT

The subject lot is an unusual shape which has constituted the need for the relaxation. Where possible major openings have been avoided along the rear, however, two habitable rooms do have

windows. It is not expected that this will decrease the privacy of the subject or adjoining lot as the windows remain 5.5m and 8m from the boundary.

It is considered that the setback relaxation will not adversely affect the privacy or amenity of the locality.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the rear setback from 10 metres to a minimum of 5 metres for Lot 8 (7) Ibis Court, Kingsley, submitted by Celebrity Homes on behalf of S & N Hayes.

O G DRESCHER  
City Planner

pje:gm  
pre94436  
11.4.94

I20428

CITY OF WANNEROO REPORT NO: I20428

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 30/4677  
SUBJECT: PROPOSED FOUR GROUPED DWELLINGS ON LOT 1064  
(7) THORNTON RETREAT, KINROSS

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: Burns Beach Property Trust  
CONSULTANT: Variable Holdings Pty Ltd  
APPLICATION RECEIVED: 2 March 1994  
DAU: 15 March 1994  
APPLICANT CONSULTATION: 7 April 1994 completed

INTRODUCTION

Council has received an application submitted by Variable Holdings Pty Ltd on behalf of Burns Beach Property Trust for four grouped dwellings on Lot 1064 (7) Thornton Retreat, Kinross requiring front setback relaxations.

BACKGROUND

Lot 1064 is 1033m<sup>2</sup> in area and coded R40 in a Residential Development Zone. A minimum of 250m<sup>2</sup> is required per grouped dwelling in an R40 area.

The proposal is to construct four grouped dwellings with attached carports which would be located 1.5m from Thornton Retreat.

ASSESSMENT

The R Codes allow dwellings to be located an average of 6m from the street frontage to a minimum of 3m. The R Codes also state that Council may approve unattached carports or garages up to 1.5m from a primary street where vehicles are parked parallel to the street alignment. Council has not, however, in the past, supported such setbacks because it is considered undesirable to

allow carports or garages forward of dwellings so close to a primary street. This would be the case whether these structures are attached or unattached in this instance.

The proposed development presents a view to the street of a 1.65m timber and brick screen wall, two double carports and a common driveway across its width with only minor areas of landscaping within the 1.5m setback to the carports providing visual relief.

Given Council's unwillingness in the past to approve carports or garages less than 3m from a primary street, and the undesirable presentation of the dwellings to the street, the application is not supported.

RECOMMENDATION:

THAT Council refuses the application for four grouped dwellings at 1.5m from the street, submitted by Variable Holdings Pty Ltd, on behalf of Burns Beach Property Trust on the grounds that it does not comply with Council's policy which requires a minimum setback of 3m from the primary street.

O G DRESCHER  
City Planner

hjc:gm  
pre94430

I20429

CITY OF WANNEROO REPORT NO: I20429

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 30/4252  
SUBJECT: WOMEN'S REFUGE CENTRE, LOT 976 (11) BURLOS COURT, JOONDALUP

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development R20  
APPLICANT/OWNER: Patricia Giles Centre Inc  
CONSULTANT: Phillip McAllister, Architect  
APPLICATION RECEIVED: 10 March 1994  
DAU: 15 March 1994  
APPLICANT CONTACTED: 21 March 1994  
ADVICE RECEIVED: 22 March 1994  
REPORT WRITTEN: 23 March 1994

An application has been received from Phillip McAllister, Architect, on behalf of the Patricia Giles Centre Inc, seeking planning approval for four group dwellings to be used as a women's refuge centre on Lot 976 (11) Burlos Court, Joondalup.

The subject land is zoned Residential Development R20 under Councils operative Scheme and has an area of 2,167m<sup>2</sup>. The proposed development includes parapet walls to both side boundaries. On the west is Lot 975 which is owned by Homeswest which also is the parent company of the Patricia Giles Centre Inc; and does not object to the proposed parapets. On the eastern side is Lot 977 which is owned by Council and is zoned Civic. Council's Building Department has advised that the impact of the parapet walls on Council's Lot 977 would be minimal and there would be no foreseeable concern in this regard. The remainder of the development is generally in accordance with the requirements of the residential planning codes and the Scheme for grouped dwellings.

A women's refuge centre was approved on this site in March 1993, however, due to lack of funds, the development did not proceed.

The issue of concern with this application is the fencing abutting the public accessways (PAW) on the northern and southern boundaries. Both Council and LandCorp has advised the applicant that as these accessways are open to the public and form a frontage to the lot, the fencing would be preferable in an open style. This issue was also raised and addressed in the previous approval.

The applicants have advised the following:

*"The nature of the women's refuge is such that the security of the women and children occupying the units is paramount. There are no laws to stop people loitering next to the site from the public accessways and this cannot be policed. Open fencing would aggravate a problem with loiterers as they will be able to view the site and the occupants thereby diminishing the occupants security"*

It is likely that having solid fencing panels facing the accessways could actually encourage loitering rather than deterring it. Council does not encourage this style of fencing abutting areas of public access. In addition, an open style fencing would allow better surveillance from the development to the accessways to observe if there does appear to be a problem with uninvited interest in the centre and then act upon it accordingly.

The PAW on the south of Lot 976 links Burlos Court and the Candlewood Shopping Centre to the linear public open space running through the area (Attachment No 1). The Homeswest group housing on Lot 975, west of Lot 976, was approved only with open fencing. All lots which abut the PAW have been encouraged by Council to address it so that there are no backyards or solid fences abutting areas of public access.

Though there is validity in a Women's Refuge Centre requiring security and privacy, the overall development has private courtyard areas and playing areas not directly visible from any boundary. It is recommended that the fencing for this development be in accordance with Council's previous directives and be in an open style.

#### RECOMMENDATION:

THAT Council approves the application for four grouped dwellings on Lot 976 (11) Burlos Court, Joondalup, as submitted by Phillip McAllister, Architect, on behalf of Patricia Giles Centre, subject to:

1 all fencing to public accessways being constructed in an open style;



2standard and appropriate conditions.

O G DRESCHER  
City Planner

mb:gm  
pre94423  
24.3.94

I20430

CITY OF WANNEROO REPORT NO: I20430

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 319-7  
SUBJECT: DRAFT POULTRY FARM POLICY

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INTRODUCTION

The Department of Planning and Urban Development has referred to Council for comment a Draft Poultry Farm Policy.

The Draft Policy is provided in Attachment 1 to this report. As DPUD requested comments on the Draft Policy by 3 February 1994 officer level comments have been forwarded already.

The reason for the lateness of this report to Council (relative to the deadline for comments set by DPUD) is that the W A Broiler Growers' Association conducted a tour of poultry farms on 28 February 1994 for the benefit of DPUD, officers from affected local authorities and the Environmental Protection Authority. It was considered prudent to first go on this tour prior to finalising this report. Also, DPUD had advised on the day of the tour that the W A Broiler Growers' Association were to be forwarding its submission on the Draft Policy to DPUD shortly after the tour and it was intended to provide those participating on the tour with a copy of that submission. The submission was described as very detailed and comprehensive and again it was considered prudent to await receipt of that submission to benefit from its information in the assessment of the Draft Policy. The City has only recently been advised by DPUD that due to the large size of the industry submission (several volumes), it was not considered feasible to provide copies to other agencies as originally intended. The following assessment of the Draft Policy has therefore not had the benefit of access to the industry submission.

ASSESSMENT OF THE DRAFT POLICY

Basically the Draft Policy proposed guidelines for considering rezoning, subdivision and development of land for residential and special rural purposes in the vicinity of existing poultry farms, and addressed the issue of new (and extensions to existing) poultry farms.

With regard to the Draft Policy, the officer level comments made were as follows:

While recognising the desire to avoid sterilising substantial areas of land surrounding poultry farms, through the imposition of an absolute buffer requirement, the need to ensure avoidance of adverse spillover effects from poultry operations into adjacent development is essential from the viewpoint of both poultry farm operators and potential residents. The need for certainty for poultry farm operators and prospective developers is also an important priority in terms of the Draft Policy. However, it is felt that the basic approach upon which the draft policy is based may be too flexible to ensure achievement of these objectives.

A preferable approach could be to require a "non-negotiable" (ie absolute minimum) buffer of specified size, supplemented by an additional but discretionary area that would be determined on a case-by-case basis (taking account of operational aspects of the particular poultry farming facilities and practices, and prevailing environmental conditions). In this context, using local experience as a guide, a minimum (not to be compromised) buffer of 500 metres supplemented by a discretionary area should be sufficient.

For the supplementary area, the need to add to the minimum buffer should be determined on the basis of case specific investigations, taking account of -

- . the type of development being proposed;
- . operational and management practices at the poultry farm (including any proposals to modify these practices);
- . prevailing environmental conditions (such as the occurrence of temperature inversions or other stable atmospheric conditions, or katabatic air movements) likely to contribute to off-site movement of spillover effects from the poultry operation.

The suggested approach also obviates any perceived need for a reduced buffer requirement based specifically on the density of development proposed adjacent to a poultry operation. The concept of reducing the buffer size as a direct response to a lower density of development is potentially flawed. Inhabitants

of Rural Residential or Special Rural development are just as entitled to high environmental quality as inhabitants of urban development. Further, inhabitants of the lower density developments probably have a greater expectation of high environmental quality and are therefore likely to complain vigorously if they feel that the quality of their environment has been compromised.

The suggested approach provides sufficient flexibility to enable a lesser buffer requirement if such is demonstrably appropriate (without overtly reducing the buffer as a direct, perhaps simplistic, response to development density), while providing certainty (in terms of minimum buffer size and investigational requirement) for the operators of poultry farms, prospective developers, and incoming residents.

In addition to the preceding discussion of general philosophy underlying the policy, the following comments on more particular aspects of the Draft Policy were offered -

1The minimum 500 metre buffer should be measured from the boundary of the allotment on which the poultry operation is established, although it is recognised that, where a poultry operation is situated on a large property, buffer requirements may be able to be satisfied on-site. Necessarily, however, if the concept of an on-site buffer is to be pursued, a secure mechanism would be needed to ensure that the integrity of such a buffer would not be compromised by subsequent expansion or re-development of the poultry operation. Accordingly, it would probably be appropriate to treat poultry operations on large lots, where there is the potential to satisfy buffer requirements on-site, on an individual basis.

2. Under Council's Town Planning Scheme No 1 poultry farms are defined as a Rural Use and are, therefore, a permitted use in the Rural zone. The Draft Policy identifies criteria for not permitting the extension of existing poultry farms. If Council refused an application to extend an existing poultry farm on the basis of an existing or proposed non-rural use on a nearby property then there may be grounds for questioning the Council decision.

One way to give Council the power to refuse poultry farm extensions would be to amend its district scheme so that a poultry farm becomes a discretionary use (an AA use) in the Rural zone.

As a final comment in response to the Draft Policy, it was pointed out that other rural uses such as piggeries and mushroom

farms that have the potential to conflict with future adjoining uses also exist within the City of Wanneroo. DPUD may, therefore, wish to consider either expanding the Draft Policy to address all rural activities with the potential to produce adverse spillover effects within adjacent development, or developing specific policies relating to such rural uses.

RECOMMENDATION:

THAT Council advises the Department of Planning and Urban Development that it endorses the comments on the Draft Poultry Farm Policy which have already been forwarded to it by this City, as outlined in Report No

O G DRESCHER  
City Planner  
lk:gm  
pre94259  
31.1.94

I20431

CITY OF WANNEROO REPORT NO: I20431

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 790-680  
SUBJECT: PROPOSED SCHEME AMENDMENT, LOT 32 (10)  
MENCHETTI ROAD, NEERABUP

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Fleura Pty Ltd  
CONSULTANT: G Macri  
RECEIVED: 11 March 1994  
REPORT WRITTEN: 18 March 1994

INTRODUCTION

Council received an application to rezone Lot 32 (10) Menchetti Road, Neerabup to allow the location of a rural store and the sites inclusion in the City of Wanneroo's Rural Stores Policy.

BACKGROUND

Lot 32 Menchetti Road is located on the corner of Menchetti Road and Wanneroo Road, Neerabup (Attachment No 1). Access to the site is from Menchetti Road to a sealed car parking area. The site is currently approved and used for market garden sales. The use incorporates a brick building where sales take place, and a galvanised iron building behind (Attachment No 2).

RURAL STORES POLICY

Council's Policy G3-39 identifies the location and development standards for proposed rural stores. It is determined that for areas north of Flynn Drive, rural store services can be provided by Shell Nowergup, Caltex Service Station, Neerabup and BP Roadhouse, Neerabup (Attachment No 3). The provision of additional rural stores in this area is not considered necessary or warranted.

The policy further states that market garden sales outlets are permitted to operate subject to the operation complying with Council's definition.

The definition of a Rural Store, under Policy G3-39 is:

*"A shop or other similar outlet of up to 100m<sup>2</sup> GLA offering for sale, convenience goods to residents in the locality.*

#### ASSESSMENT

The applicant advised that market garden sales have been approved from the property for six years and currently services the local and surrounding community and passing tourist trade.

Market garden sales is defined as 'The sale or offering for sale of fresh fruit and vegetables from a lot which is predominantly used as a market garden'.

A 706 signature petition has been submitted supporting the proposal to allow for convenience goods to be sold from the subject site to the local rural community.

It should be noted that 135 signatures are from the local community, with the remaining 571 signatures from urban and rural communities that would not form part of the rural stores catchment area. 442 of the 571 signatures were from residential areas within the City of Wanneroo. It is advised that services within these residential areas are at a level that exceed those proposed to be provided by the rural store.

The applicant has provided the following points in support of the proposal:

- "1. We already have a successful, well patronised market garden sales on the property. We service an average 180 local customers daily; the property is an ideal site because it provides safe vehicle access/egress from Menchetti Road which is a side street; the property is well placed to service local customers;*
- 2. our market garden sales is well patronised by the passing tourist trade. Up to three tourist coaches weekly (150 customers). Many of our customers come to us to purchase fresh fruit and vegetables and have expressed a desire to be able to purchase their delicatessen requirements at the one-stop;*

3. *the local service station will soon be able to expand its sales items to include delicatessen goods. However, our existing food outlet is clearly a more suitable site for the sale of delicatessen goods than a service station which principally sells petroleum products;*
4. *I sell a large amount of local produce providing a convenient outlet for local growers. I am well known to the local growers because I have owned and operated market gardens in the district for over 40 years."*

In reference to Council's Rural Stores Policy, the applicant states that those sites identified for north of Flynn Drive are not currently operating as rural stores. It is Council Officers understanding that the sites have been, and are, operating in accordance with a rural store as defined in Council's policy.

The applicant has acknowledged Council's previous support through town planning scheme amendments to expand the existing market garden sales into a local store.

Three amendments have previously been initiated by Council, being Amendment Nos 473, 511 and 547.

Amendment 473 was refused advertising by the Minister for Planning on 19 May 1989 which resulted in Council discontinuing the amendment at its June meeting (D20640A).

Amendment No 511 was also refused advertising on 22 March 1990 which resulted in Council discontinuing the amendment in April 1990 (E20426).

Amendment No 547 was refused advertising on 9 January 1991 however the Minister was requested to reconsider and Council sought a deputation (F20537). Despite the above the Minister refused the reconsideration on 9 October 1991 and Council discontinued the amendment in November 1991.

Following advice from the Minister for Planning, Council prepared and adopted the current Rural Stores Policy. Through the preparation of the policy a number of issues and factors were taken into account. In the determination of these factors it was considered that the locality of the subject site is sufficiently serviced through the existing Caltex Service Station and BP Roadhouse. Given the existence of two rural stores it was considered to be not in the best interests of the local community and amenity to permit new sites within the same immediate locality. The proposed development contravenes Council's Rural Stores Policy G3-39 and is not recommended for support.



RECOMMENDATION:

THAT Council does not initiate an amendment to Town Planning Scheme No 1 to allow Lot 32 (10) Menchetti Road, Neerabup to operate as a rural store, as submitted by Mr G Macri, for the following reasons:

1the proposal contravenes Council's Rural Stores Policy;

2any amendment to the adopted Rural Stores Policy will undermine the objectives and intentions of a unified and co-ordinated approach to the servicing of local communities;

3support for the amendment will establish an undesirable precedent for further ad hoc development of rural stores within the rural area.

O G DRESCHER  
City Planner  
pje:gm/pre94418/22.3.94

I20432

CITY OF WANNEROO REPORT NO: I20432

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 510-471  
SUBJECT: COMPENSATION PAYMENTS FOR THE WIDENING OF  
PERRY ROAD, PINJAR - MR SUSAC AND MR & MRS  
MATHER

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Council, at its meeting on 23 March 1994 (Item I20333), resolved to agree to pay Colin and Leonie Mather an amount of \$4700.00 for the 2500m<sup>2</sup> of land required from Lot 3 corner of Ziatas Road and Old West Road, Pinjar.

The Perry Road Land Acquisition Account (32668) does not have sufficient funds to cover this amount, however funds to cover the compensation are held in the Woodvale Drive Land Acquisition Account No 32672.

RECOMMENDATION:

THAT Council authorises **BY ABSOLUTE MAJORITY** the transfer of funds for the compensation payment to Mr and Mrs Mather for the 2500m<sup>2</sup> of land required from Lot 3 corner of Ziatas Road and Old West Road, Pinjar from the Woodvale Drive Land Acquisition Account No 32672 to the Perry Road Land Acquisition Account No 32668.

O G DRESCHER  
City Planner

cd:rp  
pre94427  
31.3.94

CITY OF WANNEROO REPORT NO: I20433

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 205/52/9  
SUBJECT: COMPENSATION FOR LAND ACQUISITION : A & R Z  
VLAHOV : OCEAN REEF ROAD, WANGARA

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BACKGROUND

At its September 1993 meeting (H30907) Council approved the appointment of a specialist business consultancy firm to provide it with a second valuation opinion on the amount of compensation it would be fair and reasonable to pay for the abovementioned land resumption.

The second valuation opinion was considered necessary to help overcome the stalemate situation that had developed with Council's primary valuers and the owner's valuers adopting differing principles to assess the loss suffered by the owners.

Council's primary valuers argued that the compensation should be assessed on the value of the land taken based on its highest and best use, which was mostly future industrial with a smaller area of future residential plus allowances for consequential losses resulting from the taking. The owner's valuers argued that the subject land had a special value as an operating market garden which enjoyed considerable advantages over other land in the locality and therefore compensation should be paid for the productive value of the land with further allowances for disruption of the business and severance. Both valuers agreed that the owners are entitled to a further amount equal to 10% of the compensation awarded as solatium for the compulsory nature of the acquisition and interest on the total amount in accordance with the provisions of the Public Works Act.

Council's secondary valuer concludes that a claim based on productivity could be supported.

Council's primary valuer, Messrs Baillieu Knight Frank assessed the potential land value with solatium at \$264,000 and its secondary valuer, Finance and Commercial Services Pty Ltd assessed the productivity value with solatium at \$289,526. The valuer for the owners, T R Dix and Associates assessed the productivity value with solatium at \$317,461.00.

#### ISSUES

The subject land, totalling 8886m<sup>2</sup> was resumed in separate portions on 11 January 1991 (5988m<sup>2</sup> for road alignment) and 28 June 1991 (2898m<sup>2</sup> for road drainage sump). Claims for compensation were lodged on 24 May 1991 for the road land and on 18 December 1991 for the sump land. Those claims were amended and amalgamated on 18 March 1993.

Under the Public Works Act interest is payable from the date a claim is first made at the rate that was current at the date of resumption. In this instance the interest rate is 14.00%.

In an attempt to reduce the interest liability it would be required to pay at whatever time a settlement was either agreed to or arbitrated on the City made advance payments in November 1991 and May 1992. The effect of those advances was to reduce the outstanding principle to \$169,711. Interest is accruing on the outstanding principle at the rate of \$50.55 per day and the amount calculated for payment on 29 April 1994 is \$59,076.21.

The balance payment required to settle the claim is therefore \$228,787.21 calculated to 29 April 1994 with further interest payable after that date at the daily rate of \$50.55. The owners are prepared to settle their outstanding claim at this amount and given the difficulties encountered in past negotiations I consider it would be in the Council's best interests to agree to it.

Council has paid advance payments totalling \$216,386.67 to the Vlahovs. This figure is comprised of compensation, interest and a payment of \$15,000 for loss of crops. The agreed compensation payable to the Vlahovs (excluding interest) is \$317,461.00. This figure also excludes the \$15,000 loss of crops.

The amount of \$228,787.21 is the balance payable to the Vlahovs and comprises the outstanding portion of the agreed compensation and the accrued interest.

Sufficient funds are held in Account Nos 33600 Land Acquisition Reserve and 39285 Land Acquisition Loan No 243.

#### RECOMMENDATION:

THAT Council agrees to settle the outstanding compensation claim of A and R Z Vlahov for the resumption of 8886m<sup>2</sup> of land from lot 52 Mary Street, Wangara for the extension of Ocean Reef Road at the amount of \$228,787.21 and authorises payment of that amount, plus interest, at the daily rate of \$50.55 if payment is made later than 29 April 1994.

O G DRESCHER  
City Planner  
twn:gm  
pre94425  
30.3.94

CITY OF WANNEROO REPORT NO: I20434

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 510-2077, 510-2078  
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY  
BETWEEN MILNE COURT AND STEPHENS STREET, OCEAN  
REEF

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An application has been received from the property owners adjoining the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef to have the accessway closed.

The application is made on the grounds of vandalism and anti-social behaviour being experienced by the neighbouring residents.

The Council has previously considered the closure of this accessway at its meeting on 10 March 1993 (Item No H20324), however, as three of the adjoining property owners were not interested in purchasing the land Council resolved not to agree to the closure.

With the current application the owners of Lots 268 and 273 have agreed to purchase the full width of the accessway adjoining their properties and therefore the whole of the accessway can be disposed of.

Closure of the accessway will not affect any services and it is believed that the accessway is not an important link for pedestrian movement through the area.

When the closure was advertised for the previous application, a petition representing six households was received objecting to the closure. The objection was based on the grounds that the signatories used the accessway for access to the primary and high schools and a bus stop. As can be seen on the attached plan, the extra walking distance for the residents in the vicinity would be minimal if the accessway was closed.

As the organiser of the petition was advised that the accessway was not being closed, it is suggested that Council advertise the closure application again to ascertain if there is still opposition to the closure and whether or not the objections are valid in view of the vandalism being experienced by the adjoining owners.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER  
City Planner

cd:rp  
pre94429  
6.4.94

I20435

CITY OF WANNEROO REPORT NO: I20435

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 510-1527  
SUBJECT: PROPOSED CLOSURE OF A PORTION OF CARRAMAR ROAD, NEERABUP

---

Council, at its meeting on 9 February 1994, resolved not to adopt the recommendation that Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Lot 2 and Location 2579 under Section 288A of the Local Government Act (Section B on Attachment No 1).

Council instead resolved to request the Hon Minister for Lands to proceed with closure and disposal of the unconstructed portion of Carramar Road between Rustic Gardens and Pinjar Road (Sections A & B).

Yatala Pty Ltd have submitted a draft structure plan which shows the portion of Carramar Road between Rustic Gardens and the eastern boundary of Lot 162 being constructed (Section A). As Rustic Gardens will be a major north south road, Carramar Road will need to be staggered as shown in the draft structure plan or moved further south. As it stands shown on the draft the special residential lots could be placed south of Carramar Road and north of Carramar Road east of Lots 162 and 161.

Even though the draft structure plan has not yet been finalised and approved the construction of this portion of Carramar Road would seem appropriate. It is therefore suggested that Council retains this portion of Carramar Road until such time that the structure plan is finalised. To minimise time delays the application to close the portion of Carramar Road between Lot 2 and Pt Loc 2579 should be dealt with separately.

RECOMMENDATION:



THAT Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Lot 2 and Location 2579 under Section 288A of the Local Government Act.

O G DRESCHER  
City Planner

cd:rp  
pre94428  
31.3.94

I20436

CITY OF WANNEROO REPORT NO: I20436

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 510-3359  
SUBJECT: GATE ACROSS OAKWOOD COURT, CURRAMBINE

---

METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: Show Homes

An application has been received from Show Homes to erect an unlocked swing gate across Oakwood Court, Currambine.

A show home display village is located within the cul de sac and the applicants wish to utilise Lot 294 as a temporary car park and have the public enter and exit through the garage of the home on Lot 293. This would make it easier for security and during the week one person could control the display centre.

The proposed gates will be between Lots 293 and 233 and the applicants have requested the licence to be valid for two years.

In accordance with Section 333 of the Local Government Act, Council is required to advertise its intention to grant a gate licence and to consider any submissions received within a prescribed period of 35 days.

RECOMMENDATION:

THAT Council requests the Governor to issue an order authorising Council to grant a licence for gates across Oakwood Drive, Currambine subject to there being no objections received within the prescribed objection period.

O G DRESCHER  
City Planner

cd:rp  
pre94426  
31.3.94

I20437

CITY OF WANNEROO REPORT NO: I20437

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 061-446, c727-6  
SUBJECT: CLIFF PARK, SORRENTO

---

METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development

The Council has referred a petition objecting to the sale and redevelopment of Cliff Park for a report by the City Planner (I90335).

Report H21234 to the Council meeting on 22 December 1993 identified Cliff Park as a dry park containing a drainage sump and some children's play equipment which could possibly be relocated. Cliff park was considered unattractive from a residential point of view because it is low lying. The extension of the adjacent aged persons units was however a possible option, although I anticipated objection to this from local residents.

Attachment 1 illustrates the location of Cliff Park which is 2621m<sup>2</sup> in extent. The land comprises Reserve No 33010 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.

To date there has been considerable local resident opposition to any redevelopment of Cliff Park for housing purposes and in view of this it is unlikely that the Department of Land Administration will support any change in its status.

RECOMMENDATION:

THAT Council maintains Cliff Park as a dry park for recreation purposes.

O G DRESCHER  
City Planner

acs:rp  
pre94405  
6.4.94

I30400A

C I T Y   O F   W A N N E R O O

FINANCE AND ADMINISTRATIVE

RESOURCE SECTION

REPORTS FOR COUNCIL

27 APRIL 1994

I30412

CITY OF WANNEROO REPORT NO: I30412

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 APRIL 1994

FILE REF: 312-2 c013-1

SUBJECT: TASKFORCE MEMBER VACANCY - LOCAL GOVERNMENT  
MUTUAL LIABILITY SCHEME

---

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Taskforce Member - WA Local Government Mutual Liability Scheme.

The board will initially meet every six weeks and then quarterly. The Board meets at Local Government House in Altona Street, West Perth. At present the day and time have not been decided and there is no meeting fee.

The objectives of the Taskforce are outlined in attachment 1.

Board membership is as follows:

- WAMA President
- WAMA Executive Director
- 1 CSCA elected member representative
- 1 CUCA elected member representative
- 1 LGA elected member representative
- 1 CSCA officer representative
- 1 CUCA officer representative
- 1 LGA officer representative
- Representative of the Minister for Local Government
- Representative of the insurance industry

The current vacancy commences on appointment and all memberships will reviewed on a three yearly basis by WAMA.

Submitted for nomination.

A ROBSON  
Deputy Town Clerk

NKC:nkc  
are94029

I30413

CITY OF WANNEROO REPORT NO: I30413

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE & ADMINISTRATIVE RESOURCES

FILE REF: 312-2 c013-6

SUBJECT: TASKFORCE MEMBER VACANCY - LOCAL GOVERNMENT SELF  
INSURANCE SCHEME FOR WORKERS COMPENSATION

---

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Taskforce Member - WA Local Government Self-insurance Scheme for Workers Compensation.

The board will initially meet every six weeks and then quarterly. The board meets at Local Government House in Altona Street, West Perth. At present the day and time have not been decided and there is no meeting fee.

The objectives of the Taskforce are outlined in attachment 1.

Board membership is as follows:

- WAMA President
- WAMA Executive Director or his delegated officer
- 1 CSCA elected member representative
- 1 CUCA elected member representative
- 1 LGA elected member representative
- 1 CSCA officer representative
- 1 CUCA officer representative
- 1 LGA officer representative
- An expert in the field of Workers Compensation  
Scheme Manager

The current vacancy commences on appointment.

Submitted for nomination



A ROBSON  
Deputy Town Clerk

are94029

I30414

CITY OF WANNEROO REPORT NO: I30414

TO: MAYOR  
FROM: DEPUTY TOWN CLERK  
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 703-3  
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

---

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

<u>DATE</u> 1994	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
17 May 1994	Opening of Ceramic Mural at Whitfords Library	20	Council
27 May 1994	Opening of Tile Mural at Warwick Leisure Centre	20	Council
26 June 1994	Carramar Pro-Am	200	Council

Submitted for consideration.

A ROBSON  
Deputy Town Clerk

prre0122

I30415

C I T Y O F W A N N E R O O R E P O R T N O :I30415

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
DATE: 27 APRIL 1994  
FILE REF: 021-1  
SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING  
29 MARCH 1994

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WARRANT OF PAYMENTS TO COUNCIL ON 27 APRIL 1994  
INCORPORATING PAYMENTS TO 29 MARCH 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	110869 - 112261	\$ 6,231,640.15
Municipal	002971 - 002979A	\$ 6,941,845.11
Trust	013704A Only	\$ 51,984.00
Town Planning Scheme No 5		\$
Town Planning Scheme No 6		\$
Town Planning Scheme No 7A Stage 2		\$
Town Planning Scheme No 7A Part B Stage 4		\$
Town Planning Scheme No 21		\$
		<hr/>
		\$13,225,469.26

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 17 ACCOUNTING DIRECTIONS.

CERTIFICATE OF CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$13,225,469.26 which was submitted to each member of Council on 27 April 1994 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

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CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$13,225,469.26 as submitted on 27 April 1994 is recommended to Council for payment.

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MAYOR

RC:JW  
tre0010

I30416

CITY OF WANNEROO REPORT NO: I30416

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 request 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

tre 0008

## CITY OF WANNEROO REPORT NO: I30417

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 018-1; 261-2-2  
SUBJECT: RATES AND CHARGES ENQUIRIES

---

Council, at its meeting in March 1993, considered a report on the property changes of ownership, and resolved to set a \$5.00 fee to Settlement Agents for rate information.

Following the implementation on 1 July 1993, there was considerable discontent amongst Settlement Agents at the imposition of the new fee for a service which had previously been provided free of cost.

Under current arrangements Agents either pay the fee with each account enquiry submitted or open an account and be charged on a monthly basis. Details of ownership are generally forwarded within 1 or 2 days only to the Agent submitting the enquiry.

As Councillors will be aware both the Vendor and Purchaser may nominate different Settlement Agents to handle the settlement details on change of ownership. With Council only submitting the rate details to the paying agent considerable confusion and discontentment has occurred. To remedy this, it is suggested that the charge be increased from \$5.00 to \$8.00 effective 1 July 1994 with both Agents receiving a copy of the rate statement. The Agent seeking the information will pay the fee. In assessing this matter Council should be aware that Settlement Agents operate on a cost recovery basis in relation to this levy - it is passed onto the purchaser/vendor on settlement.

The \$5.00 levy has generated \$39,435 in the nine months to 31 March 1994 against a 12 month budget estimate of \$30,000.

For comparative purpose the charges levied in other local authorities for this service is as follows:-

City of Fremantle

\$ 5.00\*

Shire of Katanning	\$10.00	
City of Belmont	\$10.00*	01/07/94
City of Bayswater	\$10.00	
City of Rockingham	\$ 5.00	

Note: Those marked with a \* only forward information to requesting Agent.

The Water Authority of Western Australia levies a \$7.00 fee with information being forwarded to both Agents.

#### RECOMMENDATION

That Council -

1. provides a copy of the Rates and Charges statement on property change of ownership to both vendor and purchaser Settlement Agents; and
2. increases effective 1 July 1994 the administrative fee to \$8.

J B TURKINGTON  
City Treasurer

VS:JW  
12 April 1994

tre0206



CITY OF WANNEROO REPORT NO: I30418

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 1275/ /23-7  
SUBJECT: RATE EXEMPTION - GRACE CHRISTIAN MINISTRIES  
INC

---

Council, at its meeting on 17 March 1993, considered an application for rate exemption from the Grace Christian Ministries for the property the church occupies at 7/23 Buckingham Drive, Wangara. Rate exemption was granted, with effect from 1 July 1993.

The church has now contacted Council to point out that its application, which was submitted during February 1993, was in fact seeking rate exemption for the 1992/93 year. In view of the fact that the application was made during the 1992/93 year, it is proposed to amend the effective date of rate exemption effective 1 July 1993 to 1 July 1992 - the rates for the 1992/93 year being \$1,726.14.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on 7/23 Buckingham Drive, Wangara effective 1 July 1992; and
2. amends the rate book accordingly.

J B TURKINGTON  
City Treasurer

VS:JW  
8 April 1994

tre0200

I30419

CITY OF WANNEROO REPORT NO: I30419

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 018-13  
SUBJECT: WRITE OFF - RATES

---

In accordance with Section 575 (1) (a) of the Local Government Act, Council may, with the approval of the Minister for Local Government, write off rates which have been imposed in respect of rateable property and payment of which is in arrears.

A schedule of amounts to be written off, totalling \$21.06, is attached and details why each amount is recommended for write off action.

RECOMMENDATION

That Council -

1. writes off rates levied, totalling \$21.06 in accordance with Section 575 (1) (a) of the Local Government Act 1960, as detailed in Attachment A to Report ; and
- 2.submits Attachment A to Report to the Minister for Local Government

J B TURKINGTON  
City Treasurer

VS:JW  
31 March 1994

tre0198

CITY OF WANNEROO REPORT NO: I30420

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 018-21  
SUBJECT: DELINEATION OF BOUNDARIES FOR THE 1994/95  
RATING YEAR

---

Council's split valuation system for rating purposes and the continued subdivision of broadhectare properties requires that the gross rental/unimproved valuation boundaries be delineated on an annual basis. This boundary delineation is subject to Governor's approval pursuant to Section 533 of the Local Government Act.

For the benefit of Council, Section 533 (8) (a) and (9) (a) of the Local Government Act states:-

"(8) A Council of a municipality that is -

- (a) a city or town shall for all rateable property in its district use valuations on gross rental value, unless the Governor makes an Order under subsection (17) of this section authorising that Council to use valuations on unimproved value.

of rateable property of the whole or any portion of its district, in which case that Council shall use the valuations so authorised within the area to which the Order applies.

(9) If the Minister is satisfied that the Council of a municipality that is -

- (a) a city or town should be authorised to use valuations on unimproved value of rateable property in any portion of the district of that municipality, which portion is, in the opinion of the Minister, used predominantly for rural purposes.

he may recommend to the Governor that an Order be made under subsection (17) of this section so authorising the Council".

In past years Council has moved the GRV boundary to accommodate anticipated subdivision thus obviating the need to seek approval to change the rating base midway through the year. This year the gross rental/unimproved valuation boundaries affect two areas:-

- (a) Urban zoned broadhectare properties.
- (b) Special rural zoned properties.

#### 1. **URBAN ZONED BROADHECTARE PROPERTIES**

This year the boundary for gross rental valuations within the urban zoned areas was adjusted taking into consideration:-

- (a) the already subdivided lots; and
- (b) the anticipated subdivisions in 1994/95.

The new boundaries for the urban zoned areas have now been identified for 1994/95 - refer plan laid on the table. In the main it classifies in the GRV sector, those properties considered most likely to be subdivided during 1994/95.

#### 2. **SPECIAL RURAL ZONED PROPERTIES**

The new boundaries for special rural zoned properties have now been identified for 1994/95 - refer plan laid on the table. The gross rental valuation boundary takes into consideration:-

- (a) the already subdivided lots; and
- (b) the anticipated subdivisions in 1994/95.

Given that there is a fair degree of mapping work still to be undertaken to define, in more precise terms, the boundaries prior to seeking Governor's approval, it is suggested that Council agrees to the realignment of the valuation boundaries for urban zoned broadhectares and special rural zoned properties for 1994/95 rating purposes.

#### RECOMMENDATION

That Council in accordance with the provisions of Section 533 (17) of the Local Government Act, seeks Governor's approval to

realign the valuation boundaries for the urban broadhectares and special rural zoned properties for 1994/95 rating purposes, as outlined on the plan laid on the table.

J B TURKINGTON  
City Treasurer

VS:JW  
12 April 1994

tre0054

## CITY OF WANNEROO REPORT NO: I30421

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 APRIL 1994

FILE REF: 002-1-1

SUBJECT: APPOINTMENT OF AUDITOR - 1 JULY 1994 TO  
30 JUNE 1997

---

Councillors may recall that the current term of appointment for Council's current auditors - Mr Graham McHarrie and Mr Johan Duivenvoorde from Chartered Accounting firm, Deloitte Touche Tohmatsu will expire on 30 June 1994.

Council has received a submission from Mr McHarrie and Mr Duivenvoorde expressing a keen desire for Council to renew their appointment for a further triennium 1 July 1994 - 30 June 1997. In support of their appointment they state the following:-

**AUDITORS**

Auditor Mr Graham McHarrie and his predecessor Mr Tom Lang have held the responsibility of the audit for the City since 1986.

In addition they are appointed auditors for the City of Stirling and the City of Belmont. They held previous audit assignments with City of Perth and Subiaco and the Shire of Mundaring. In addition Mr McHarrie has also undertaken assignments for the Western Australian Municipal Association and the Department of Local Government. He has widespread involvement in Local Government including the audit of town planning schemes.

Mr McHarrie is a partner in charge of audits in the Perth office of Deloitte Touche Tohmatsu.

Mr Duivenvoorde is the partner in charge of the Perth office.

Mr Duivenvoorde has a wide range of commercial and business experience which includes:-

- \* Valuation of businesses for acquisition and takeover purposes.
- \* Raising of capital from the public.
- \* Business viability reviews and group restructuring.
- \* Financing proposals and cost review assessments.
- \* Litigation support - expert witness.

The audit team assigned to the City of Wanneroo is highly experienced in local government audit procedures. Deloitte Touche Tohmatsu also undertakes the audits of:-

Adelaide City Council  
Hindmarsh Corporation  
Munno Para City Council  
Unley City Council  
Woodville City Council  
Local Government Association of SA

#### AUDIT TECHNIQUES AND METHODOLOGY

In depth understanding of Council's systems, requirements and philosophies.

A sound understanding of the Local Government Act and Local Government Accounting Directions together with a solid appreciation of Council's internal accounting controls.

The use of advanced audit techniques and a systems based approach to the audit enables more time to be spent on analytical issues and risk analysis.

#### SCOPE OF AUDIT

The audit will furnish the Council and ratepayers with an opinion on the truth and fairness on the financial statements for each year.

#### **Interim Audit**

To be conducted during the months of November through to April.

#### **Final Audit**



Commitment to completion by the 15 October to enable the Annual General Meeting of Electors to be held in November.

### FEEs

The fee schedule over the past five years with comparison to total rate revenue of the City is as follows:-

	<b>Audit Fee</b>	<b>Rates \$m</b>
1988/89	\$24,500	23.8
1989/90	\$26,200	27.9
1990/91	\$26,800	31.3
1991/92	\$29,000	33.2
1992/93	\$29,500	35.7
1993/94	\$30,000	38.2

The proposed fee level for the ensuing triennium is:-

1994/95	\$28,000
1995/96	\$28,000 + CPI
1996/97	1995/96 + CPI

The fees will cover the audit of the Municipal Funds including provision of audit reports to the appropriate authorities and Government departments and associated statements on income and expenditure for Welfare and Education programmes. Any other work performed including Town Planning Scheme audits or special work of an audit or non audit nature will be on the basis of a direct request from Council, or its appointed officer, at a fee to be arranged at the time of the commitment.

In the past Council has called expressions of interest for the conduct of its audit. In the last triennium 1 July 1991 to 30 June 1994 responses were received from the following:-

<u>NAME</u>	<u>COMPANY</u>
Graham McHarrie Johan Duivenvoorde	Deloitte Touche Tohmatsu Chartered Accountants
Gregory F Wyllie Donald F Munro	Munro and Wyllie Chartered Accountants
Keith Lingard John Van Dieren	Stanton Partners Chartered Accountants
Richard Derek Stubbs	KPMG Peat Marwick Chartered Accountants

Following an exhaustive assessment of each submission Mr Graham McHarrie and Mr Johan Duivenvoorde emerged as the outstanding applicants.

In assessing this current submission there is no doubt that Mr McHarrie and Mr Duivenvoorde's knowledge of Council's affairs, their professionalism, dedication and expert advice to Council and officers and their back up support suggest they be appointed as auditors to the City of the triennium 1 July 1994 to 30 June 1997.

#### RECOMMENDATION

That Council -

1. appoints Mr Graham McHarrie and Mr Johan Duivenvoorde of Deloitte Touche Tohmatsu as Auditors to the City of Wanneroo for the period 1 July 1994 to 30 June 1997;
2. advises, in accordance with the provisions of Section 635 (f) (8) the City, together with the terms and conditions of the appointment; and
3. authorises the affixation of the Common Seal to, and endorses the signing of, the contract documents.

J B TURKINGTON  
City Treasurer

JBT:JW  
7 April 1994

tre0199

I30422

CITY OF WANNEROO REPORT NO: I30422

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 of 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 129470 - Sundry Donations - Recreation Control.

J B TURKINGTON  
City Treasurer

JW  
13 April 1994

tre0002

I30423

CITY OF WANNEROO REPORT NO: I30423

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 261-2-2  
SUBJECT: ANNUAL REVIEW - FEES AND CHARGES

---

Each year a review is undertaken in conjunction with all departments of Council's fees and charges.

The fees and charges are required to be adopted prior to 30 June 1994 enabling implementation to be effected in the main on 1 July 1994. It is suggested that Council implements the new fee structure effective 1 July 1994 with the following variances:-

Regular Bookings Outdoor Facilities  
- Implementation 1 October 1994

Regular Bookings Indoor Facilities  
- Implementation 1 January 1995

Attached for Council's adoption is the Schedule of Fees and Charges for 1994/95 - refer Attachment A. In line with general trends in the economy the majority of charges have not been increased. There are however some exceptions to this i.e. facilities covered by lease, commercial refuse charges, recreation facilities hire and meals on wheels.

Where leased facilities are aligned to the consumer price index an increase of 2.5% has been applied which is generally in accordance with the consumer price index (Perth) for the past year.

An annual lease fee of \$3,838.60 for the Sorrento Tennis Club is included in the Schedule of Charges - Lease Agreements. This annual lease for two years (1993/94 to 1994/95) will be refunded to the Club as a non statutory donation as per Council's report I30203.

Land Purchase Enquiry charges have been increased from \$25.00 to \$40.00. The new charge will recoup Council's full costs of processing the enquiries and is more in line with industry standards, i.e. -

City of Stirling	\$40.00
City of Belmont	\$40.00
City of Rockingham	\$50.00
City of Subiaco	\$20.00

Rates and charges enquiry charges have been increased from \$5.00 to \$8.00. This increase is the subject of a separate report to this meeting.

Off Road Vehicle Infringements were increased under the Control of Vehicles Off Road Areas Act by the State Government.

Private Swimming Pool inspection fees will be the subject of a special report to Council by 30 June 1994.

Eating House annual registration fees for take away food and tearoom premises have been reduced from \$270.00 to \$120.00. This was resolved by Council at its August 1993 meeting (Report H50809 refers).

Meals on Wheels charges have been increased by 10 cents (3.1%) per meal to \$3.30.

Out of School Care and School Vacation Care fees have been increased on average by 5.0%. The increase in fee will reduce Council's annual deficit in the programmes and are more in line with standard metropolitan fees.

Commercial refuse charges have been set on estimated tipping fees for the 1994/95 year. The residential refuse removal charge will be set and the commercial refuse charge confirmed once the Mindarie Regional Council has set its tipping fees for the 1994/95 year.

Septic tank inspection fees have increased from \$5.00 to \$12.50. These fees are set by the Health Department of Western Australia.

Sale of Building Returns have been increased to recoup Council's cost of providing the service.

Concrete vehicle crossover charges cannot be set until the new contractor's price for the construction of concrete vehicle crossovers is known. Tenders for the construction of concrete vehicle crossovers are currently being called.

Hire charges for halls, recreation centres, reserves and other outdoor facilities have been increased generally in accordance with the consumer price index (Perth) of 2.5% for the past year.

RECOMMENDATION

That Council -

1. adopts the 1994/95 Schedule of Fees and Charges as outlined on Attachment A to report H ; and
2. includes these fees and charges in the 1994/95 Budget.

J B TURKINGTON  
City Treasurer

TP:JW  
13 April 1993

tre0069

## CITY OF WANNEROO REPORT NO: I30424

TO: TOWN CLERK  
 FROM: CITY TREASURER  
 FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
 MEETING DATE: 27 APRIL 1994  
 FILE REF: 015-0  
 SUBJECT: 1994/95 BORROWING PROGRAMME

Council is required, pursuant to Section 601 of the Local Government Act, to submit to State Treasury by 29 April 1994, an estimate of its 1994/95 loan borrowings.

Over the last few years the Australian Loan Council has placed an overall limit on the level of the new money borrowings from all sources by semi Government and Local Government authorities. This limit extended not only to debenture loans but also changes in overdraft limits.

In 1987/88 Council made a commitment to reduce loan borrowings by \$200,000 per annum. Since that date Council has progressively reduced its loan borrowings:-

1984/85	\$3,900,000
1985/86	\$2,500,000
1986/87	\$2,565,000
1987/88	\$2,000,000
1988/89	\$1,800,000
1989/90	\$ 600,000
1990/91	\$1,400,000
1991/92	\$1,200,000
1992/93	\$ 800,000
1993/94	Nil

At this early stage, however Council is not in a position to accurately predict what portion of its 1994/95 capital works programme can be funded direct from its own resources and hence assess how much is required to be funded by way of borrowings. Consequently it would appear wise, at this point to advise State Treasury that it requires \$400,000 loan funds in 1994/95. Prior to budget adoption a more accurate assessment of Council's needs



will be undertaken with a view to restricting Council's reliance on borrowed funds.

The details to be conveyed to the State Treasury would be:-

1993/94		1994/95
Nil	Roads and Drainage	\$ 400,000.00
\$380,274.43	Loan Conversion (Rollover)	\$1,060,708.41

RECOMMENDATION

That Council advises the State Treasury that its 1994/95 anticipated 1994/95 borrowing programme is:-

Anticipated Loan Borrowings	\$ 400,000.00
Loan Conversions	\$1,060,708.41

J B TURKINGTON  
City Treasurer

TP:JW  
11 April 1994

tre0201

I30425

CITY OF WANNEROO REPORT NO: I30425

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 3915/189/12  
SUBJECT: REFUND BUILDING LICENCE FEES - 1994 CHARITY HOME

---

A request has been received, via the City Building Surveyor, for a refund of the building licence fees on the construction of the 1994 Charity Home at Lot 189 (12) Coronado Ridge, Iluka. The cost of the building fees paid by Les Friday Homes is \$600.00. If approved, the fees will be forwarded to Les Friday Homes, who will donate the refund direct to the Rocky Bay Charity Home.

It has been past practice to make a non statutory donation equivalent to the building fees involved.

RECOMMENDATION

That Council refunds to Les Friday Homes the building licence fees of \$600.00 associated with the construction of the 1994 Charity Home at Lot 189 (12) Coronado Ridge, Iluka. Such donation to be from Budget Item 26066 - Other Aged and Disabled Services - Sundry Donation.

J B TURKINGTON  
City Treasurer

JW  
12 April 1994

tre0204

I40400A

C I T Y   O F   W A N N E R O O

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL

27 APRIL 1994

## CITY OF WANNEROO REPORT NO: I40413

TO: TOWN CLERK  
 FROM: CITY ENVIRONMENTAL HEALTH MANAGER  
 FOR MEETING OF: COUNCIL  
 MEETING DATE: 27 APRIL 1994  
 FILE REF: 2961/64/33  
 SUBJECT: SURVEILLANCE OF PUBLIC SWIMMING POOLS

Council is advised of an incident involving an unsatisfactory water sample of a public swimming pool operating within the City of Wanneroo.

The Health Act (Swimming Pools) Regulations 1964 cite the following minimum criteria to be observed by pool operators, viz:

pH of Water	TABLE 3 Regulation 11(a)	
	Minimum Free Residual Chlorine	
	Pools without Isocyanurate	Pools with 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.

On 10 March 1994 analysis of the chemical quality of water at Mindarie Keys was found to have a pH of 8 which is outside the acceptable range. A similar incident occurred on 10 August 1993 and resulted in a written warning to the management.

It is essential that the pH is maintained within the correct range, as pool water having too high a pH results in reduced chlorine efficiency.

RECOMMENDATION

That Council initiates proceedings against Mindarie Keys Pty Ltd,  
33 Ocean Falls Boulevard, Mindarie for a breach of Regulation  
11(b) of the Health Act (Swimming Pool) Regulations 1964.

G A FLORANCE  
City Environmental Health Manager

hre04009  
ip:rej

CITY OF WANNEROO REPORT NO: I40414

TO: TOWN CLERK  
FROM: CITY ENVIRONMENTAL HEALTH MANAGER  
FOR MEETING OF: COUNCIL  
MEETING DATE: 27 APRIL 1994  
FILE REF: 30/95  
SUBJECT: APPLICATION CARPORT

---

Council is advised of an application from Mrs P K Greenacre of Bay 101 Lakelands Caravan Park for erection of a carport adjacent her doublewide caravan (park home).

The carport, of metal construction, will not encroach on the mandatory bay clearance of 2.25 metres to the side and rear boundaries.

Council is reminded that proposed amendments to the City of Wanneroo By-laws on Caravan Parks to permit doublewides to have additional structures was only resolved on 9 March 1994. Gazettal of these changes has yet to occur.

RECOMMENDATION

That Council:

- 1 approves erection of a metal carport to Bay 101 Lakelands Caravan Park, 289 Sydney Road, Gnangara on behalf of Mrs P K Greenacre subject to gazettal of proposed amendments to the Local Government Model By-laws (Caravan Parks and Camping Grounds) per Council resolution I50315 of 9 March 1994;
- 2 requires the applicant to obtain a Building Licence.

G A FLORANCE  
City Environmental Health Manager

hre04010  
ma:rej

CITY OF WANNEROO REPORT NO: I40415

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 APRIL 1994

FILE REF: 210-7

SUBJECT: GRAFFITI DOB-IN PROPOSAL

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At a meeting of Council on 23 February 1994 it was resolved that a report be submitted on the current situation regarding advertising for Council's Graffiti Dob-in proposal (Item 190266 refers).

A reward notice was placed in the Wanneroo Times on 29 March 1994 and a copy of that item appears as Attachment 1 to this report. Further notices will be placed in local papers on an intermittent basis.

As there were no guidelines for the reward system set in place in about 1972/73, a report was submitted and approved by Council on 23 June 1976 (Report June 3 of 1976 appears as Attachment 2).

The reward payment set in 1972/73 was for a minimum of \$50 and maximum of \$200 to be paid to any person giving information leading to the apprehension and conviction in a Law Court for offences against Municipal property.

It is recommended that a pamphlet advising of the Reward System should be circulated through City Libraries and Recreation Centres as an additional way of advertising (See Attachment 3).

These monetary rewards are now unrealistic by present day standards and it is recommended to Council that they be increased to \$100 and \$500 respectively. Reported offences against Municipal property including theft and vandalism amounted to a total of approximately \$149,000 for the 1992/93 financial year.

Payment of the reward may be made from Municipal Law and Fire Services Allocation 21450 (legal expenses) until 30 June 1994. However, it is proposed to include a specific Reward-Statutory Offences allocation in the 1994/95 Budget.



RECOMMENDATION

That Council:

- 1) Raises the minimum reward payable for offences against Municipal property from \$50 to \$100;
- 2) Raises the maximum reward payable for offences against Municipal property from \$200 to \$500; and
- 3) Any reward made to be subject to Council approval and in accordance with the guidelines set down by Council on 23 June 1976.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

tmt/dw/04001

CITY OF WANNEROO REPORT NO: I40416

TO: TOWN CLERK  
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER  
FOR MEETING OF: COUNCIL - COMMUNITY SERVICES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 264-3  
SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

---

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 16 February 1993.

*Item 3.1 Draft programme - historical photographic displays*

Six themes were presented for the Committee's consideration. The Committee recommended that Council:

- . provides funds of \$2,000 in the 1994/5 budget to mount three photographic displays throughout the 1994/5 financial year;
- . endorses the reallocation of funds, if necessary, to complete the photographic displays, from Allocation 32360 Historical Projects, Restoration and Acquisition of Artifacts to Allocation 32358 Historical Projects - Historical Photo Display - 3rd Floor; and
- . nominates the following themes, in order of preference as listed below, for Council's endorsement
  - 1 Shipwrecks - Coastal Maritime History
  - 2 Lime Kilns/Quarrying
  - 3 Old North Stock Route and Bicentennial Cattle Drive.

*Item 3.3 Townsite of Wanneroo - Name Plates*

The Committee discussed a request from Mr Eric Monks for recognition of the historical relevance of Wanneroo Townsite by erecting name plates at appropriate places within the townsite.

The Committee recommended Council:

- . erects Historical Heritage signs on Wanneroo Road at the corner of Ariti Avenue (south east corner) and another at the corner of Church Street (north east corner) stating "Townsite of Wanneroo, Established 1907";

erects a plaque incorporating a small map and the wording of an extract from the Government Gazette dated 13 August 1907, ie

*"Townsite of Wanneroo. Swan District. Department of Lands and Surveys, Perth, 13 August, 1907. 11357/06. His Excellency the Governor in Executive Council, by virtue of the powers given him by the Land Act 1898, has been pleased to set apart the Crown land within the boundaries described hereunder as 'Town and Suburban' to form a Townsite in the Swan District, to be known and distinguished as "Wanneroo": - Bounded by lines starting from the North corner of Wanneroo Estate Lot 3, and extending 151 deg. 59 min. along the East corner of Wanneroo Road No. 3 to the East corner of Wanneroo Town Lot 109: thence 241 deg. 58½ min. passing along the latter's South-Eastern boundary and that of Wanneroo Estate Lot 39 to its South corner; thence 331 deg. 59 min. passing along the latter's South-Western boundary and those of Lots 110 and 3 aforesaid, and thence 66 deg. 45 min. along its North-Western boundary to the starting point. (O.P. Swan 348.) R. CECIL CLIFTON, Under Secretary for Lands."*

in Searson Park, Wanneroo, to mark the original townsite;

- . endorses, by **ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act the reallocation of \$3,200 for
- . seeks Main Roads Department approval to erect the signs on Wanneroo Road.

#### *Item 3.4 Location of Ariti House*

The Committee was informed that the original Ariti House is incorrectly listed on Council's Historic Sites listing. The house which appears on the listing is the location of the third house which was built for the Ariti family, not the original home. The Committee recommended Council:

- . erects a plaque to commemorate the Ariti house site at the original location which is now situated within the Lake Joondalup Reserve; and
- . requests the Wanneroo Historical Society to recommend wording for the plaque and invites the Society to arrange an unveiling ceremony for the plaque should it consider that such a ceremony is appropriate.

#### *Item 3.5 Centralised Museums Committee.*

The Committee discussed the following issues which were addressed in a memorandum from the Acting City Recreation and Cultural Services Manager:

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.

Concerns were raised in relation to the future of Gloucester Lodge Museum, in terms of what the impact would be on Gloucester Lodge if the lease was not renewed when it expires in 1997. The Committee agreed that Gloucester Lodge should be preserved and recommended that Council:

- . endorses the Acting City Recreation and Cultural Services Manager's report; and
- . seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation.

#### *Item 4.4 Donation of School Desks and Chairs*

The Committee advised that sixteen school desks and chairs, once the property of Trinity College, which would be suitable for furnishing the old school house on Perry's Paddock had been located. It would cost \$50 to have them removed to Council's storage facility.

The Committee recommended Council pays \$50 from Account Number 32540 for the relocation of sixteen desks and chairs to the School Room at Perry's Paddock.

RECOMMENDATION

That Council:

- 1 (a) lists for consideration in the draft 1994/95 Budget the amount of \$2,000 to mount three photographic displays throughout the 1994/95 financial year;
- (b) authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$300 to complete the photographic displays, from Allocation 32360 Historical Projects, Restoration and Acquisition of Artifacts to Allocation 32358 Historical Projects - Historical Photo Display - 3rd floor;
- (c) nominates the following themes, in order of preference as listed below, for Council's endorsement:
  - . Shipwrecks - Coastal Maritime History
  - . Lime Kilns/Quarrying
  - . Old North Stock Route and Bicentennial Cattle Drive;
- 2 (a) erects Historical Heritage signs on Wanneroo Road at the corner of Ariti Avenue (south east corner) and another at the corner of Church Street (north east corner) stating "Townsite of Wanneroo, Established 1907";
- (b) erects a plaque incorporating a small map and the wording of an extract from the Government Gazette dated 13 August 1907, ie:

"Townsite of Wanneroo. Swan District. Department of Lands and Surveys, Perth, 13 August, 1907. 11357/06. His Excellency the Governor in Executive Council, by virtue of the powers given him by the Land Act 1898, has been pleased to set apart the Crown land within the boundaries described hereunder as "Town and Suburban" to form a Townsite in the Swan District, to be known and distinguished as "Wanneroo": - Bounded by lines starting from the North corner of Wanneroo Estate Lot 3, and extending 151 deg. 59 min. along the East corner of Wanneroo Road No. 3 to the East corner of Wanneroo Town Lot 109: thence 241 deg. 58½ min. passing along the latter's South-Eastern boundary and that of Wanneroo Estate Lot 39 to its South corner; thence 331 deg. 59 min. passing along the latter's South-Western boundary and those of Lots 110 and 3 aforesaid, and thence 66 deg. 45 min. along its North-Western boundary to the

starting point. (O.P. Swan 348.). R CECIL CLIFTON,  
Under Secretary for Lands."

in Searson Park, Wanneroo, to mark the original  
townsite;

- (c) authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act the reallocation of \$3,200 for the display from Allocation Number 32360 - Historical Projects, Restoration and Acquisition of Artefacts;
  - (d) seeks Main Roads Department approval to erect the signs on Wanneroo Road;
- 3
- (a) erects a plaque to commemorate the Ariti House site at the original location which is not situated within the Lake Joondalup Reserve;
  - (b) requests the Wanneroo Historical Society to recommend wording for the plaque and invites the Society to arrange an unveiling ceremony for the plaque should it consider that such a ceremony is appropriate;
- 4
- seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation;
- 5
- pays \$50, from Account Number 32540, for the relocation of sixteen desks and chairs to the School Room at Perry's Paddock.

R BANHAM  
City Recreation and  
Cultural Services Manager

RB:SS  
rre4422

I40417

CITY OF WANNEROO REPORT NO: I40417

TO: TOWN CLERK  
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER  
FOR MEETING OF: COUNCIL - COMMUNITY SERVICES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 264-3  
SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

---

The following matters have been extracted from the minutes for Council endorsement.

Burns Beach Recreation Management Committee

Minutes of Meeting held 17 February 1994.

It was noted that Mr B Hales' resignation had been accepted by the Committee.

Quinns Rocks Recreation Management Committee

Minutes of meeting held 1 March 1994.

It was noted that Ms Wendy Duxbury and Mr Paul Grant had been elected to the Committee.

Youth Advisory Committee

Minutes of meeting held 21 March 1994.

It was noted that Mr Aaron Kaye had been appointed to the Committee.

Historical Sites Advisory Committee

Minutes of meeting held 16 March 1994.

*Item 4.3 Committee Membership*

The Committee recommended that Council invites Mr Bob Ruscoe, the City's Land Information Systems Officer, to become a member of

the Historical Sites Advisory Committee due to his involvement with Council's computerised records system for "Historic Sites" and "Naming Origins" and his general interest in historical matters and, accordingly, amends the Committee's Terms of Reference under Item 1 "Definition and Membership" to constitute this change.

#### *Item 4.4 Former Council Offices*

It was reported that the former Council offices at 935 Wanneroo Road had not been considered for inclusion on the Municipal Inventory of Historical Places.

It was recommended that Council undertakes an assessment of the former Council building at 935 Wanneroo Road to determine its historical significance.

#### RECOMMENDATION

That Council:

- 1 accepts Mr B Hales' resignation from the Burns Beach Recreation Management Committee;
- 2 endorses the appointments of Ms W Duxbury and Mr P Grant to the Quinns Rocks Recreation Management Committee, and Mr A Kaye to the Youth Advisory Committee;
- 3 invites Mr Bob Ruscoe, the City's Land Information Systems Officer, to become a member of the Historical Sites Advisory Committee and, accordingly, amends the Committee's Terms of Reference under Item 1 "Definition and Membership" to constitute this change; and
- 4 undertakes an assessment of the former Council building at 935 Wanneroo Road to determine its historical significance.

R BANHAM  
City Recreation and  
Cultural Services Manager

RB:SS  
rre4418



CITY OF WANNEROO REPORT NO: I40418

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 APRIL 1994

FILE REF: 323-3

SUBJECT: RESURFACING OF YANCHEP SPORTS CLUB TENNIS COURTS

---

During 1993 correspondence was received from the Yanchep Sports Club seeking support for the resurfacing of its two tennis courts.

Council was advised of this request (Report H10520 and H10742 refer) and the fact that under the terms of the current lease there is no requirement for Council to undertake these improvements.

In view of this it was resolved, on 28 July 1993, that Council could not accede to the Club's request. When this decision was conveyed to the Club, the group requested a meeting with Council to further discuss the matter. During these discussions, on 3 September 1993, the Club was asked whether it would be prepared to cancel the existing lease and enter into a new lease under new terms and conditions, with a reduced area of land.

The Club representatives agreed to consider this proposal and advise Council accordingly.

The Club has now decided to "leave the existing lease as is for the time being" and to proceed with the resurfacing of the courts as soon as possible. A quote of \$8,870 has been obtained from "Sports Coat". This quote is considered reasonable by the Engineering Department.

Whilst the Yanchep Sports Club is now seeking Council approval to proceed with these works, it also wishes to know whether Council would be prepared to contribute half the costs.

Inspection of the courts by officers of the Engineering Department confirms that the courts need resurfacing. It must

also be noted that there are no other courts in the Yanchep-Two Rocks area and the Club's courts are utilised by local community residents.

The Yanchep Sports Club has asked that Council be made aware that the Club has not asked Council for financial assistance in the past, and that any assistance offered by Council would benefit the local residents.

Council's tennis court resurfacing programme is complete and unexpended funds remain from the following projects:

ACCOUNT NUMBER	DESCRIPTION	FUNDS \$
29392	Kingsley Park	1,381
29394	James Cook Park	2,505
29396	Emerald Park	630
	Total	<u>\$4,516</u>

These funds could be reallocated to the tennis courts at the Yanchep Sports Club should Council resolve to contribute towards this project.

Submitted for Council direction.

R BANHAM  
City Recreation and  
Cultural Services Manager

RB:SS  
rre4412

I40419

CITY OF WANNEROO REPORT NO: I40419

TO: TOWN CLERK  
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER  
FOR MEETING OF: COUNCIL - COMMUNITY SERVICES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 429-1-12  
SUBJECT: MULTICULTURAL FESTIVAL

---

The 1994 Multicultural Festival, held at Sorrento Quay on 27 March 1994, was a successful cultural event.

The Festival ran for eight hours and an estimated 20,000 people attended. Two stages ran consecutively. Additionally, there were craft exhibitions and displays. The success of the Multicultural festival had a very positive result for world culture artists and relevant sponsors.

The Chairperson for Multicultural Week, Mr Michael Board, subsequently requested that the City of Wanneroo bids to host the 1995 Multicultural Festival again at Sorrento Quay. Sorrento Quay has expressed its enthusiasm to support the 1995 Multicultural Festival through \$1,000.00 sponsorship and utilisation of the venue.

Other Councils will apply to host the Festival; however, the Local Government Authority with the most outstanding presentation to the Office of Multicultural Interests will be successful.

RECOMMENDATION

That Council:

lauthorises the City Recreation and Cultural Services Manager to submit a proposal to the office of Multicultural Interests to host the 1995 Multicultural Festival; and

2lists the sum of \$4,380 in the 1994/95 Draft Budget for the hosting of the Multicultural Festival in 1995 at Sorrento Quay.

R BANHAM  
City Recreation and  
Cultural Services Manager

AC:SS  
rre4414

CITY OF WANNEROO REPORT NO: I40420

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 APRIL 1994

FILE REF: 260-0

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER OF HIRE CHARGES

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In December 1991, Council amended its policy in regard to waiver of hire charges for recreation facilities:

"... organisations and events that Council chooses to support through subsidised use shall, in the first instance, pay the full applicable hire rate. They shall then apply to Council for a refund through the appropriate donation account."

In consideration of the above policy, the following request for waiver/reduction has been made.

The *Chess Association of Western Australia Inc* is holding its "15th Yanchep/Two Rocks Allegro Chess Tournament" on Sunday 9 October 1994 and is seeking a full waiver of the hire fees for Yanchep/Two Rocks Recreation Centre (Lower Hall). The *Chess Association of Western Australia Inc* has booked Yanchep/Two Rocks Recreation Centre (Lower Hall) from 8.30am to 7.30pm at a cost of \$20.30 per hour (\$223.30). Council's usual policy in this regard stipulates a 50% concession of the regular community rate for service clubs incorporating both senior and junior members.

RECOMMENDATION

That Council reduces the hire fee to \$10.15 per hour for Yanchep/Two Rocks Recreation Centre (Lower Hall) for the *Chess Association of Western Australia Inc* to hold its "15th Yanchep/Two Rocks Allegro Chess Tournament" on Sunday 9 October 1994, such waiver to be made from Account Number 29439 - Recreation Control Recreation Facility Subsidy.

R BANHAM  
City Recreation and  
Cultural Services Manager

MD:MD  
rre4419

CITY OF WANNEROO REPORT NO: I40421

TO: TOWN CLERK  
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER  
FOR MEETING OF: COUNCIL - COMMUNITY SERVICES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 260-0  
SUBJECT: MOBILE SKATE BOARD RAMPS

---

An offer has been received from Mr Bruce Yardley to sell to Council three portable quarter pipe ramps, platform accessories and trailer for \$3,500. The equipment has been inspected and is in excellent condition. It is suitable for skateboards, rollerblades and BMX freestyle bikes. The trailer is licensed until May 1994. Attachment one shows photographs of the equipment.

This equipment, if purchased, would be housed at the Depot. It would then be able to be used at a variety of locations in the City. It would provide temporary facilities for young people during school holiday programmes and in youth service programmes conducted by Council. It is not intended to hire the equipment to community groups.

Use of this type of equipment will assist the programmes delivered to young people to be easily accessible, relevant and cost effective.

Observance of the appropriate requisite duty of care, as outlined in Item H10741, would also be met by the proposed method of management.

In addition it is proposed to purchase two ramps for use at Ocean Ridge Community Centre. The cost of these is \$500. The ramps in question belong to Mr Blaise Paris who helped with the Rollerblade programme. Work commitments preclude his further involvement. Consequently, he now wishes to sell the ramps. Ocean Ridge Community Centre has conducted rollerblading sessions for the past eighteen months. Ramps have been a popular attraction at these sessions.

The organisation now conducting rollerblading at Craigie Leisure Centre has its own ramps. At this stage there is no need to purchase additional ramps for this venue.

Funds are available to fund the purchase of the mobile ramps, trailer and ramps for Ocean Ridge Centre from 'Account 27258 Craigie Skate Board Park' (Items F80703 and F90801 refer).

#### RECOMMENDATION

That Council authorises the purchase from Account 27258 of:

- 1 three portable quarter pipe ramps, platform accessories and trailer from Mr Bruce Yardley, 41 Pine Terrace, Darlington for \$3,500; and
- 2 two Ramps from Mr Blaise Paris, 6 Hallam Close, Booragoon for \$500.

R BANHAM  
City Recreation and  
Cultural Services Manager

MAS:SS  
rre4411



## CITY OF WANNEROO REPORT NO: I40422

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 APRIL 1994

FILE REF: 061-149-2

SUBJECT: SCHEDULE OF HIRE CHARGES - GUMBLOSSOM  
COMMUNITY CENTRE

Council would be aware that the building works at Gumblossom Community Centre are nearing completion. In consideration of this, it is now appropriate to adopt a suitable schedule of charges for this facility. To this end, staff have evaluated and compared this facility with similar venues and recommend the following hourly rates:

FACILITY	SCALE	RATES		
		COMMERCIAL \$	FUNCTION \$	COMMUNITY \$
Hall		C	33.60	25.20 16.80
Meeting Room		I	8.40	6.30 4.20
Kitchen		I	8.40	6.30 4.20
Activity Room 1		E	25.20	18.90 12.60
Activity Room 2		F	21.00	15.80 10.50
Activity Room 3		E	25.20	18.90 12.60
Courtyard		I	8.40	6.30 4.20

These rates have been suggested to ensure the consistency of Council's prices policy for venues of a similar standard.

## RECOMMENDATION

That Council adopts the following schedule of hire charges for Gumblossom Community Centre, to become effective as of 1 May 1994:

FACILITY	SCALE	RATES		
		COMMERCIAL \$	FUNCTION \$	COMMUNITY \$

Hall	C	33.60	25.20	16.80
Meeting Room	I	8.40	6.30	4.20
Kitchen	I	8.40	6.30	4.20
Activity Room 1	E	25.20	18.90	12.60
Activity Room 2	F	21.00	15.80	10.50
Activity Room 3	E	25.20	18.90	12.60
Courtyard	I	8.40	6.30	4.20

R BANHAM  
 City Recreation and  
 Cultural Services Manager

DI:SS  
 rre4421

CITY OF WANNEROO REPORT NO: I40423

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 APRIL 1994

FILE REF: 061-284-5

SUBJECT: WRITE OFF OUTSTANDING ACCOUNT - GREENWOOD  
BRIDGE CLUB

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Several years ago Greenwood Bridge Club contributed \$5,000 towards the construction of clubrooms at Penistone Reserve, Greenwood. Other clubs, including Wanneroo Lacrosse Club, Greenwood Cricket Club and Warwick-Greenwood Junior Cricket Club, also provided contributions towards the project.

Recent office bearers of the Bridge Club contend that the issue of ongoing responsibility for maintenance was never raised when the original agreement was entered into. Council records clearly indicate that the Club was advised of its ongoing commitments at the time of the original negotiations.

The sum of \$2,023.00 is outstanding for the financial years 1991-92 and 1992-93.

Correspondence has recently been received from Mr Geoff Carter advising that the Greenwood Bridge Club has now disbanded. Individual members have joined the Undercroft Bridge Club in Duncraig.

In view of the above circumstances, it would be appropriate to write off this outstanding debt.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$2,023.00 representing debts considered irrecoverable from the former Greenwood Bridge Club.

R BANHAM  
City Recreation and  
Cultural Services Manager

RB:SS  
rre4410

## CITY OF WANNEROO REPORT NO: I40424

TO: TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 APRIL 1994

FILE REF: 690-8 c330-7-1 c680-8

SUBJECT: CRECHES - AQUAMOTION, WANNEROO RECREATION CENTRE AND CRAIGIE LEISURE CENTRE

---

As Council will recall, at its meeting on 22 September 1993, it was resolved to accept a proposal for a private operator to take over the operation of Aquamotion and Wanneroo Recreation Centre creches.

The contract was awarded to Mrs Marj Devlin on a six month trial basis. The private operator commenced operation on 25 October 1993 and as such the six month trial period is almost complete.

Attendance levels at Wanneroo Recreation Centre have remained reasonably constant. Attendances dropped initially; however, the response in Term One 1994 has been comparable to the equivalent period in 1993.

The attendance levels at Aquamotion also suffered initially as parents and children adjusted with change. It should be noted that the creche is largely dependant on attendances in the daytime aerobic and aquarobic programmes. This programme has also had reduced attendance levels over the six month period. This trend is apparent throughout Perth and is not a result of concern regarding the standard of care in the creche.

Creche Attendances

November 1992	362	November 1993	356
December 1992	226	December 1993	218
January 1993	289	January 1994	179
February 1993	434	February 1994	293
March 1993	467	March 1994	356

Combined Aerobic and Aquarobic Attendances

November 1992	882	November 1993	1029
December 1992	787	December 1993	586
January 1993	935	January 1994	608
February 1993	1305	February 1994	1003
March 1993	1498	March 1994	1340

Wanneroo Recreation Centre is currently operating with a \$500.00 per term direct subsidy from Council. It is believed that the current level of service can be maintained at that level.

Council has also agreed to a \$500.00 per term direct subsidy to the operator for the Aquamotion creche. The operator has indicated that if the existing level of service is to continue, a slightly higher subsidy may be necessary.

Mrs Devlin will forward a proposal to Council on this issue in the near future. The matter will be addressed in the operational review which will be presented to Council prior to the 1994-95 budget discussions.

Several letters of concern were received from parents regarding the new operation; however, it is felt that this was a reaction to change which the majority of parents have now accepted. Meetings have been held with the creche operator to resolve issues of concern, the most recent being 30 March 1994.

In general, the new creche operation has been a success. It is anticipated that with continued fine tuning, the operation of Aquamotion and Wanneroo Recreation Centre creches should continue under the current structure.

At its meeting on 24 June 1992, Council endorsed the formation of an Occasional Working Party comprising the Mayor, Chairman Finance and Administrative Resources Committee, City Recreation and Cultural Services Manager, City Treasurer, Manager Human Resources, Recreation Facilities Co-ordinator and Recreation Facilities Managers to develop agreed management plans for the operation of Craigie Leisure Centre and Aquamotion Wanneroo.

It is suggested that the Occasional Committee should be recalled to examine the ongoing operation of the creche at Craigie Leisure Centre.

#### RECOMMENDATION

That Council:

- 1 supports the continued privatization of both the Aquamotion and Wanneroo Recreation Centre creches; and

2 arranges a meeting of the Occasional Working Party for the operation of Craigie Leisure Centre and Aquamotion Wanneroo to examine the ongoing operation of the Creche at Craigie Leisure Centre.

R BANHAM  
City Recreation and  
Cultural Services Manager

DVR:SS  
rre4420

CITY OF WANNEROO REPORT NO: I40425

TO: TOWN CLERK  
FROM: CITY LIBRARIAN  
FOR MEETING OF: COUNCIL  
MEETING DATE: 27 APRIL 1994  
FILE REF: 240-2  
SUBJECT: INCREASED LIBRARY OPENING HOURS 1994/1995

---

The Libraries Department intends to increase opening hours at the Yanchep/Two Rocks, Mobile and Wanneroo Libraries.

Yanchep/Two Rocks Library

The Yanchep/Two Rocks Library opened in its current location in March 1983 for 18 hours per week to serve an estimated population of 1,790. In 1983/84, the first full year of operation, the library issued 14,966 items or 1,247 per month.

The current population of Yanchep and Two Rocks is estimated to be 5,324. Based on the current 15% increase rate, this library will issue in excess of 33,000 items this year, however, opening hours have remained the same since 1983. To cater to the increased demand, it is intended to open the library an hour earlier Monday, Wednesday and Friday with an additional day open on Thursday. Although hours of opening will still be restricted, the library will then offer a service over four and a half days per week as in other branches. The altered hours are to be scheduled to commence October 1994.

Mobile Library

The Mobile Library provides Council with the flexibility in providing a library service to isolated communities and newer suburbs outside the service area of a static library.

The replacement of the Mobile Library in 1994/95 provides the opportunity to completely restructure the service to achieve maximum service hours.



The Mobile Library currently makes 17 short stops at 11 localities, opening 25 hours per week. It is proposed to replace the current bus with a trailer transported by a prime mover. This change of service delivery mode will:

- enable library opening five and a half days per week, 53 hours, concentrated mainly in the newer northern suburbs
- provide longer opening hours at less locations
- increase stock size and availability to users
- extend the life span of the Mobile Library
- provide more efficient use of staff time
- provide flexibility for the prime mover to be used by more than one department

#### Wanneroo Library

With the commissioning of the new Mobile, it is intended to split the Wanneroo and Mobile Libraries. An additional Grade 1 Library Clerk will be required to effect this increase in Mobile Library hours. This appointment will be made to the Wanneroo Library and also enable Wanneroo to commence Friday evening opening, in line with other branches.

With the exception of Yanchep/Two Rocks Library, increases in opening hours will be staged to coincide with the commissioning of the new Mobile Library. When fully completed, the library service will be operating an additional 40 hours per week (Yanchep 9, Mobile 28 and Wanneroo 3). The additional 58½ hours staffing required to achieve this increase in service has been accommodated in the 1994/95 draft budget.

#### RECOMMENDATION

That Council increase opening hours in 1994/95 at Yanchep/Two Rocks, Mobile and Wanneroo Libraries subject to the 1994/95 budget and successful commissioning of the new Mobile Library.

N CLIFFORD  
City Librarian

nfc:mdp  
whre030294  
31.3.94

CITY OF WANNEROO REPORT NO: I40426

TO: TOWN CLERK  
FROM: CITY ENVIRONMENTAL HEALTH MANAGER  
FOR MEETING OF: COUNCIL  
MEETING DATE: 27 APRIL 1994  
FILE REF: 3000/21/515; 3000/36/529  
SUBJECT: DUST AND ODOURS COMPLAINT - MR P CONTI

---

This report was requested by Cr Gilmore to inform Council of the situation regarding complaints received from Mr P Conti of Lot 36 (529) Wanneroo Road concerning dust and odours emanating from a neighbouring chicken farm.

Mr Conti first communicated his concerns to this City on 25 February 1992 stating that he had endured dust and odour from the chicken sheds for many years. Numerous visits have been made by officers from Council's Environmental Health Department, the Environmental Protection Authority and Health Department of Western Australia associated with correspondence between all involved from February 1992 until September 1993. The problem has not been resolved to Mr Conti's satisfaction.

The source of complaint is the occurrence of approximately every two months when the chicken sheds contain mature, active birds which can cause fine dust and feathers to become airborne. Odours such as ammonia may emanate during hot weather when the shed sides are opened to permit air to enter to cool the chickens.

The mature birds are removed at approximately 6-7 weeks of age and the sheds are then cleared of litter using a Bobcat. It is during this procedure that ammonia odours are released. This is followed by a sterilisation procedure utilising formaldehyde.

At the request of Council's Health Department the Chemistry Centre conducted tests for atmospheric levels of formaldehyde and advised of the results on 22 July 1993, a copy was forwarded to Mr Conti. The summary of the tests by a Senior Chemist were as follows:

"The levels of atmospheric formaldehyde found at the sampling locations designated were well below the Exposure Standard during the disinfection period.

It should be noted that the Time Weighted Average figure quoted for formaldehyde is based on exposure in an eight-hour working day, five days a week. The period of sampling, however, was chosen to give a peak of "worst case" situation and air levels of formaldehyde at other times would be expected to be even lower than environmental acceptable levels which are approximately one-thirtieth of the Occupational Health (TWA) figure.

Based on these results, formaldehyde spraying operations as observed at the time of assessment and under the conditions tested should not constitute a health risk to neighbouring residents."

As a result of a submission to the Environmental Protection Authority requesting assistance in relation to dust levels, the following is a summary of assessment by officers of that body:

- 1 The chicken sheds comply with current acceptable standards of dust/odour.
- 2 There are residences within 500 metres of the sheds contrary to the Environmental Code of Practice for Poultry Farms.
- 3 This incompatible land use has arisen from past planning decisions made by the City of Wanneroo.
- 4 The only solution appears to be to relocate the poultry farm.

Council will be aware that Environmental Health Officers do not have delegated authority to take action under the air pollution provisions of the Environmental Protection Act and this requires these types of complaints to be initially investigated by the local authority, but passed on to the Environmental Protection Authority for any necessary action.

As a result of the conclusions of the Chemistry Centre and the Environmental Protection Authority on the acceptable levels of dust and odours, which has not resolved the problem for Mr conti, Council has no alternative other than to request intervention by the Minister for the Environment.

#### RECOMMENDATION

That Council makes submission to the Minister for the Environment on behalf of Mr P Conti for an environmental assessment of the

operations of poultry sheds located at Lot 21 (515) Wanneroo Road, Wangara.

G A FLORANCE  
City Environmental Health Manager

hre04011  
gaf  
:rej

I60400A

C I T Y   O F   W A N N E R O O

BUSINESS FOR INFORMATION

SECTION

REPORTS FOR COUNCIL

27 APRIL 1994

I60411

CITY OF WANNEROO REPORT NO I60411

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 221-2  
SUBJECT: SECWA - POLE MAINTENANCE

---

Council resolved, on 23 February 1994, to obtain SECWA policy relevant to maintenance of timber poles following the collapse of an braced pole in Hillarys. (Item I90265 refers).

The following extract is taken from the SECWA response:

"Thank you for your letter dated 2 March 1994 requesting information on the pole which failed in Wild Road, Hillarys.

We are unable to provide a report to you at the moment because of possible insurance and legal proceedings. However, I can provide you with details of SECWA's timber pole maintenance programme currently operating within your City.

All wood poles are tested on a four year cycle. Based on the results of this test the poles are either changed or steel base reinforced using 100mm universal column steels bolted to the pole. Depending on the result of the test there can be a time interval from when then pole is tested to when the remedial action is taken. All poles are regularly chemically treated using fungicide rods inserted into drill holes in the pole base.

SECWA is also looking at new technologies in wood pole maintenance including mechanical proof load testing and x-ray detection of wood heart rot."

Submitted for information.

D R BLAIR  
Acting City Engineer

ABW:AT  
Bere0412



I60412

CITY OF WANNEROO REPORT NO I60412

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 508-1, 508-8  
SUBJECT: LITTER PROBLEMS - MARMION AVENUE

---

Council resolved, at its 23 March meeting, that a report be submitted on the feasibility of keeping Marmion Avenue as free from litter as possible and the costs of upgrading cleaning of Marmion Avenue.

The section of Marmion Avenue near Tamala Park has been the subject of several litter complaints. There is the feeling that there is more litter in this area because of material blowing off trailers going to the transfer station at Tamala Park.

Policing the security of material on trailers is undertaken by Council's Municipal Law and Fire Services Department under the Litter Act. The Department can issue an infringement notice that carries a \$40 fine or take a person to Court with a maximum penalty of \$400. It does not have the power to actually stop the offender so most notices are sent by post.

The Manager Municipal Law and Fire Services has advised that the Patrol Officers have been asked to give extra attention to Marmion Avenue and Burns Beach Road near Tamala Park in relation to insecure loads of rubbish that result in littering. The Department also follows up on reports from members of the public. He has also brought this matter to the attention of the Police Traffic Branch at Warwick.

The Mindarie Regional Council is responsible for the Tamala Park Site. This would include any material that may blow off the site. There is no indication that material blowing off the land controlled by the Regional Council is contributing to the litter situation on the approach roads. The Regional Council is not directly responsible for and is not set up to police littering from vehicles travelling to the tip site.

Council has two programmes for removing litter from road reserves.

In conjunction with the Keep Australia Beautiful Council, a "black spot" litter collection programme operates involving community groups. The groups receive \$1.00 per bag of rubbish collected. The collection areas generally relate to arterial road verges and are rotated through the Municipality according to need and the location of the community group.

A day labour litter collection programme also operates. Manpower allocation can vary due to the need to fill in for illness etc, in higher priority services such as the domestic rubbish and kerbside recycling services. The litter collection crew is also used to accommodate injured workers as part of Council's worker rehabilitation programme.

In view of the highlighted concern about litter on the approaches to Tamala Park, the roster for the verge collection crew has been changed. The crew is now assigned to clean Marmion Avenue and Burns Beach Road first thing each week. There is no additional cost to Council due to this change in work schedule. It will, however, facilitate determination of the actual cost of litter control on Marmion Avenue. The effectiveness of this approach will be kept under review.

Submitted for information.

D R BLAIR  
Acting City Engineer

RWE:AT  
Bere0413

CITY OF WANNEROO REPORT NO: I60413

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 APRIL 1994

FILE REF: 201-5

SUBJECT: MONTHLY REPORT FEBRUARY/MARCH 1994 - PARKS DEPARTMENT

---

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

**PARK MAINTENANCE**

Seasonal maintenance works are progressing with turfing being completed at Kingsway Baseball and Addison Park, Merriwa.

Planting has been completed at Warwick Open Space Tennis Club building and Whitfords Library.

Block turfing of Cabrini Park centre wicket instead of sand cover has been trialed as an alternative method.

Council building garden surrounds have been cleaned up and fertilised with "Once" slow release fertiliser.

The developers have now handed over to Council the responsibility of Bonnie Doon Park, Caledonia Park and Cinque Ports Park.

**PLAYGROUND EQUIPMENT**

New equipment has been installed at the following locations:

Whitfords West Park - Large Forpark unit  
Burns Beach Park - Small Ausplay unit  
Craigie Pre School - Large Ausplay nit  
Gerda Park - Small Forpark unit  
Illawong Park - Large Forpark unit  
Montrose Park Tennis - Double rocker  
Edgewater Park - Senior swing and a tic-tac-toe  
Addison Park - Junior swing and log roll

Post and rail repairs have been carried out at various locations.

Maintenance works and safety checks are ongoing.

#### **TURF WICKETS**

Wickets are being renovated and will be top dressed during early April.

#### **TREE PRUNING**

The truck mounted cherry picker has not been operational for the last month due to changeover to new vehicle. These works are being carried out at the Depot Workshop and it is reported that it will be 2-3 weeks before this vehicle will be operational.

Several jobs have been given to contractors due to machine down time and more work may have to be passed on to contractors in order to catch up with the backlog of work.

The small cherry picker is working in Zone 2 (Greenwood) processing work orders for trees under power lines.

Both wood chippers have been progressing work orders for the past 3 weeks, however, at present one wood chipper is not working due to break down.

A 10 day fortnight is being worked with relief drivers from other park areas working on the rostered day off. This will give maximum plant use and provide multi-skilling for the workforce.

#### **WATER TRUCKS**

The water trucks are working a ten day fortnight using relief drivers.

#### **MOWING**

Project works are being carried out by the trim out crews and works have been completed at the following locations:

Hillarys Roundabout  
Candlewood Drive  
Windermere Park  
Aldersea Park

Vertimowing has been completed at Ellersdale Park, Kingsway Olympic Soccer ovals 1 and 2 and Hudson Parks. Thatchings from Hudson Park have been used to supply grass for Highview Park oval.

Trim out crews and verge mowing crew personnel are providing annual leave relief for other park areas until the first substantial rains.

## **CONSTRUCTION**

Earthworks have been completed for playground equipment installations.

Mulch has been delivered to various locations.

Grassing has been completed at the following locations:

Timberlane Park, Mirror Park,  
Liddell Park, Addison Park

Covering of cricket wickets and installation of goals for winter sports is 25% complete.

## **BORES AND PUMPS**

Pumps have been serviced or repaired at the following locations:

Ferrara Park, Glengarry Park, Kirrang Park,  
Penistone Park, Hawker Park, Neville Park,  
Marangaroo Golf Course, Coolibah Park,  
Luisini Park

Reticulation pipe repairs have been completed on 23 main lines and 9 laterals.

## **RETICULATION**

Reticulation has been reinstated following building and car park construction at Mirror Park, Lexcen Park and Aldersea Park.

## **CAPITAL AND PROJECT WORKS**

Highview Park, Alexander Heights, reticulation and grassing has been completed.

Addison Park reticulation has been completed.

Trickle irrigation has been installed at Warwick Open Space Tennis Club garden areas and Carramar Park Golf Course carpark.

Reticulation has been completed at Yanchep Community House.

## **ENGINEERING WORKS**

Verges have been reinstated or reticulation repaired at the following locations:

Chelsford Road, Raleigh Road, Davallia Road  
Ellesmore Heights, Ariti Avenue, Partlet Road,  
Dorchester Avenue, Kempenfeldt Avenue,  
Sycamore Drive

## **SECWA COMPARISONS**

In view of the long dry period of weather this year, the comparisons of power cost expenditure shown at Attachment 1 may be of interest.

Operation of the reticulation systems at Shelvock and Seacrest Parks is via Council's Computer Control System, with the remainder being fitted with Cintech controllers in preparation for connection of the second stage.

Rainfall throughout the period October to March was: 1992/93 43.00mm, 1993/94 11.4mm.

#### **COMMUNITY SERVICES WORKS UNIT**

Recent works completed by the Corrective Services crew include:

- o Carramar Golf Course - Mulching of access road/stick removal from fairways/planting
- o Yanchep Community House - Planting/reticulation installations/pathway construction
- o Yanchep - Firebreak clearing
- o Alfreton Park - Bollard installation
- o Kelvin Park - Bollard installation
- o Trigonometric Park - Mulching along pathway/rubbish cleanup
- o Yanchep - Branching of dunes and tracks
- o Craigie Leisure Centre - Mulching
- o Serpentine Park - Weeding
- o Merriwa Park - Weeding
- o Paloma Park - Rubbish cleanup
- o Pinnaroo Point Park - Branching
- o Wanneroo Road and Other Locations - Calthrop removal

#### **CONTRACT WEED CONTROL**

A further round of calthrop and castor oil plant control was carried out during February.

Couch and Kikuyu control in Council garden beds was completed in February.

#### **GREEN PLAN**

##### **Jobskills Projects**

The Merriwa Conservation Reserve Jobskills project has been completed. The fitness trail, pathways, fencing and signage has been completed and the fitness trail is being well used.

The 10th Light Horse Heritage Trail Jobskills project has been completed. The gazebo, barbecue, Heritage Trail, significant sites and bollarding have been completed. The signage and interpretation panels have been ordered in consultation with CALM and will be installed on delivery.

Three Jobskills participants are now employed by the City of Wanneroo.

The official opening of the 10th Light Horse Heritage Trail will take place on Sunday 17 April 1994.

### **Warwick Conservation Reserves**

The construction of the 2 new Conservation Reserves is progressing with fencing and 3.8km of pathways completed. Signage has been ordered and will be installed at each entrance to identify Conservation Areas.

A prototype disabled gate, installed at the entrance to the existing Conservation Reserve has received positive feedback from Council's Recreation Advisor. The disabled gate is designed to enable access by disabled people, but not motorcycles or bicycles. After minor modifications, at the suggestion of Council's Recreation Advisor, disabled gates will be installed at each entrance of Council's Conservation Reserves to prevent motorcycle access whilst maintaining access for the disabled.

### **Lilburne Bushland Reserve**

Development of Lilburne Reserve as a bushland reserve will commence in late April. Crushed limestone access paths, gelding fencing and a small picnic site will be constructed. The reserve will be managed on the same basis as Council's Conservation Reserves.

### **Winter Planting Program**

The 1994 Green Plan Winter Planting Program is being finalised and a full list of locations and dates will be published in the Wanneroo Times in May.

Schools will be contacted to request their participation in weekday joint planting projects.

D H CLUNING  
Acting City Parks Manager

DHC:JB  
gre0405



I60414

CITY OF WANNEROO REPORT NO: I60414

TO: TOWN CLERK  
FROM: CITY PARKS MANAGER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 250-0  
SUBJECT: CRAIGIE/BELDON SEWER EASEMENT

---

Ratepayers have, over recent years, contacted Council's Parks Department regarding the clean up and annual maintenance of the sewer easement extending north from Craigie Drive. This land is controlled by the Water Authority of WA and the requests have been directed to them.

The Sewerage Operations Section of the Water Authority has now issued an official order for \$10,000 funding of this work as per the Parks Department quotation.

The initial clean up and dry grassing component of this work is \$6,000 with a \$4,000 annual maintenance fee. The maintenance component will be invoiced annually in April and is subject to any CPI increase.

A clean up of this area will improve the visual aspect for ratepayers in Gambia Way, Alma Way and Eddystone Avenue.

Submitted for Council information.

D H CLUNING  
Acting City Parks Manager

DHC:JB  
gre0407

I60415

CITY OF WANNEROO REPORT NO: I60415

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 27 APRIL 1994  
FILE REF: 290-0  
SUBJECT: DEVELOPMENT ENQUIRIES: MARCH 1994

---

The following schedule lists those enquiries received during March 1994 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resume of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER  
City Planner

gap:Gm  
pat004a

I60416

C I T Y   O F   W A N N E R O O   R E P O R T   N O : I60416

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
DATE: 27 APRIL 1994  
FILE REF: 002-3  
SUBJECT: FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO  
31 MARCH 1994

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GENERAL

It will be recalled that Council at its last meeting requested that the monthly financial statements be presented in an abridged format. This can be accommodated in normal months, however the Local Government Accounting Directions require that full statements be presented on a quarterly basis - March, June, September and December.

It is proposed therefore to present full statements in the month following each quarter with an abridged format presented in other months.

Summary schedules 2 - 23 are appended as Attachment A to this report.

MUNICIPAL FUND

In broad terms Council will be within budget estimates at the close of the financial year. As was identified last month revenue gains in building licence fees, additional rate revenue and property account enquiries together with cost savings in debt service costs enabled Council to delete the requirement to borrow the \$600,000 proposed loan borrowings this year.

Additional savings in Salaries and Wages and other expenditure areas i.e. Skateboard Track will also be effected.

**Rates**

Rate collection at 31 March 1994 was \$37,545,360 which represented 92.7% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1992/93	92.5%
1991/92	91.6%
1990/91	91.0%

1989/90	91.5%
1988/89	82.1%
1987/88	89.2%
1986/87	84.2%

For comparative purposes the following is the position in other local authorities:-

	Issue Date	Collection Rates Outstanding
Stirling	30/07/93	90.4%
Canning	11/08/93	92.1%
Wanneroo	06/08/93	92.7%

Officers continue to press for rate collection with 873 summonses being issued at end of March 1994.

#### Refuse

Refuse outstanding at 31 March 1994 amounted to \$253,972 which represents 3.7% of total refuse outstanding. At the corresponding period last year the refuse outstanding was \$235,857 or 4.9%.

Full details of rates and refuse are shown on Attachment B.

#### Interest on Investment

Interest earned to the Municipal Fund at 31 March 1994 was \$1,629,587 which represents 81.5% of the budgeted \$2,000,000. This is slightly in excess of budget estimates for this time of the year.

In previous years the yield from this source was:-

31/03/93	\$1,092,722	91.7%
31/03/92	\$1,513,704	87.5%
31/03/91	\$1,806,176	81.6%
31/03/90	\$2,437,083	192.0%
31/03/89	\$1,869,143	145.0%
31/03/88	\$1,286,134	115.0%

Despite lower interest rates, officers are confident of obtaining budget this year.

The following table compares Council's investment portfolio at 31 March 1994 with that achieved in previous years:-

FUND	AMOUNT INVESTED 31/03/92	AMOUNT INVESTED 31/03/93	AMOUNT INVESTED 31/03/94
	\$	\$	\$

Municipal Fund	21,400,465	21,664,603	) 44,156,347
Loan Fund	2,119,217	1,865,303	)
Reserve Accounts	10,497,004	10,236,774	)
General - Trust	1,390,000	2,114,000	)
Deposits			)
Wangara Industrial Estate	3,962,118	3,640,073	)
	39,368,804	39,550,753	)
Trust - Specific	995,357	1,297,909	305,118
Deposits			
T.P.S. No 5	181,525	192,376	201,468
T.P.S. No 6	765,105	811,277	43,094
T.P.S. No 7A (2)	989,311	1,054,982	1,108,105
T.P.S. No 7A Pt B (4)	606,109	681,398	711,825
T.P.S. No 21			125,000
<b>TOTAL</b>	<b>\$ 42,906,211</b>	<b>43,588,695</b>	<b>46,650,957</b>

Council's total investment portfolio at 31 March 1994 is summarised as follows:-

National Australia Bank	\$19,715,495	42.3%
Westpac	\$ 5,223,677	11.2%
Australian and New Zealand	\$ 3,687,581	7.9%
Commonwealth Bank	\$ 5,527,317	11.8%
Town and Country Bank Ltd	\$ 5,907,771	12.7%
R & I Bank	\$ 4,413,836	9.5%
Challenge Bank	\$ 1,937,116	4.1%
Permanent Building Society (In Liquidation)	\$ 238,164	0.5%
	\$46,650,957	100.0%

At the corresponding period in previous years, Council's total investment portfolio was:-

1992/93	\$43,558,695
1991/92	\$42,906,211
1990/91	\$37,957,921

A more comprehensive presentation of Council's investment portfolio is appended as Attachment C.

### Salaries and Wages

The payroll paid to 31 March 1994 was \$17.004 m which represented payments for 20 of the 26 pays scheduled for 1993/94. Cost savings will be effected in this area.

### Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the nine months ended 31 March 1994, was:-

	<u>Surplus</u> \$	<u>Subsidy</u> \$
Control		
Pool		114,703
Sports Hall		23,704
Fitness Room	74,005	
Aerobics Room	18,909	
Kiosk	12,107	
Creche		40,630
	_____	_____
Total	\$105,021	\$179,037
	_____	

Net Subsidy \$74,016.

In previous years the trading position was as follows:-

1992/93	\$ 52,800 surplus
1991/92	\$ 26,334 surplus
1990/91	\$ 96,803 surplus
1989/90	\$142,379 surplus

As mentioned in Report H after taking cognisance of the year-to-date asset depreciation of \$163,679 the overall trading position was \$37,160 better than the corresponding period last year.

Full details are shown in Report H .

### Aquamotion

In broad terms the following is the position for the nine months ended 31 March 1994:-

	<u>Surplus</u> \$	<u>Subsidy</u> \$
Control		
Pool		229,867
Fitness Room		3,039
Recreation Room		18,419

Kiosk	3,842	
Creche		13,453
	<u>          </u>	<u>          </u>
Total	\$3,842	\$264,778
	<u>          </u>	<u>          </u>

Net subsidy \$260,936.

For comparative purposes the following was the position last year:-

1992/93	\$182,918
---------	-----------

After taking account of asset depreciation (\$62,506) the trading position was approximately \$15,500 down on that achieved last year.

Full details are shown in Report H .

### Marangaroo Golf Course

In summary the operating financial profile of this activity for the seven months ended 31 March 1994 was:-

	Annual Budget	Budget 31/03/94	Actual 31/03/94
	\$	\$	\$
Income	845,880	634,410	640,422
Expenditure	428,770	321,579	322,460
	<u>          </u>	<u>          </u>	<u>          </u>
Surplus	\$417,110	\$312,831	\$317,962
	<u>          </u>	<u>          </u>	<u>          </u>

The net operating surplus for the corresponding period in previous years was as follows:-

31/03/93	\$320,337
31/03/92	\$349,763
31/03/91	\$301,584
31/03/90	\$274,625

Comparison of the number of players for the nine month period ending 31 March 1994 was as follows:-

1993/94	87,001
1992/93	87,548

1991/92	87,722
1990/91	81,685

Full financial details are shown on Attachment D.



## Recreation Centres

The operating position for the individual recreation centres in the nine months ended 31 March 1994 is attached as Attachment E.

Submitted for information.

J B TURKINGTON  
City Treasurer

JBT:JW  
6 April 1994

tre0004

## CITY OF WANNEROO REPORT NO: I60417

TO: TOWN CLERK  
 FROM: CITY TREASURER  
 FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
 MEETING DATE: 27 APRIL 1994  
 FILE REF: 680-1  
 SUBJECT: CRAIGIE LEISURE CENTRE MONTHLY REPORT - MARCH 1994

Attendance figures for March 1994 are shown on Attachment A.

Year to date attendance figures for the centre were 563,889 which represent an increase of 112,606 or 25% over that achieved in the corresponding period last year (451,283).

The operating position for the complex for the 9 months ended 31 March 1994 was as follows:-

Subsidy	Centre	Surplus
		\$
	Control	
	Pool	
114,703	Sports Hall	
23,704	Fitness Room	74,005
	Aerobics Room	18,909
	Kiosk	12,107
40,630	Creche	
	<b>Total</b>	<b>\$105,021</b>
\$179,037		

Net Subsidy \$74,016.

Note: Depreciation Costs \$163,679

The monthly turnover for each centre for the year to date was:-

	Control	Pool	Sports Room	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
July/August	732	138,591	31,718	57,827	23,348	
39,355	4,893	296,464				
September	480	74,791	23,561	31,610	12,067	
21,055	4,595	168,159				
October	572	68,121	21,174	30,802	11,188	
24,922	2,611	159,390				
November	384	94,136	22,724	34,654	12,350	
28,435	3,371	196,054				
December	1,887	84,503	17,123	24,298	7,086	
34,132	2,245	171,274				
January	671	106,443	20,317	27,325	9,108	
52,644	2,668	219,176				
February	380	89,595	22,144	28,205	10,613	
22,950	4,001	177,888				
March	363	93,208	24,711	18,999	17,304	
25,244	3,475	183,304				
<b>Total</b>	<u>5,469</u>	<u>749,388</u>	<u>183,472</u>	<u>253,720</u>	<u>103,064</u>	
<b>248,737</b>	<u>27,685</u>	<u>1,571,709</u>				

The year to date turnover comparison for previous years for each centre as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
1993/94	5,469	749,388	183,472	253,720	103,064	
248,737	27,685	1,571,709				
1992/93	1,528	712,335	4,309	59,275	111,519	
191,411	14,077	1,094,139				

From the above it can be seen that turnover has increased \$477,570 or over last year.

The year to date trading comparison for this and previous years for e centre was as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
1993/94		(114,703)	(23,704)	74,005	18,909	
12,107	(40,630)	(74,016)				
1992/93		26,385	(6,970)	22,619	41,959	
13,903	(45,393)	52,503				
1991/92		(93,702)		67,601	72,486	20,919
1990/91		(2,139)		59,220	65,255	
29,209	(54,742)	96,803				
1989/90		35,672		48,710	47,853	
42,937	(32,793)	142,379				

It should be noted that this year depreciation is reflected in the financial statements. At the 31/03/94 the total cost was \$163,679. Taking cognisance of this, the trading position this year was approximately \$37,160 better than the corresponding period last year. While accepting this it should be noted that turnover for the complex has increased a massive 44%.

### Control

These costs are allocated to the various cost centres in accordance with budgetary provisions.

### Pool

Turnover for this centre was \$749,388 - \$37,053 greater than over last year. Trading was approximately \$141,088 under the corresponding period last year; however depreciation was not previously charged.

### Sports Hall

The financial scenario for this operation was:-

Annual Budget	Budget 31/03/94	Actual 31/03/94
---------------	-----------------	-----------------

---

Income	189,300	141,975	183,472
Expenditure	236,818	175,363	207,176
	<hr/>	<hr/>	<hr/>
Subsidy	\$ 47,518	\$33,388	\$ 23,704
	<hr/>	<hr/>	<hr/>

This area is performing below budget expectations. While income is better than year to date budget, costs too are in excess of year to date budget.

### Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	372,650	279,486	253,720
Expenditure	286,743	215,057	179,715
	<hr/>	<hr/>	<hr/>
Surplus	\$ 85,907	\$62,429	\$74,005
	<hr/>	<hr/>	<hr/>

The trading surplus on this operation is encouraging and early trends that the annual budget will be exceeded by a considerable margin.

### Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	151,800	113,850	103,064
Expenditure	110,281	82,710	84,155
	<hr/>	<hr/>	<hr/>
Surplus	\$ 41,519	\$31,140	\$18,909
	<hr/>	<hr/>	<hr/>

This area is performing well below budget expectations with revenue 15% down and expenses up on budget. A major turnaround is required for budget estimates to be achieved.

24,775 persons participated in aerobic sessions during the first nine months of the year. This was 3,253 (or 11.6%) less than for the corresponding period last year.

### Kiosk

The financial scenario for this activity for the nine months ended 31 March 1994 was:-

	\$
Sales	248,737
Less Cost of Goods Sold	127,779
	-----
Gross Profit	120,958
Less Expenses	108,851
	-----
Net Surplus	\$12,107
	-----

Council's budget provided for a \$15,740 surplus for the entire year.

It should be noted that turnover for this outlet has increased from \$234,000 to \$248,737 - up \$14,737 or 6.2%.

### Creche

The financial scenario for this operation was:-

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	29,300	21,975	27,685
Expenditure	100,015	75,011	68,315
	-----	-----	-----
Subsidy	\$70,715	\$53,036	\$40,630

Given that the creche attendance figures for the nine months ended 31 March 1994 totalled 17,236, the **net** Council subsidy per attendee was \$ person. Comparing the statistics with the corresponding period last year position is:-

	<u>1993/94</u>	<u>1992/93</u>
# of Children	17,236	10,656
Income	\$27,685	\$14,077
Expenses	\$68,315	\$59,470
Subsidy	<u>\$40,630</u>	<u>\$45,393</u>
Average Cost Per Child:	<u>\$2.36</u>	<u>\$4.26</u>

The greater throughput (up 62%) has led to increased income (up 97%) with only a small increase (15%) in expenditure.

The above indicates a major turnaround for this service and augurs well for the future.

Submitted for information.

J B TURKINGTON  
City Treasurer

JBT:JW  
7 April 1994

tre0042

## CITY OF WANNEROO REPORT NO: I60418

TO: TOWN CLERK  
 FROM: CITY TREASURER  
 FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
 MEETING DATE: 27 APRIL 1994  
 FILE REF: 690-1  
 SUBJECT: AQUAMOTION MONTHLY REPORT - MARCH 1994

Attendance figures for the nine months ended March 1994 are shown on Attachment 1. Total year to date attendances were 147,147 compared to 146,847 at the corresponding period last year. This represents an attendance increase of 0.2%.

The operating financial position for the complex for the nine months ended March 1994 was as follows:-

	<u>SURPLUS</u>	<u>SUBSIDY</u>
	\$	\$
Control		
Pool		229,867
Fitness Room		3,039
Recreation Room		18,419
Kiosk	3,842	
Creche		13,453
	_____	_____
Total	\$3,842	\$264,778
	_____	_____

Net subsidy \$260,936.

Depreciation \$62,506.



ouncil's budget provides for an annual subsidy to this complex of \$335,311. For this to be achieved the monthly deficit for the remaining 3 months will need to be restricted to around \$25,000.

For the corresponding period last year the net subsidy was:-

1992/93	\$182,918
---------	-----------

After taking cognisance of the asset depreciation charge of \$62,506 the trade position is approximately \$15,512 down on that achieved last year. The main factor contributing to this position was the decreased income in the pool, fitness room and recreation room.

Pool

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	311,660	233,745	201,960
Expenditure	569,794	427,347	421,527
Subsidy	\$258,134	\$193,602	\$219,567

Fitness Room

The financial scenario for this operation for the first nine months of the year is as follows:-

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	30,120	22,590	21,074
Expenditure	39,941	29,952	24,113
Subsidy	\$9,821	\$7,362	\$3,039

Recreation Room

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	29,830	22,372	16,457
Expenditure	54,251	40,688	34,876

Subsidy	\$24,421	\$18,316	\$18,419
---------	----------	----------	----------

osk

the financial scenario for this centre for the first nine months is as follows

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	5,600	4,200	7,946
Expenditure	13,376	10,032	4,104
Surplus	\$8,176	\$5,832	\$3,842 Surplus

reche

the financial scenario for this centre for the first nine months is as follows

	Annual Budget	Budget 31/03/94	Actual 31/03/94
Income	4,240	3,180	2,762
Expenditure	26,485	19,864	16,215
Subsidy	\$22,245	\$16,684	\$13,453

the Council will recall that this facility was privatised for a trial six month period commencing 25/10/93.

submitted for information.

B TURKINGTON  
ty Treasurer

BT:JW  
April 1994

re0043

## CITY OF WANNEROO REPORT NO: I60419

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 APRIL 1993

FILE REF: 006-3

SUBJECT: DRAFT 1994/95 BUDGET/FORWARD FINANCIAL PLAN  
PROGRESS REPORT

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Compilation of the 1994/95 Draft Budget and Forward Financial Plan is progressing satisfactorily with the majority of departmental operating income and expenditure estimates having been submitted to Treasury Department. The remainder of budget estimates primarily in the maintenance area will be compiled and submitted to Treasury this week. Once input to the budget/forward plan has been completed a first draft will be submitted for departmental verification and reassessment.

Salaries and Wages budget estimates for existing staff establishment levels are close to completion. Proposed additional staff, reclassifications and deletions will be incorporated following the annual staff review. Following discussion with the Australian Bureau of Statistics and the Confederation of Industry and consideration of various economic assumptions and forecasts a preliminary 2% inflationary allowance has been incorporated for salaried staff and wages personnel. These forecasts will be reviewed at the end of the June 1994 quarter.

The compilation of capital asset purchase schedules and preparation of capital works schedules are progressing. Engineering and Parks Departments are close to completing their capital works submissions. An inordinate number of requests for minor building works is causing additional pressure within the Building Department - each request requires time consuming investigation and costing. However, it is envisaged that this phase will still be completed without adverse impact on the budget preparation timetable. Following consolidation of all requests, a first draft capital works programme will be submitted for departmental review and prioritisation.

Once the initial consolidation/verification phase has been completed meaningful projections will be possible. At this stage review sessions will be arranged and Council involvement sought to establish final parameters and priorities.

Submitted for information.

J B TURKINGTON  
City Treasurer

TO:JW  
12 April 1994

tre0203

I60420

CITY OF WANNEROO : REPORT NO I60420

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 27 APRIL 1994

FILE REF: 006-1

SUBJECT: MAJOR CAPITAL PROJECTS - COST/BUDGET  
COMPARISON

---

A comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year is submitted for Council's information - refer Attachment A.

Projects with an estimated cost of \$100,000 and over have been listed in the attached schedules and are grouped in the order of Engineering, Building and Parks construction works. To assist in analysis both dollar and percentage variations are shown.

It should be noted that whilst a project may be physically completed, final costings may yet to be processed. Therefore, a project's job status indicator will not show 'completed' until financial transactions are complete.

As projects are completed, performance against budget will be shown as a surplus or deficit.

Submitted for information.

J B TURKINGTON  
City Treasurer

TO:JW  
13 April 1994

tre0009

I60421

CITY OF WANNEROO : REPORT NO I60421

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 020-0  
SUBJECT: OUTSTANDING GENERAL DEBTORS - MARCH 1994

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Detailed below is a summary of the outstanding general debtors at the end of March 1994 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 29 March 1994 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	283,656.30	45%
30 Days	63,271.58	10%
60 Days	141,079.12	23%
90 Days	130,822.73	21%
Deferred Debtors	7,837.29	1%
	<hr/>	<hr/>
	\$626,667.02	100%
	<hr/>	<hr/>

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Mansard Homes	\$ 22.81
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
Wanneroo Districts Rugby Union Club	\$ 2,500.00
	<hr/>



\$ 7,837.29

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Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

	\$
Sorrento Soccer Club	11,868.51
Wanneroo Districts Basketball Association	2,187.53
Wanneroo Districts Basketball Association	7,500.00
Wanneroo Football Club	16,105.18
Wanneroo Districts Rugby Union Club	6,556.06
Quinns Rocks Bowling Club	30,000.00
Eating House Licences and Registrations 1992/93	600.00
Eating House Licences and Registrations 1993/94	1,250.00
Sporting Clubs Clubrooms Facilities Contributions	19,282.48
S.G.I.O.	4,842.72
Citation Pty Ltd	2,613.80
Sundry	28,016.45
	<hr/>
	<u>\$130,822.73</u>

SORRENTO SOCCER CLUB - \$12,304.88

The Club's **total** outstanding debt is \$12,304.88 dissected as follows:

Loan Repayments	\$ 3,902.39
Property Rental	\$ 2,585.00
Commercial Refuse Charges	\$ 743.80
Utility Charges	\$ 1,884.24
Interest on Debt	\$ 3,189.45
	<hr/>
	\$12,304.88

Club paid the October, November and December 1993 and January 1994 repayments of \$500.00 each on 14 February 1994 and its February 1994 repayment of \$500.00 on 28 February 1994. A monthly payment of \$500.00 is to be made at the end of each month. Club paid \$500.00 for March 1994 on 7 April 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$2,187.53

Hire of basketball courts of Craigie Leisure Centre. The Board has still to approve payment of account.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$7,500.00

Lease fee for the period 1 July to 31 December 1993 (\$15,000.00 less paid \$7,500.00). Association is making monthly payments of \$3,625.00 to clear account. No payment was made in January and March 1994.

WANNEROO FOOTBALL CLUB - \$21,756.17

The **total** amount outstanding on this account is \$21,756.17 dissected as follows:-

	\$
Lease Fees	17,830.78
Commercial Refuse Charges	933.45
Utility Charges	888.55
Interest on Debt	1,633.39
Property Rental	470.00
	<hr/>
	\$21,756.17
	<hr/>

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club has been advised of Council's acceptance to its payment proposal. Club paid a total of \$1,000.00 in March 1994.

WANNEROO DISTRICTS RUGBY UNION CLUB - \$11,210.61

The **total** amount outstanding on this account is \$11,210.61, dissected as follows:-

	\$
Utility Charges	2,390.45
Property Rental	705.00
Loan Repayments	5,435.21
Interest on Debt	179.95
Deferred Debt	2,500.00
	<hr/>
	\$11,210.61

The Club submitted the following repayment programme to pay its outstanding debt:-

	\$
28 February 1994	1,500.00
31 March 1994	2,000.00
30 April 1994	1,500.00
31 May 1994	1,500.00
30 June 1994	1,500.00
31 July 1994	1,500.00
31 August 1994	1,500.00
30 September 1994	1,500.00
31 October 1994	1,500.00
30 November 1994	1,500.00
31 December 1994	1,500.00

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\$15,500.00

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which was accepted by Council at its Special Meeting held 24 January 1994 provided that it is strictly adhered to and an interest charge equivalent to the National Australia Bank base rate, currently 9.2% is applied monthly effective 1 January 1994.

Club paid \$1,500.00 on 1 March 1994 which was credited against the deferred debt reducing it to \$2,500.00. Club paid a further \$2,000.00 on 11 April 1994.

QUINNS ROCKS BOWLING CLUB (Inc) - \$30,000

The Club has been advised that its proposal for the repayment of the \$30,000 is acceptable to Council provided that it is strictly adhered to and that an interest charge equivalent to the National Australia Bank base rate - currently 9.2% is applied monthly effective 1 January 1994. The first payment is due 31 July 1994.

EATING HOUSE LICENCES AND REGISTRATIONS - \$1,850.00

1992/93 - \$600.00

3 accounts of \$200.00 outstanding for which summonses have been served:  
\$

Great Australian Hamburger	200.00
Splitz Take Away	200.00
Hungry Brats	200.00

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\$600.00

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All accounts were originally for \$300.00 each. \$50.00 was paid towards each account. Following the issue of a summons, a further \$50.00 has been paid towards the accounts. Warrant of Execution was issued on 6 April 1994.

1993/94 - \$1,250.00

3 accounts of \$300.00 outstanding together with 1 account unpaid of \$200.00 and 1 account unpaid of \$150.00 :-

\$

Craigie Hot Bread Shop	150.00
Great Australian Hamburger	300.00
Splitz Take Away	300.00
Monty Carlo Pizza	300.00
Jeff's Place	200.00

---

\$1,250.00

---

Payment has since been received from the Craigie Hot Bread Shop.

Summonses are currently being prepared for serving on the proprietors of the second and third named premises.

Health Department negotiating with the 4th and 5th named premises.

SPORTING CLUBS CLUBROOMS FACILITIES CONTRIBUTIONS - \$19,282.48

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$9,641.24) and 1992/93 (\$9,641.24).

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded to the various clubs. These have now been finalised and meetings with the various clubs are imminent.

When meeting with these clubs arrangements will be made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92 and 1992/93 years.

S.G.I.O. - \$4,842.72

General Claims - \$3,015.65

4 claims. Claims are being processed for payment.

Motor Vehicle Claims - \$1,827.07

2 claims. Claims are being processed for payment.

CITATION PTY LTD - \$2,613.80

Purchase of newspaper from recycling programme. Debtor has paid \$1,986.20 with a post dated cheque of 1 May 1994. Balance (\$627.60) being queried and will be resolved during April 1994.

SUNDRY - \$28,016.45

Other Recoupables - \$786.00

Road and footpath repairs, other works.

Subsidies - \$216.60

Day care charges, vacation care fees.

Commercial Refuse - \$9,161.77

Payments being pursued.

Licences/Fines and Penalties - \$7,152.84

Dog registration fines and costs, food prosecution and parking infringements.

Income from Property - \$8,664.39

Hire of various reserves and buildings.

Private Works - \$227.37

Other private works.

General - \$1,713.75

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, crossover contribution, development/building licence fee, child care fee relief overpayment recoverable, membership fee Craigie Leisure Centre, meals on wheels charges.

Utilities - \$93.73

Electricity charges recoverable.

Submitted for information.

J B TURKINGTON  
City Treasurer

HK:JW  
8 April 1994

tre0013

I60422

CITY OF WANNEROO : REPORT NO I60422

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 27 APRIL 1994

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -  
MARCH 1994

---

The staff overtime return for the month of March 1994 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year - Attachment A refers.

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1993/94 budget are also provided.

Submitted for information.

J B TURKINGTON  
City Treasurer

CM:JW  
8 April 1994

tre0011

## CITY OF WANNEROO REPORT NO: I60423

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 APRIL 1994

FILE REF: 306-2

SUBJECT: WESTERN AUSTRALIAN FIRE BRIGADES BOARD 1993/94  
LEVY

Council is in receipt of advice from the Western Australian Fire Brigades Board of an increase in its fire service contribution for 1993/94 - from \$636,459 to \$695,833.

As Council will be aware the Western Australian Fire Brigades Board is funded as follows:-

Insurance Company	75 %
WA Government	12½%
Local Authorities	12½%

For 1993/94 the total Western Australian Fire Brigades Board's costs are \$46.764 m funded as follows:-

Insurance Companies	\$35,073,302.36
WA Government	\$ 5,845,550.39
Local Authorities	\$ 5,845,550.39

The Local Government's share of expenses (\$5.8 m) for the 1993/94 year is distributed amongst the metropolitan local authorities based on gross rental valuations as supplied by the Valuer General's Office.

The recently-notified increase stems from the original use by the Western Australian Fire Brigade Board of valuations relating to the triennial valuation of 1 July 1990 rather than 1 July 1993, as is required pursuant to Section 37 (3) of the Fires Brigade Act 1942 (as amended). Advice from the Board indicates that Perth City Council appealed against the original apportionment of contribution and after seeking legal advice the appeal was upheld. The legal opinion indicated -



"that in the absence of any other provision to the contrary it is implied that the gross rental values used to apportion each local authority's contribution in a united fire district should be those values in force as at 1 July being the date that the liability to make a contribution first arises".

As growth authorities such as Wanneroo and Melville had the greatest increase in valuations at 1 July 1993, those authorities had the greatest increase in the reapportionment of contributions with some authorities such as City of Perth having a decrease.

The previous and revised contribution apportionments between authorities is shown on Attachment A. This City's 1993/94 apportionment is \$695,843 against a budget of \$628,100 - \$67,743 over budget.

While Council has no option but to pay this account Councillors may be wondering if the additional expenditure is required to be authorised by an absolute majority vote as required by Section 547 (12) of the Local Government Act. In answering this it would be useful to note that Section 547 (12) of the Act provides that no liability for Council expenditure can be incurred until such expenditure has been approved by the Council and a sum of money to meet such expenditure has been voted by the Council.

The requirements of this sub section only apply to those instances where a Council intends carrying out an activity for which it has made no provision in the budget. It does not apply to those instances where a Council has made proper provisions in the budget but is unable to confine its related expenditure within the estimated amounts because of circumstances over which the Council had no control.

In respect to the latter situation, it is acknowledged that a Council is not always able to confine its actual expenditure within the amounts estimated to be expended. Section 547 (9) of the Act recognises there can be variances between the estimated and actual expenditures by stating that a Council may conclude the year with a surplus or deficit which must be carried forward and taken into account in preparing the next year's budget.

In other words, expenditure over and above the corresponding estimates of a responsible and well prepared budget shall not be regarded as unauthorised expenditure.

Submitted for information.

J B TURKINGTON  
City Treasurer

JBT:JW  
30 March 1994

tre0197

I60424

CITY OF WANNEROO REPORT NO: I60424

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 APRIL 1994  
FILE REF: 006-4  
SUBJECT: 1995/96 BUDGET

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Council, 23 March 1994, Item I90367 requested a report 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 the Budget.

Section 547 (1) of the Local Government Act provides that Council, not later than 31 August in each year, shall prepare and adopt its budgets for the forthcoming financial year.

Section 547 (10) (a) stipulates at the close of each financial year authorisation of expenditure and votes of money for expenditure lapses.

By virtue of the inter-relationship of the above, it follows that Council must adopt its budget no earlier than 1 July and no later than 31 August each year.

Furthermore, Section 547 (9) provides that if there is a surplus or deficit at the end of the year, Council shall carry the surplus or deficit forward and take it into account in preparing the budget and in imposing the rates and charges for the next ensuing year.

In practical terms, the closing of accounts and calculating the carried forward balance requires approximately ten working days. Thus, finalisation of Draft Budget documentation cannot commence until this point.

In relation to the question of altering the election date, there is no legislative provision to defer the date of annual Local Government elections.

Section 73 (1) of the Local Government Act specifies the first Saturday in May of each year as the day appointed for the holding of the annual elections.

In view of the above, if Council felt a strong desire to achieve these objectives legislative changes should be sought.

Submitted for information.

J B TURKINGTON  
City Treasurer

TO:JW  
13 April 1994

tre0207

CITY OF WANNEROO REPORT NO: I60425

TO: TOWN CLERK  
FROM: CITY ENVIRONMENTAL HEALTH MANAGER  
FOR MEETING OF: COUNCIL  
MEETING DATE: 27 APRIL 1994  
FILE REF: 920-28  
SUBJECT: LICENCE AND REGISTRATION - EATING HOUSES  
- ex H50809

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Council resolved in August 1993 (H50809) to amend the existing Eating House By-laws to:

- 1 delete those parts which will be duplicated in the new Food Hygiene Regulations; and
- 2 restructure the licensing fees on a more equitable basis.

Following the advertising of these proposals the amendments were submitted to the Health Department of Western Australia for gazettal. The Department has now advised that the Minister for Health, in the process of drafting the Food Hygiene Regulations 1993 in conjunction with the gazettal of the City of Perth By-laws, provided direction that there should be no overlap between Regulations and the By-laws. As a result, the only provisions relating to food hygiene contained in the City of Perth By-laws are those concerning registration and licensing of eating houses.

It is further advised by the Department that there remains a significant body of the present City of Wanneroo By-laws which duplicate those provisions of the Food Hygiene Regulations, which the Minister would be reluctant to endorse.

In order to conform with these guidelines, the City's Environmental Health Department has acknowledged the Minister's directions and requested that the licensing and registration provisions of Council's Eating House By-laws be gazetted as a matter of priority to ensure the new scale of fees endorsed by Council will be in force for the commencement of the next licensing period on 1 July 1994.

Submitted for information.

G A FLORANCE  
City Environmental Health Manager

hre04007  
gaf:rej  
**I60426**

CITY OF WANNEROO REPORT NO: I60426

TO: TOWN CLERK  
FROM: CITY LIBRARIAN  
FOR MEETING OF: COUNCIL  
MEETING DATE: 27 APRIL 1994  
FILE REF: 240-2  
SUBJECT: LIBRARY AVAILABILITY OF REPORTS AND AGENDAS

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Council reports and agendas have been available to the public prior to meetings since October 1993.

As demand for Council reports was unknown, forty nine copies were initially distributed to the libraries fortnightly. Each library has at least one set of reports for reference, the remainder are available for overnight loan.

Anticipated usage was initially low, but is steadily increasing. Very few reservations are received, possibly due to immediate availability of loan copies. Loans vary from library to library from nil to three issues per fortnight. The main usage is made of the reference copies which are regularly used in the reading areas. Many people also photocopy only one specific report.

To reflect current usage rates, the number of Council reports and agendas in libraries was recently reduced to twenty five.

Submitted for information.

N CLIFFORD  
City Librarian

nfc:mdp  
whre040194  
6.4.94

CITY OF WANNEROO REPORT NO: I60427

TO: TOWN CLERK  
FROM: CITY LIBRARIAN  
FOR MEETING OF: COUNCIL  
MEETING DATE: 27 APRIL 1994  
FILE REF: 212-7  
SUBJECT: LIBRARY BOARD POLICY DOCUMENT: PROVISION OF  
RESOURCES FOR PUBLIC LIBRARIES

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The State Librarian recently forwarded to Council a copy of The Library Board of Western Australia Policy and Plans Series No 1 "Provision of Resources for Public Libraries"

The policy document is intended to provide guidelines to ensure an equitable library service throughout the state by establishing mechanisms to:

- maintain the quality of existing library collections
- provide fresh stocks through an efficient exchange system
- match provision of new materials to population growth

In May 1993, the draft Resources Provision policy was distributed as a discussion paper. Many local authorities, including the City of Wanneroo, responded to the discussion paper, generally expressing support for a formal policy on this issue. Some concerns were also raised on such issues as:

- the heavy usage programme
- exchange ceilings
- new stock input determined by the discard rate
- the need for catch up funding following poor budget years

The publication of the policy paper has received mixed reaction. Many points revised in submissions on the discussion paper have been incorporated. It is disappointing however, that local



government did not have the opportunity to comment on a revised paper prior to publication. There are some remaining areas of concern which are now being addressed by:

1. The Metropolitan Chief Librarians Group/Western Australian Local Government Librarians Association production of a response strategic paper from public libraries on resource provision.
2. Library Board meetings - the City of Wanneroo was a major contributor to the first public library paper "Library Development Planning" delivered to the Library Board in March this year. Two of the five recommendations of this paper highlighted the need for forward planning to match resource provision to population growth statewide, and appropriate resource development strategies.
3. The Western Australian Local Government Librarians Association is to raise concerns through the Library Board Standing Committee on Public Libraries. The City Librarian is a member of this committee.

A copy of the policy document has been placed in the Councillors Library.

Submitted for information.

N CLIFFORD  
City Librarian

nfc:mdp  
whre030394  
31.3.94

CITY OF WANNEROO REPORT NO: I60428

TO: TOWN CLERK  
FROM: CITY LIBRARIAN  
FOR MEETING OF: COUNCIL  
MEETING DATE: 27 APRIL 1994  
FILE REF: 240-2  
SUBJECT: STATE AND LOCAL GOVERNMENT STAFF EXCHANGE

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A six month staff exchange between two professional librarians from The Library and Information Service of Western Australia (LISWA) and the City of Wanneroo was completed on 25 February 1994.

Clive Crocker, Assistant Librarian, at the Whitford Library experienced six months gaining knowledge of stock acquisitions, stock provision to public libraries and inter library loan procedures administered by LISWA.

Karin Zekulich, Assistant Librarian, Public Library Services Branch LISWA, although with extensive knowledge of support services, had not participated in direct delivery of services to library users. She was able to experience first hand the impact of poor stock supply on public library shelves and the results LISWA administrative decisions have on public library service.

It is considered the six month staff exchange was a complete success. Both librarians gained valuable experience, established staff contacts, and developed a more complete understanding of the constraints and challenges faced by the two organisations. Neither organisation was disadvantaged financially and it is believed working relationships will be more successful in the future as a result of the exchange.

Submitted for information

N CLIFFORD  
City Librarian

nfc:cml  
whre040294  
8.4.94

CITY OF WANNEROO REPORT NO: I60429

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 APRIL 1994

FILE REF: 260-0

SUBJECT: MONTHLY REPORT - RECREATION AND CULTURAL SERVICES DEPARTMENT

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**RECREATION SERVICES**

Recreation Services - Disabilities

During the past 18 months Recreation Network has employed a Recreation Adviser - Disabilities who has been located in the Recreation and Cultural Services Department. This placement has been significant in the success of the project due to the access of resources and liaison with department staff. Mr Wally Hinkley has currently held this position for the past 12 months.

The project was scheduled to cease in February 1994; however, due to its success, additional funding has been secured until the end of Council's financial year. A proposal has been presented to the Disability Services Commission for consideration of ongoing funding for an Adviser to be located within Council to represent people with disabilities in their pursuit of recreation within the community.

Ocean Ridge Community Centre

Holiday activities have been organised at the Ocean Ridge Community Centre for April. Glen Ellis will be coaching the three day basketball workshop. Ex Wildcats and American College player, Curtis Perry, will cover offensive and defensive fundamentals of "3 on 3" basketball.

There will be a week of multi-sports where children will be able to try a variety of indoor and outdoor sports, along with drama, modelling and tennis workshops. There will be lots to do in the crafts area with the ever popular chocolate making, pottery,

bread dough craft, origami and folk art and the latest craze in dance - Bootscooting.

A presentation luncheon was held on 7 April at the Ocean Ridge Community Centre for Mrs Margaret Long when she was presented with her 20 year service medal from the Australian Red Cross.

Leisure courses at the Centre were well patronised for Term 1 of 1994 and a comprehensive programme for the Term 2 should ensure their continuation.

The new Ocean Reef Community Hall in Constellation Drive is being well patronised. The Ocean Ridge Senior Citizens' group has now moved to the new premises and is enjoying the use of the facilities and having the room to move around and play indoor bowls unhindered. The group now has the opportunity to expand its membership.

The Easter Blue Light Disco held on 5 March was attended by 996 young people. An excellent attendance considering many families would have been away on holidays.

A coming event on Friday, 6 May is the Jim Stacey Bowls Tournament for all senior citizens' bowls teams, held each year at the Centre.

### Sorrento-DunCraig Recreation Centre

#### *Leisure Programme*

The Term 1 1994 leisure programme was completed during the February/March period. Approximately 100 individual courses were conducted and catered for 960 participants. New courses, "Stress Management" and a revived Yoga programme have proven to be very popular. Term 1 is traditionally an indication of the year to follow and, this being the case, the outlook is quite promising.

#### *Aerobics*

The Aerobics programme at Sorrento-DunCraig is progressing well. The numbers at the classes have increased and, with a new programme due in April, it is expected this programme will expand.

#### *Kiosk Vending Machines*

Food and drink vending machines have been installed at Sorrento-DunCraig. These have proven to be popular, especially with night and weekend patrons, and should provide a boost to the Centre's income.

## *Sorrento Surf Club*

Community access and usage of the Surf Club has continued, with a number of leisure courses being conducted from there as well as the hall being hired to regular users. This joint use of facilities will be beneficial to Council, the community and the Surf Club.

## Wanneroo Recreation Centre

### *Creative Leisure Courses*

The Term 1 Creative Leisure Courses are winding up. The Term 2 programme is now finalized and enrolments have begun.

### *"3 on 3" Basketball*

The Centre will launch a "3 on 3" streetball activity in the April holiday period.

## Warwick Leisure Centre

February was a hectic month for the Centre with the commencement of Term 1 Leisure Course programmes. Whilst a few classes were cancelled due to insufficient numbers, the majority of the courses offered were well patronised.

Cartooning, Calligraphy, Tai Chi and Yoga were amongst the most popular classes for Term 1. As a result, an additional class not previously scheduled was offered to accommodate all interested participants.

There has also been some additional aerobic classes added to the fitness timetable. Although the response from participants has been slow, it is anticipated once the classes have been running for a while attendance will increase.

March has been spent gearing up for Term 2 to commence in May. A number of new classes and programmes have been added to the schedule, ensuring that Warwick Leisure Centre serves the local community by offering diverse and interesting leisure courses. Several new classes have also been added to the programme at the Greenwood-Warwick Community Care Centre.

It is hoped to involve many of the Term 1 participants in the Term 2 programme.

## **ARTS AND CULTURE**

### Multicultural Festival

Several months ago the City of Wanneroo won the bid to host this year's Multicultural Festival. The event was held on 27 March 1994 at Sorrento Quay, Hillarys. The event received numerous positive comments from those that attended and the multicultural message was well received and enjoyed.

Sorrento Quay management has informed Council that 20,000 people attended the venue on the day. The Cultural Services team is looking to submit another proposal to host an equally successful event in 1995.

#### Art Award

The 1994 Art Award took place during March, with the opening night enticing 400 people. In addition, approximately 60 people patronised the exhibition each day and around 20 art works were sold.

The art works entered were of a very high standard.

#### Children's Book Week

The 1994 "Carnival of Books" Children's Book Week is to be held from 22-26 August 1994. Activities will take place at the Warwick Leisure Centre.

This project is a vehicle for promoting excellence in reading and literature in young people.

Plans for this event are well under way and primary schools within the area have already displayed enthusiasm at the chance of being involved in this successful community based event.

#### Music Programme

The 1994 All Seasons Music Programme will include two concerts: a classical recital, to be held on Sunday, 15 May at 2.30 pm featuring successful Wanneroo musicians and including music by Brahms, Haydn and Schubert; and the second concert will attract jazz lovers, Gary Lee and his sextet will be playing at the Sorrento Soccer Club on 17 June at 8.00 pm.

#### Community Newsletter

The first edition of the Cultural Services Community Newsletter will be available mid-April. This edition features a range of cultural events and activities that are happening in the City.

#### Youth Services

*'Sumfun' Holiday Programme - "Get Into It"*

The Youth Services co-ordinator has applied for funds to run two school holiday recreation programmes for young people in the Girrawheen and Sorrento areas.

The programmes will be funded by 'Sumfun' through the Department for Community Development.

The aims of the programmes are to provide enjoyable, challenging activities for high school age young people. The programmes will focus on broadening participants social, recreational and problem solving abilities as well as providing information and learning opportunities.

The programmes will also encourage young people who are not serviced by mainstream organisations, such as sports clubs, to utilise their local community resources.

Both programmes will be running from 18-29 April 1994. Although the Sorrento "Get Into It" programme has not been supported by 'sumfun' funding, a programme will still be run from the Sorrento-Duncraig Recreation Centre.

These programmes will provide a great opportunity for Council to offer a service to young people within the City of Wanneroo.

#### Volunteer Training Programme

The Youth Services Co-ordinator has been involved in co-ordinating the Volunteer Training Programme.

The Programme will begin on 23 March 1994 and will run for one evening per week for ten weeks at the Warwick Community Care Centre.

A number of community service organisations have been approached to present workshops and seminars for the Programme.

The Programme will focus on issues that volunteers face in their work with young people. These issues range from drug and alcohol use, adolescent development, legal issues, suicide, self harm, sexual abuse, personal boundaries and others. The programme will equip volunteers with strategies to enhance their work with young people. This project is also seen as a way for the City of Wanneroo to support local youth and agencies in a positive and ongoing way.

To date, feedback has been extremely positive from all participants and workshop presenters involved in the programme.

#### Ben Zephaniah



The Youth Services Co-ordinator has liaised with organisers of the Festival of Perth and teachers from the Girrawheen High School to engage the services of Ben Zephaniah, to conduct workshops for young people.

Ben Zephaniah is a musician performer whose style is a combination of rap, reggae, rasta, hip-hop and rhythm and blues. He expresses his views through music and poetry.

Ben Zephaniah conducted a workshop at Girrawheen High School on 4 March 1994. This was an excellent opportunity for young people to learn to express themselves through music and poetry rather than violence.

#### Local Government Youth Services Network

Western Australian Municipal Association has begun a support and information sharing network for local government employees providing various youth services. The Youth Services Co-ordinator has been attending these meetings.

A "how to" manual for Local Government Authorities is in its final stages to provide direction for youth services and policy in the future.

#### Anchors Youth Centre

The Youth Activities Officer and Youth Services Co-ordinator have been in contact with the Alcohol and Drug Authority to run a parent information session on teenage drug and alcohol issues. The session will assist parents in understanding youth drug and alcohol use as well as informing them of the effects that substance abuse can have. The workshops will run at Anchors on Wednesday, 13 April 1994.

Anchors is currently involved in two special projects: the "Fastrack" programme and the Young Women's Group.

The "Fastrack" programme is being run in conjunction with Belridge High School in Beldon. This project is aimed at providing a service to Year 10 students involved in a special programme at school. The project will run on Mondays for ten weeks at the Centre.

Workshops looking at youth related issues are conducted during morning sessions. Self esteem, team building and life skills exercises are undertaken each afternoon.

The Young Women's programme is being run on Tuesday evenings. The sessions look at issues related to the needs of young women.

Anchors will also be running a school holiday programme comprising an adventure camp and daytime activities. The camp is being conducted in Dwellingup. Activities such as horse riding, bush walking, canoeing and other activities.

Anchors has employed, on a casual basis, Ms Elise McLeod and Mr Anthony Dean. Both were involved in the running of the summer programme and have the skills and knowledge to assist the Youth Activities Officer on the above special projects.

Attendance is increasing for the "drop-in" evenings, especially in the younger age group of 11-13. This is highly desirable as Anchors has an obligation to cater for these young people.

Anchors envisages designing a specific programme for these younger people as their interests are very different to older youth.

## **CRAIGIE LEISURE CENTRE**

### Programmes

The Centre now operates programmes for 178 teams in netball, basketball, volleyball and indoor soccer competitions.

A booking has been secured from a Texas Line Dancing group for Friday night social dancing.

A basketball referees' seminar was held at the Centre on 24 February. This seminar covered various technical, administrative and customer service topics.

Two holiday programmes are being run during the April school vacation, April 18-22. A basketball camp will run from 9am to 12noon, for five days and the Tune-Up-Kids programme will run from 1 - 4pm.

Sports programmes continue to increase with 190 teams now participating in Centre run programmes. New programmes include Wednesday evening indoor soccer.

The Centre has been booked for a State Netball League fixture on July 29. This booking represents a vote of confidence from the elite sports fraternity in the quality of the facilities at Craigie.

### General

A resuscitation workshop has been planned for aquatic and administration staff in the coming month. Three aquatic centre

staff will attend the full first aid course at Council in mid March.

The Centre has applied to Healthway for a venue sponsorship package. This has been co-ordinated by the Centre Programme Development Co-ordinator and, if successful, the funds will be used to run children's activity programmes.

An emergency action plan for the various areas within the Centre has been prepared and circulated to staff.

### Fitness Centre

Weight training classes for junior sports people began in March. Mostly teenage boys, the participants learnt the rationale behind weight training, exercise techniques, weight programmes and gym etiquette. A second series will begin in Term 2 and requests have been received for adult classes.

The health and fitness suite continues to operate well with over 850 people having purchased a membership over the last year. Casual use is very high with three thousand users per month.

### Marketing

Stage 1 of the electronic media campaign will be complete by mid April. Feedback to date has been positive with increased interest in aquatic programmes and sports competitions. Four stages are planned for 1994, each stage comprising of one week radio, two weeks television and one week radio. As the year progresses the focus of the advertisements will shift from general information about the Centre to more specific information such as sports competitions, fitness classes, aquatic centre and fitness centre.

### **AQUAMOTION**

#### *Term 1 - 'Learn to Swim' Programme*

The Term 1 'Learn to Swim' programme continued throughout March. The Centre is currently taking re-enrolments for Term 2.

The Term 2 programme promotion will be conducted in the week beginning 26 April 1994.

#### *Leisure Course programme*

A combined leisure course programme will be launched at Aquamation in Term 2. It will incorporate "Nifty 50s Plus", "On the Move", RLSS courses, Tai Chi and Self Defence.

### *Aerobic and Aquarobic Programme*

The Aerobic and Aquarobic programme promotion took place as planned. Encouraging attendances were received as expected.

### *Swimming Carnivals*

Aquamotion hosted six school swimming carnivals during March. All ran successfully and it is hoped that local schools will continue to patronize the facility.

Centre staff have actively targeted local schools and the results are encouraging.

R BANHAM  
City Recreation and  
Cultural Services Manager

CS:SS  
rre4416

CITY OF WANNEROO REPORT NO: I60430

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 APRIL 1994

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK TENNIS COURTS - COMPETITION LIGHTING

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At its meeting on 24 November 1993, Council requested a report on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs in the City of Wanneroo.

It will be recalled that the Kingsley Tennis Club requested Council to investigate the upgrading of the lighting standard for the two tennis courts recently established at Timberlane Park, Woodvale.

Council may not be aware of the background to this request.

The President of Kingsley Tennis Club approached "Tennis West" to ascertain whether his club could participate in pennant competitions sponsored by the State body. He was informed that the lighting on the courts at Timberlane Park would have to be upgraded to competition standard before this could happen.

When the Club learnt that it might have to accept responsibility for the installation and operating costs if Council acceded to its request, it realised that it wasn't in a position to finance these improvements. The Club then requested that Council maintains its present policy of installing recreational lighting.

The club has, therefore, opted to continue its involvement with the local competition sponsored by the Northern Districts Tennis Association.

As these fixtures are currently conducted during daylight hours, there is no requirements for competition standard lighting to tennis courts provided by the City of Wanneroo.

Submitted for Council information.

R BANHAM  
City Recreation and  
Cultural Services Manager

RB:SS  
rre4417