

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

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
 ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
 ON WEDNESDAY, 25 MAY 1994

ATTENDANCES AND APOLOGIES

Councillors:	F D FREAME, Acting Mayor	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL - from 7.40 pm	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M A LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
Acting City Planner:	A C SHEPPARD
Acting City Engineer:	D BLAIR
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
Deputy City Building Surveyor:	L CANDIDO
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Security Administrator:	T M TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

An apology for late attendance was tendered by Cr Ewen-Chappell.

There were 28 members of the Public and 2 members of the Press in attendance.

The Acting Mayor declared the meeting open at 7.31 pm.

CONFIRMATION OF MINUTES

190501 MINUTES OF COUNCIL MEETING, 27 APRIL 1994

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the Minutes of Council Meeting held on 27 April 1994 be confirmed as a true and correct record.

CARRIED

190502 MINUTES OF SPECIAL COUNCIL MEETING, 2 MAY 1994

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the Minutes of Special Council Meeting held on 2 May 1994 be confirmed as a true and correct record.

CARRIED

190503 MINUTES OF SPECIAL COUNCIL MEETING, 9 MAY 1994

MOVED Cr Gilmore, **SECONDED** Cr Dammers that the Minutes of Special Council Meeting held on 9 May 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

Since stepping into the office of Acting Mayor some two weeks ago, I have attended a great many functions for excellent causes. In view of the number of official engagements over this period, I will tonight briefly mention only a few.

CITY OF WANNEROO ANNUAL STUDENT SCHOLARSHIP AWARDS

On Thursday 12 May I hosted a Civic Reception to present the 1994 City of Wanneroo Student Scholarship Awards.

Six excellent young people were selected from a field of 96 applicants and again this year the standard was very high.

Introduced in 1981, the scholarships each year provide six students resident in Wanneroo with a \$2,000 grant to assist in the ever-increasing costs of upper secondary education.

This year's winners are Russell Brown of St Stephen's School, Bria David of Scared Heart College, Linda Leach of Kingsway Christian College, Rebecca Pearson of St Mary's Anglican Girls' School, Steven Remic of Girrawheen Senior High School and Brett Tooker of Greenwood Senior High School.

MALAYSIAN VOLLEYBALL TEAMS VISIT

Council played host to visiting Malaysian Volleyball Teams on Friday 13 May, with a reception held at the Craigie Leisure Centre.

Accompanying the teams were the Executive Director of the Malaysian Volleyball Association Mr Ha Wang SHO, their Head Coach Mr Jin Hu and their West Australian counterparts Ms Tanya Beaton and Mr Peter Huggins.

The Malaysian Teams were in Western Australia to take part in the first leg of the Australian Volleyball Grand Prix. This was the first major volleyball event to be held at the Craigie Leisure Centre and its success proved the tremendous value of such a facility within the City of Wanneroo.

PHILLIPINE DELEGATION

As part of a World Bank sponsored initiative, a delegation of 16 senior local government officials from the Phillipines visited the City of Wanneroo on Tuesday 17 May to broaden their perspective on problems and opportunities related to rapid population growth.

Following addresses by some of the City's senior officers, the delegation were given a tour of the municipality before joining Councillors and officers for luncheon.

The visit was an excellent opportunity to exchange information and ideas.

GREEK AMBASSADOR'S VISIT

Another function with an international flavour was held last Friday, 20 May, on the occasion of a visit by His Excellency, Mr George Constantis, Ambassador of Greece to Australia.

In company with Mr Theodore Passas, Consul of Greece to Western Australia, the Ambassador visited Wanneroo for the first time and was clearly impressed by the scale and quality of development within the municipality.

The visit also afforded the opportunity to foster the goodwill between the Cities of Kastoria and Wanneroo.

RETIRING COUNCILLORS DINNER

On the evening of Friday 20 May, Council said farewell to former Councillors Bill Marwick, Norma Rundle, Peter Nosow and Chris Davies.

The retiring councillors dinner is an annual event, affording the opportunity to acknowledge the past contribution of outgoing councillors to Wanneroo.

I am sure, given the community minded people they are, that the former councillors will continue to take a keen interest in the City of Wanneroo.

STORM DAMAGE

Mother Nature made sure she ended the driest six months on record this week by turning on one of the worst storms on record. With a State wide damage bill topping \$15 million, the storm has left local Councils with massive clean up works.

The City of Wanneroo has shown initiative by announcing a special clean-up week, beginning June 6th, to collect branches and fallen trees. Residents are asked to cut branches into manageable sizes and place them on the verge where possible to assist in the clean-up.

Information about the clean-up has been placed on Council's "Hotline" and will feature in the next edition of the Wanneroo Times.

INDEPENDENT YOUTH ACCOMMODATION PROJECT

Finally, I would mention something in which I take a special interest; the expansion of the excellent work being done by the Wanneroo Youth Accommodation Service.

Yesterday saw the official opening of the Independent Youth Accommodation Project house in Amadeus Gardens, Joondalup. The service will provide for young people who may be disadvantaged in the accommodation market, and I am sure that this facility will be greatly appreciated by our community.

PETITIONS, MEMORIALS AND DEPUTATIONS

190504 OBJECTION TO THE PROPOSED MEDICAL ROOMS POLICY -
ARNISDALE ROAD, DUNCRAIG - [702-1]

Cr Curtis tabled a letter of objection from G F and E F Smith of Duncraig regarding the extension to the Medical area in Arnisdale Road, Duncraig.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the letter from G F and E F Smith of Duncraig objecting to the extension to the medical area in Arnisdale Road, Duncraig be received and referred to Town Planning Department for a report to Council.

CARRIED

190505 PETITION SUPPORTING PROPOSED DANCE STUDIO - UNIT 11, LOT 43 (200) WINTON ROAD, JOONDALUP - [30/2902]

A 150-signature petition has been received in support of the proposed dance studio within Unit 11, Lot 43 (200) Winton Road, Joondalup.

This petition will be considered in conjunction with Item I20511.

MOVED Cr Gilmore, **SECONDED** Cr Moloney that the petition received in support of the proposed dance studio within Unit 11, Lot 43 (200) Winton Road, Joondalup be received and considered in conjunction with Item I20511.

CARRIED

190506 PETITION REQUESTING PORTION OF OCEAN REEF BE INCORPORATED IN AREA PROPOSED TO BE RENAMED "BEAUMARIS BEACH" - [727-0]

A 1242-signature petition has been received requesting that the area bounded by Hodges Drive, Marmion Avenue, Shenton Avenue and the Indian Ocean be incorporated into the area proposed to be renamed "Beaumaris Beach".

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition received requesting that the area bounded by Hodges Drive, Marmion Avenue, Shenton Avenue and the Indian Ocean be incorporated into the area proposed to be renamed "Beaumaris Beach" be received and referred to Town Planning Department for action.

CARRIED

190507 PETITION COMPLAINING OF INCREASED TRAFFIC AND NOISE LEVELS - OCEAN REEF ROAD AND CHIPALA COURT, EDGEWATER - [510-1917]

An 18-signature petition has been received from residents of Chipala Court, Edgewater complaining of increased traffic and noise levels on Ocean Reef Road and safety hazards to young children.

The petitioners attribute these problems to the lack of a suitable barrier between Chipala Court and Ocean Reef Road and suggest the construction of a limestone wall.

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

MOVED Cr Moloney, **SECONDED** Cr Gilmore that the petition received from residents of Chipala Court, Edgewater complaining of increased traffic and noise levels on Ocean Reef Road and safety hazards to young children be received and referred to Engineering Department for a report to Council.

CARRIED

190508 PETITION SUPPORTING CHILD CARE CENTRE AT LOT 192 (2) ALBACORE DRIVE, SORRENTO - [30/4672]

A 230-signature petition and 190 individual letters of support have been received supporting the establishment of a Child Care Centre at Lot 192 (2) Albacore Drive, Sorrento.

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

MOVED Cr Moloney, **SECONDED** Cr Gilmore that the petition and 190 individual letters of support regarding the establishment of a Child Care Centre at Lot 192 (2) Albacore Drive, Sorrento be received and referred to Town Planning Department for a report to Council.

CARRIED

190509 PETITION REQUESTING TRAFFIC CALMING MEASURES - WAHROONGA WAY, GREENWOOD - [510-1003]

A 31-signature petition has been received from residents expressing concern at traffic speeds on Wahroonga Way, Greenwood and requesting installation of traffic calming measures.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition expressing concern at traffic speeds on Wahroonga Way, Greenwood and requesting installation of traffic calming measures be received and referred to Engineering Department for a report to Council.

CARRIED

190510 PETITION REQUESTING UPGRADING OF SHEPWAY PLACE, MARANGAROO - [510-1138]

A 15-signature petition has been received from residents of Shepway Place, Marangaroo requesting upgrading of their roadway.

The petitioners are concerned that the poor condition of the road surface will result in injury to residents.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition from residents of Shepway Place, Marangaroo requesting upgrading of their roadway be received and referred to Engineering Department for a report to Council.

CARRIED

190511 PETITION REQUESTING UPGRADING OF SULINA PLACE, KALLAROO - [510-575]

A 15-signature petition has been received from residents of Sulina Place, Kallaroo requesting upgrading of their road.

The petitioners state the road surface has suffered subsidences and potholes and request it be listed for roadworks in the near future.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition from residents of Sulina Place, Kallaroo requesting upgrading of their road be received and referred to Engineering Department for a report to Council.

CARRIED

190512 PETITION EXPRESSING CONCERN AT PARKING - HEATHRIDGE - [910-1]

A 283-signature petition has been received from residents in Heathridge expressing concern at the hazards of parking in a residential area.

The petitioners request Council to ban all commuter vehicle parking in Ellendale Drive, Fairlawn Gardens, Kalgan Close, Prospect Grove and other residential streets in the area.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition from residents in Heathridge expressing concern at the hazards of parking in a residential area be received and referred to Engineering Department for a report to Council.

CARRIED

I90513 PETITION OBJECTING TO RENAMING OF ILUKA TO "BEAUMARIS BEACH" - [740-93]

A 4-signature petition has been received from residents of Ocean Reef objecting to the renaming of Iluka to "Beaumaris Beach" and the removal of the name "Beaumaris" from use within Ocean Reef.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition from residents of Ocean Reef objecting to the renaming of Iluka to "Beaumaris Beach" and the removal of the name "Beaumaris" from use within Ocean Reef be received and referred to Town Planning Department for action.

CARRIED

I90514 PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - KEBROYD WAY AND DAMPIER AVENUE, KALLAROO - [510-1141, 510-1159]

An 8-signature petition has been received requesting closure of the pedestrian accessway between Kebroyd Way and Dampier Avenue, Kallaroo.

The petitioners' properties adjoin this pedestrian accessway and state the accessway is subject to loitering, property damage and graffiti abuse due to its concealment.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition requesting closure of the pedestrian accessway between Kebroyd Way and Dampier Avenue, Kallaroo be received and referred to Town Planning Department for a report to Council.

CARRIED

**190515 PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 550 AND 551 MOFFAT PLACE, WARWICK -
[510-1449]**

A 28-signature petition has been received from residents requesting the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition from residents requesting the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick be received and referred to Town Planning Department for a report to Council.

CARRIED

**190516 PETITION OBJECTING TO PROPOSED CHILD CARE CENTRE - LOT
192 (2) ALBACORE DRIVE, SORRENTO - [30/4672]**

An 84-signature petition has been received from residents objecting to the proposed Child Care Centre at Lot 192 (2) Albacore Drive, Sorrento.

The petitioners object on the grounds of traffic, noise and visual pollution problems and state a child care centre exists in the vicinity.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition from residents objecting to the proposed Child Care Centre at Lot 192 (2) Albacore Drive, Sorrento be received and referred to Town Planning Department for a report to Council.

CARRIED

**190517 PETITION SUPPORTING THE PROPOSED CHILD CARE CENTRE - LOT
192 (2) ALBACORE DRIVE, SORRENTO - [30/4672]**

A 27-signature petition has been received in support of the proposed child care centre to be established at Lot 192 (2) Albacore Drive, Sorrento.

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

MOVED Cr Moloney, **SECONDED** Cr Wood that the petition received in support of the proposed child care centre to be established at Lot 192 (2) Albacore Drive, Sorrento 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"

Investigations are continuing into the possible presentation of a pair of black swans to Council's Sister City of Kastoria, Greece. A report will be submitted at the earliest opportunity.

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".

CITY ENGINEER'S REPORT I10524

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.

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.

COUNCIL BUILDING CLEANING OPERATIONS - [210-2-1] - ex I50419

"consideration of this matter be deferred and a further report submitted to Council."

A report will be submitted to Council in June 1994.

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.

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 proponent has withdrawn this application to further re-evaluate the Flynn Drive alignment. A new submission will be presented in due course.

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."

CITY ENGINEER'S REPORT I10512

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 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.

PARKING AT SANTIAGO RESERVE, OCEAN REEF - [601-427] - ex I90433

"a 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 I80463."

A parking survey was undertaken on 15 May and when the results are evaluated a report will be presented to Council.

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

"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."

This petition will be considered in conjunction with the report to be presented to Council on the results of the North East Duncraig Traffic Study Questionnaire.

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

"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."

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

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.

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

"the petition from Sorrento Playgroup Association requesting playground equipment be received and referred to Parks Department for a report to Council." To Council 25 May 1994.

CITY PARKS MANAGER'S REPORT I10532

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

- "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."

Project team being formed. A report will be submitted to Council in August 1994.

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.

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.

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."

CITY PLANNER'S REPORT I20537

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"

Special Town Planning Scheme No 21 resolved to defer this application pending the finalisation of the road alignment study for the area.

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"

CITY PLANNER'S REPORT I60503

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 adoption of the final consulting rooms policy for Arnisdale Road.

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."

CITY PLANNER'S REPORT I20506

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 adoption of the final Consulting Rooms Policy for Arnisdale Road.

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."

CITY PLANNER'S REPORT I20516

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 has been referred to the Department of Planning and Urban Development for comment; a report will be submitted in due course.

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."

CITY PLANNER'S REPORT I20511

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."

CITY PLANNER'S REPORT I60504

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 - 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 has been referred to the Department of Planning and Urban Development for comment; a report will be submitted in due course.

PETITION OBJECTING TO PROPOSED DANCE STUDIO - 200 WINTON ROAD, JOONDALUP - ex I90436

"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."

CITY PLANNER'S REPORT I20511

PETITION SUPPORTING DANCE STUDIO WITHIN UNIT 11 (200) WINTON ROAD, JOONDALUP - ex I90442

"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."

CITY PLANNER'S REPORT I20511

DRAFT NORTH WANNEROO LOCAL STRUCTURE PLAN - ex I20418

"consideration of this matter be deferred and a further report be presented to Council."

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

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

"consideration of this matter be deferred pending receipt of a progress report from Mr McMahon and a further report submitted to Council at its meeting on 25 May 1994."

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

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.

WANNEROO AEROMODELLERS FLYING CLUB - ANNUAL SEA PLANE EVENT -
[750-9] - ex I90464

"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."

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I40514

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"

CITY TREASURER'S REPORT I50509

AQUAMOTION & CRAIGIE LEISURE CENTRE - OPERATING POSITIONS - ex I90363

"a report be submitted to Council prior to Budget review on the operating positions of Aquamotion 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.

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

"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 Aquamotion."

CITY TREASURER'S REPORT I30517

MOVED Cr Gilmore, **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 BURNS BEACH RECREATION MANAGEMENT COMMITTEE
Meeting held 23 March 1994
- B QUINNS ROCKS MANAGEMENT COMMITTEE
Meeting held 5 April 1994
- C GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE
Meeting held 6 April 1994
- D YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held 14 April 1994
- E WANNEROO SENIOR'S COMMUNITY CENTRE MANAGEMENT COMMITTEE
Meeting held 21 April 1994
- F GIRRAWHEEN/KOONDOOLA SENIOR CITIZENS CENTRE MANAGEMENT
COMMITTEE
Meeting held 28 April 1994
- G SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)
MANAGEMENT COMMITTEE
Meeting held 28 April 1994
- H WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held 3 May 1994

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

CARRIED

ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEE
Meetings held 14 March and 2 May 1994
- B YOUTH ADVISORY COMMITTEE
Meeting held 18 April 1994
- C HISTORICAL SITES ADVISORY COMMITTEE
Meeting held 20 April 1994
- D ART COLLECTION ADVISORY COMMITTEE
Meeting held 29 April 1994

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

CARRIED

BOTHER COMMITTEES

- A BURNS DISTRICT COMMUNITY RECREATION ASSOCIATION
Meeting held 23 March 1994
- B RURAL FLY WORKING PARTY
Meeting held 14 April 1994
- C YANCHEP/TWO ROCKS RECREATION ASSOCIATION
Meeting held 2 May 1994
- D JOONDALUP SENIOR CITIZENS ASSOCIATION (INC)
Meeting held 18 March 1994

MOVED Cr Gilmore, **SECONDED** Cr Wood 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 25 May 1994:

- Q1(a) Did Council take legal advice prior to making a decision that they would turn down the Whitford Cinemas and grant permission to Joondalup to build cinemas? What was that advice, if any?
- A1(a) There is no record of legal advice being taken prior to Council's decision not to grant approval to the proposal to develop a cinema complex at the Whitford Shopping Centre. It is, however, understood that the City Planner discussed the grounds for refusal with Council's Solicitors.

The tenor of that discussion is understood to be that the regional planning objectives pertaining to the development of the Joondalup Regional Centre constituted valid planning consideration in relation to the Whitfords Shopping Centre application.

With regard to the separate application for cinemas in the Joondalup City Centre, legal advice was neither required nor taken.

- Q1(b) Was this an abuse of ratepayers funds to play off one developer against another? (Trying to pick winners).
- A1(b) It is assumed that this question relates to Council's action in responding to the appeal against its decision. It is considered that Council's responsibilities include supporting development of the Joondalup Regional Centre and this matter is considered important in that context. This is definitely not a matter of one developer being supported against another, purely a matter of taking regional planning considerations into account.
- Q1(c) Because of this town planning appeal (T P Appeal) from which fund does this \$22,000 come from for the cost of the appeal.
- A1(c) Council makes a provision in its budget each year for Town Planning Legal Expenses (Account 27750). The account covers such matters as legal advice, prosecutions and other matters requiring legal input such as appeals.

The Town Clerk advised that other questions received from Mrs Hine were not relating to items on the Agenda and therefore would be answered in writing.

Cr Ewen-Chappell entered the Chamber at this point, the time being 7.40 pm.

DECLARATION OF PECUNIARY INTEREST

Cr Magyar declared an interest in Item I20539.

Cr Dammers declared an interest in Item I30509.

Cr Ewen-Chappell declared an interest in Item I20512.

Cr Gilmore declared an interest in Item I30509.

Cr Wood declared an interest in item I30509.

Cr Curtis declared an interest in Item I30509.

BUSINESS REQUIRING ACTION

I90518 TECHNICAL SERVICES

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

CARRIED

REPORTS

I10501 PLANT ADDITIONAL PURCHASES - TENDER NUMBER 075-93/94 -
[208-6]

CITY ENGINEER'S REPORT I10501

Tenders have been called for the supply of one self propelled vibratory roller.

The City Engineer provides details of the tender submissions received and seeks Council approval to accept the tender of J I Case (Aust) Pty Ltd for the supply of the preferred vibratory roller Vibromax W602.

ADDITIONAL INFORMATION

The Acting City Engineer advised that a schedule of submissions for Tender No 075-93/94 was omitted as an attachment to Report I10501 and forms Appendix XXXII hereto.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council accepts Tender Number 075-93/94 from J I Case (Aust) Pty Ltd for the supply and delivery of a Vibromax W602 self propelled vibratory roller for the total price of \$88,390.00.

CARRIED

Appendix XXXII refers.

I10502 PLANT ADDITIONAL PURCHASES - TENDER NUMBER 087-93/94 -
[208-6]

CITY ENGINEER'S REPORT I10502

Tenders have been called for the supply of one Self Propelled Work Platform.

The City Engineer reports on the tender submissions received.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council accepts Tender Number 087-93/94 from Afron Industries for the supply and delivery of one (1) Gundoo GT 5/7 Self Propelled Work Platform for the total price of \$28,650.00 as outlined in Attachment 1 Report No I10502.

CARRIED

Appendix I refers.

I10503 PLANT REPLACEMENT RESERVE - TENDER NUMBERS 081-086-93/94
- [208-6]

CITY ENGINEER'S REPORT I10503

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

The City Engineer reports on the tender submissions received.

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

1 accepts the following tenders as outlined in Attachment 1 to Report I10503:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
081-93/94	Nuford	\$2,541.00 CR
082-93/94	Skipper Mitsubishi	\$1,290.00
084-93/94	Skipper Mitsubishi	\$ 688.00
085-93/94	Nuford	\$ 48.00
086-93/94	Titan Ford	\$2,316.00 CR.

CARRIED

Appendix II refers.

I10504 WANGARA OUTFALL - TENDER NO 80-93/94 - [208-80-93/94]

CITY ENGINEER'S REPORT I10504

Tenders have been called for modifications to the outlet in the disposal basin draining stormwater from Wangara Industrial Area.

The City Engineer reports on the extent of the works and the tender submissions received.

He seeks Council approval for the reallocation of \$13,540 from the Wangara Industrial Estate Reserve to accommodate the shortfall.

ADDITIONAL INFORMATION

The City Engineer advised that Item 2 of the Recommendation to Report I10504 should be amended to be Carried by an Absolute Majority.

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

- 1 accepts the tender price of \$107,540 from H & L Projects Pty Ltd for Tender No 80-93/94 for the construction of Wangara Outfall;
- 2 authorises in accordance with Section 547(12) of the Local Government Act, the reallocation of \$13,540 from the Wangara Industrial Estate Reserve Fund to accommodate the shortfall in funds for construction of Wangara Outfall.

**CARRIED BY AN
ABSOLUTE MAJORITY**

I10505 ARTERIAL ROAD STREET LIGHTING PROGRAMME - SHORTFALL OF FUNDS - [221-2]

CITY ENGINEER'S REPORT I10505

The City Engineer reports on a shortfall of funds for the Arterial Road Street Lighting Programme due to the required trench digging in Marmion Avenue, Connolly Drive and Shenton Avenue which contains long sections of hard limestone.

He seeks Council approval for the reallocation of funds from savings in other street lighting projects to permit SECWA to complete the installation of street lighting in these important arterial roads.

MOVED Cr Dammers, **SECONDED** Cr MacLean that Council authorises, in accordance with Section 547(12) of the Local Government Act the reallocation of funds from the following street lighting accounts:

34781	Ocean Reef Road	\$ 1,261
34777	Hartman Drive	\$ 1,834
34785	Connolly Drive	\$ 643
37251	Street Lighting Tariff	\$23,263

to accommodate the shortfall in funds for the following street lighting projects:

34776	Marmion Avenue	\$ 7,000
34784	Connolly Drive	\$11,340
34778	Hester Avenue	\$ 876
34780	Shenton Avenue	\$ 7,785

**CARRIED BY AN
ABSOLUTE MAJORITY**

I10506 TIMBERLANE PARK, WOODVALE TENNIS COURTS - LIGHTING IMPROVEMENTS - [061-390-3]

CITY ENGINEER'S REPORT I10506

On 24 November 1993 Council approved the construction of two illuminated tennis courts at Timberlane Park, Woodvale.

The City Engineer reports that the existing lighting at Timberlane Park Tennis Courts is below recreation standard and suggests that lowering of existing luminaires and installing new bulbs would achieve current lighting standard.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council authorises the expenditure of \$5,500.00 from Account No 29399 - Timberlane Park Tennis Courts for lowering the luminaires and installing new bulbs on four existing tennis courts at the Timberlane Park Tennis Complex.

CARRIED

I10507 RESURFACING OF SHEPWAY PLACE, MARANGAROO - [510-1138]

CITY ENGINEER'S REPORT I10507

Residents of Shepway Place, Marangaroo have requested the resurfacing of the road.

The City Engineer reports that the condition of the road is reasonable. As funds are allocated to road maintenance on a priority basis with those roads most deteriorated and with height traffic volumes receiving attention, there are no funds available in the 1993/94 Programme for resurfacing Shepway Place.

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

- 1 lists the resurfacing of Shepway Place for consideration in the 1994/95 Road Resurfacing Programme;
- 2 advises the petition co-ordinator accordingly.

CARRIED

I10508 RESURFACING OF SULINA PLACE, MARANGAROO - [510-575]

CITY ENGINEER'S REPORT I10508

Residents of Sulina Place, Marangaroo have requested that the road be resurfaced.

The City Engineer reports on the condition of the road surface and states that it requires resurfacing.

He states that there are no funds available from the 1993/94 Road Resurfacing Programme for the resurfacing of Sulina Place.

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

- 1 lists the resurfacing of Sulina Place for consideration in the 1994/95 Road Resurfacing Programme;
- 2 advises the petition co-ordinator accordingly.

CARRIED

I10509 PARKING PROHIBITIONS - BEAUMARIS SHOPPING CENTRE - [510-2237]

CITY ENGINEER'S REPORT I10509

The Management of Beaumaris Shopping Centre has requested Council to install verge prohibitions adjacent to the Centre on Constellation Drive and Beaumaris Boulevard, Ocean Reef. The Shopping Centre will support any verge prohibitions with bollards.

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

- 1 installs "NO STANDING ANY TIME ON VERGE" signs along the eastern side of Constellation Drive and on the southern side of Beaumaris Boulevard, adjacent to the Beaumaris Shopping Centre, as shown on Attachment 1 to Report No I10509;
- 2 notifies the affected parties accordingly.

CARRIED

Appendix III refers.

I10510 PARKING PROHIBITIONS - MARRI ROAD, DUNCRAIG - [510-57]

CITY ENGINEER'S REPORT I10510

The owner of Duncraig Veterinary Hospital has requested an amendment to the existing "NO STANDING ANY TIME" prohibitions to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE".

The City Engineer provides details of the subject matter and seeks Council approval to amend parking restrictions on the south and north side of Marri Road to achieve a uniform restriction.

RECOMMENDATION

That Council:

- 1 amends the existing "NO STANDING ANY TIME" and "NO PARKING ANY TIME ON VERGE" signs on the south side of Marri Road to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs as shown on Attachment 2 to Report No I10510;
- 2 amends the existing "NO STANDING ANY TIME" signs on the north side of Marri Road, from the eastern boundary of Lot 638 to the eastern boundary of the Duncraig Pre-School Centre, to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs as shown on Attachment 2 Report No I10510;
- 3 advises all interested parties accordingly.

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

- 1 amends the existing "NO STANDING ANY TIME" and "NO PARKING ANY TIME ON VERGE" signs on the south side of Marri Road to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs as shown on Attachment 2 to Report No I10510;
- 2 amends the existing "NO STANDING ANY TIME" signs on the north side of Marri Road, from the eastern boundary of Lot 638 to the eastern boundary of the Duncraig Pre-School Centre, to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs as shown on Attachment 2 Report No I10510;
- 3 advises all interested parties accordingly;
- 4 install bollards at the Veterinary Hospital's expense to support verge parking prohibitions.

CARRIED

Appendix IV refers.

I10511 SPEED ZONING - FLYNN DRIVE AND PINJAR ROAD - [510-474]

CITY ENGINEER'S REPORT I10511

Main Roads WA has advised Council that it proposes to speed zone sections of Flynn Drive and Pinjar Road following an assessment of speed environment and vehicle usage of these roads.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council concurs to Main Roads WA speed zoning Flynn Drive, between Wanneroo Road and Pinjar Road, at 80 km/hr and Pinjar Road, north of Neaves Road at 90 km/hr.

CARRIED

I10512 TRAFFIC TREATMENTS - FANTOME ROAD, CRAIGIE - [510-1964]

CITY ENGINEER'S REPORT I10512

Residents of Fantome Road (west of Electra Street), Craigie have petitioned Council seeking measures to reduce vehicle speeds. (Item I90307 refers).

The City Engineer reports on a recent survey of vehicle speeds along Fantome Road which indicated that most motorists travel within a 34-49 km/h speed range.

He does not support the installation of traffic calming treatments but suggests that the road centreline definition be increased by a painted double white line.

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

- 1 requests Main Roads WA to install a painted double white centreline along Fantome Road as indicated in Attachment 1 to Report I10512;
- 2 advises the petition co-ordinator accordingly.

CARRIED

Appendix V refers.

I10513 PASSING LANE - WHITFORDS AVENUE/BELROSE ENTRANCE, KALLAROO - [510-1287]

CITY ENGINEER'S REPORT I10513

The duplication of Whitfords Avenue, from Dampier Avenue to west of Endeavour Road, commenced in February 1994 and is nearing completion. The duplication works have been funded by Westfield Design and Construction Pty Ltd as part of the requirements associated with extensions to the Whitford City Shopping Centre.

The City Engineer reports on a problem which exists at the Belrose Entrance to the shopping centre where the carriageway at Whitfords Avenue is single lane.

He suggests that construction of a passing lane at the Belrose Entrance intersection would alleviate the problem and seeks

Council approval for reallocation of funds from the Road Maintenance Account for this work to be done.

MOVED Cr MacLean, **SECONDED** Cr Wood that Council authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$20,000 from Account No 71021, Road Maintenance for the construction of a passing lane at the Whitfords Avenue/Belrose Entrance intersection, as shown on Attachment 1 to Report No I10513.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix VI refers.

I10514 VACANCY FOR MEMBERS - WASTE MANAGEMENT BOARD - [508-1]

CITY ENGINEER'S REPORT I10514

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the Waste Management Board.

The Board will consist of three Local Government Representatives on the seven member board and will be established as part of the propose Waste Management Act.

Nominations close of 26 May 1994 and Council may nominate one or more Councillors for the ballot by the WAMA Executive Committee.

Cr Cooper nominated Cr Major for appointment to the Waste Management Board.

Cr Major accepted the nomination.

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

- 1 nominates Cr Major for consideration of appointment to the Waste Management Board ;
- 2 in this instance sets aside its policy in respect of "Communication of Council Resolutions" to allow for immediate action on this matter.

CARRIED

I10515 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT I10515

The City Building Surveyor reports on the number and value of building permits issued for the month of April 1994, notices and

prosecutions, building control activity and Council's Building Works Programme.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10515.

CARRIED

Appendix VII refers.

I10516 **ANNUAL CONTRACTS: ROLLOVER OF EXISTING MAINTENANCE CONTRACTS: - MECHANICAL SERVICES TO AQUAMOTION AND KINGSLEY COMMUNITY SERVICES CENTRE - MAINTENANCE OF AUTOMATIC FIRE ALARMS TO JOONDALUP ADMINISTRATION CENTRE, COCKMAN HOUSE, WARWICK LEISURE CENTRE AND WOODVALE LIBRARY - [690-12, 880-3, 605-13, 052-2, 645-3-3, 240-13-1]**

CITY BUILDING SURVEYOR'S REPORT I10516

Through Norman Disney & Young, the City's mechanical plant management consultants, the contractor for mechanical service maintenance at Aquamotion and Kingsley Community Services Centre and the contractor for automatic fire alarm maintenance at the Joondalup Administration Centre, Cockman House, Warwick Leisure Centre and Woodvale Library, were invited to indicate their willingness to extend the contract for a further 12 months period at their present contract rates. Both contractors are considered to be performing satisfactorily in every case.

Both Direct Engineering Services (mechanical service maintenance) and Wormald Fire Systems (fire alarm maintenance) have replied that they are willing to continue the contract rates for a further 12 month period.

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

- 1 accepts the option for the extension of the contract with Direct Engineering Services for mechanical services maintenance at Aquamotion for the 12 month period from 1 July 1994 to 30 June 1995;
- 2 accepts the option for the extension of the contract with Direct Engineering Services for mechanical services maintenance at the Kingsley Community Services Centre for the 12 month period from 1 July 1994 to 30 June 1995;
- 3 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of

automatic fire alarms at the Joondalup Administration Centre for the 12 month period from 1 July 1994 to 30 June 1995;

- 4 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of automatic fire alarms at Cockman House for the 12 month period from 1 July 1994 to 30 June 1995;
- 5 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of automatic fire alarms at Warwick Leisure Centre for the 12 month period from 1 July 1994 to 30 June 1995;
- 6 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of automatic fire alarms at Woodvale Library for the 12 month period from 1 July 1994 to 30 June 1995.

CARRIED

I10517 ANNUAL CONTRACT FOR THE SUPPLY OF SERVICES TO CONTROL GRAFFITI - COUNCIL BUILDINGS - [208-3-94/95]

CITY BUILDING SURVEYOR'S REPORT I10517

Tenders have been called for the annual contract for the supply of services to control graffiti on Council buildings.

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

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

- 1 accepts the tender from Graffiti Coatings Australia for the supply of services to control graffiti at the rate of \$7.50/m² for non-sacrificial coatings, \$34.00 per hour per man for the removal of graffiti inclusive of labour and solvents and including after hours emergency work;
- 2 authorises the signing of the contract documents;
- 3 subject to the agreement of both the tenderer and the City of Wanneroo, agrees to the extension of the contract for a further 12 month period.

CARRIED

I10518 ANNUAL CONTRACT: SUPPLY OF PLUMBING AND HYDRAULIC SERVICES TO THE CITY OF WANNEROO - [208-4-94/95]

CITY BUILDING SURVEYOR'S REPORT I10518

Tenders have been called for the supply of plumbing and hydraulic services to the City of Wanneroo.

The City Building Surveyor reports on the tender submissions received.

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

- 1 accepts Wanneroo Plumbing Services tender as detailed in Report I10518 for the supply of plumbing and hydraulic services to the City of Wanneroo (contract 4-94/95) for the financial year 1 July 1994 to 30 June 1995;
- 2 authorises the signing of contract documents;
- 3 subject to the agreement of the contractor and Council, authorises the extension of the contract for a further twelve month period.

CARRIED

Appendix VIII refers.

I10519 ANNUAL CONTRACT FOR THE SUPPLY AND INSTALLATION OF GLASS AND GLAZING TO THE CITY OF WANNEROO - [208-5-94/95]

CITY BUILDING SURVEYOR'S REPORT I10519

Tenders have been called for the annual contract to supply and install glass and glazing to the City of Wanneroo.

The City Building Surveyor reports on the tender submission received.

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

- 1 accepts the tender from Jevra Pty Ltd trading as Freeway Screens and Windows and DEML Glass and Glazing for the supply and installation of glass and glazing to the City of Wanneroo as detailed in Attachment A to Report I10519;
- 2 authorises the signing of the contract documents;
- 3 subject to the agreement of both the contractor and the City of Wanneroo, agrees to extending the contract for a further twelve months.

CARRIED

Appendix IX refers.

I10520 ANNUAL CONTRACT: SUPPLY OF ELECTRICAL SERVICES TO THE CITY OF WANNEROO - [208-2-94/95]

CITY BUILDING SURVEYOR'S REPORT I10520

Tenders have been called for the annual contract to supply electrical services to the City of Wanneroo.

The City Building Surveyor reports on the tender submissions received.

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

- 1 accepts the tender of Wanneroo Electric (WA) and Alarm Service for the supply of electrical services to the City of Wanneroo for the twelve months from 1 July 1994 to 30 June 1995;
- 2 authorises the signing of the contract documents;
- 3 subject to the agreement of both the contractor and the City of Wanneroo, agrees to the extension of the contract for a further twelve month period.

CARRIED

I10521 ANNUAL CONTRACT: SUPPLY OF CLEANING SERVICES - JOONDALUP ADMINISTRATION CENTRE - [208-1-94/95, 605-4]

CITY ENGINEER'S REPORT I10521

Tenders have been called for the annual contract to supply cleaning services to the Joondalup Administration Centre.

The City Building Surveyor reports on the tender submissions received.

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

- 1 accepts the tender sum of \$30,622.42 from Anisa Pty Ltd trading as Western Office Cleaning Services for the supply of cleaning services to the Joondalup Administration Centre;
- 2 authorises the signing of contract documents;
- 3 subject to the agreement of both the contractor and the City of Wanneroo, authorises the extension of the contract for a further twelve month period.

CARRIED

I10522 ANNUAL CONTRACT FOR THE MAINTENANCE OF COMMERCIAL COOKING AND FOOD HANDLING EQUIPMENT - MEALS ON WHEELS - [208-7-94/95]

CITY BUILDING SURVEYOR'S REPORT I10522

Tenders have been called for the annual contract for the maintenance of commercial cooking and food handling equipment at the Meals on Wheels Kitchen.

The City Building Surveyor reports on the tender submission received.

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

- 1 accepts the tender of Coastal Commercial Kitchen Services for the maintenance of commercial cooking and food handling equipment at the Meals on Wheels kitchen for the 12 months from 1 July 1994 to 30 June 1995;
- 2 authorises the signing of contract documents;
- 3 subject to the agreement of both contractor and the City of Wanneroo, agrees to the extension of the contract for a further 12 month period.

CARRIED

I10523 ANNUAL CONTRACT FOR THE SUPPLY AND MAINTENANCE OF FIRE FIGHTING EQUIPMENT TO THE CITY OF WANNEROO - [208-6-94/95]

CITY BUILDING SURVEYOR'S REPORT I10523

Tenders have been called for the annual contract for the supply and maintenance of fire fighting equipment to the City of Wanneroo.

The City Building Surveyor reports on the tender submissions received.

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

- 1 accepts the tender of \$999.00 for annual inspection of fire fighting equipment to the City of Wanneroo and the prices for servicing and re-filling of equipment submitted by Wormald Fire Systems;
- 2 authorises the signing of contract documents;

3 subject to the agreement of both the contractor and the City of Wanneroo, authorises the extension of the contract for a further twelve month period.

CARRIED

I10524 RELOCATION OF HILLARYS PRE-SCHOOL BUILDING CURRENTLY LOCATED AT THE CORNER OF SHACKLETON AVENUE AND NEW ENGLAND DRIVE, HILLARYS - [895-11, 061-416-01]

CITY BUILDING SURVEYOR'S REPORT I10524

In March, Council resolved to seek a report on the possible relocation of the Hillarys Community Pre-School building from the corner of Shackleton Avenue and New England Drive, Hillarys to an alternative site.

The City Building Surveyor reports on the feasibility and cost of relocating the building and gives reasons why he considers the best option is to sell the 18 year old building by public tender.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Cooper that consideration of this matter be deferred and a further report submitted to Council.

CARRIED

I10525 CHILD HEALTH CLINICS - [625-15-1, 303-09-04]

CITY BUILDING SURVEYOR'S REPORT I10525

Council annually provides a contribution towards costs incurred by those Centres from which Child Health Clinics operate. Council is responsible for costs associated with the provision of Child Health Clinics.

The Moolanda Child Care Centre and the Timbertops Family Centre management committees have requested contributions from Council for the operating and maintenance costs incurred by the Centres for the Child Health Clinic facilities which operate from the buildings.

The City Building Surveyor provides details of the costs which can be accommodated within the Budget for 1993/94.

ADDITIONAL INFORMATION

The City Building Surveyor further advised that the Recommendation to Report I10525 should be amended as follows, to include the relevant account numbers:

MOVED Cr Dammers, **SECONDED** Cr Hall that Council authorises:

- 1 a contribution to the Timbertops Family Centre of \$2,159.16 from Account 22116 for costs associated with the Woodvale Infant Health Clinic;
- 2 a contribution to the Moolanda Child Care Centre of \$2,977.85 from Account 22115 for costs associated with the Kingsley Infant Health Clinic.

CARRIED

I10526 PROPOSED RETAINING WALLS: LOT 599 (5) SENTRY CLOSE, WOODVALE - [2721/599/5]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10526

In April, a report was submitted to Council for approval to construct retaining walls at Lot 599 (5) Sentry Close, Woodvale (Item I10425 refers).

The Deputy City Building Surveyor reports on additional information which has been received from the owners of Lot 596 Standish Way, Woodvale, who have agreed to the extension of the retaining wall on the lower left hand corner.

An inspection of the applicants' property revealed that it is an extremely difficult lot and the proposed retaining walls will provide a level area on which to construct the dwelling.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council approves the proposed retaining walls to be constructed on Lot 599 (5) Sentry Close, Woodvale subject to the submission of an engineer's certification of the structural adequacy of the terraced retaining walls on completion of the work.

CARRIED

I10527 DEPARTURE FROM APPROVED PLANS: LOT 1262 (5) DALKEITH COVE, KINROSS - [3681/1262/5]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10527

The builders of a dwelling at Lot 1262 (5) Dalkeith Cove, Kinross, have requested that Council approves amended plans for the location of the dwelling which has not been constructed in the location indicated on the approved plans.

The Deputy City Building Surveyor reports that the concrete footings and slab were installed incorrectly and subsequently the brick pier on the front verandah in 190 from the right hand boundary instead of 1000 as shown on the plans.

The owners of the property are happy with the existing location and it is understood the adjoining neighbours have no objections to the reduced setback.

ADDITIONAL INFORMATION

The Acting Deputy City Building Surveyor advised a letter of objection has been received from the adjoining owners.

They expressed concern that they will need to provide a retaining wall to support the brick pier that is close to the boundary.

The builder has been contacted. He will arrange for the retaining wall to be built. The adjoining owners have been notified.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council approves the amended location of the dwelling on Lot 1262 (5) Dalkeith Cove, Kinross with a reduced side boundary clearance of 190 subject to the favourable comments of the adjoining owners.

CARRIED

I10528 REFUND OF BUILDING LICENCE FEES: LOT 165 (14) WESTRA WAY, OCEAN REEF - [3041/165/14]

CITY BUILDING SURVEYOR'S REPORT I10528

A builder has submitted an application for a refund of building licence fees for a proposed dwelling at Lot 165 (14) Westra Way, Ocean Reef.

The City Building Surveyor provides background details of the subject and suggests that a refund of the building licence less 25% would compensate for Council's services.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council approves the refund of \$450.00 to the builder for the proposed dwelling at Lot 165 (14) Westra Way, Ocean Reef.

CARRIED

I10529 REQUEST FOR REFUND: LOT 324 (15) MIRROR PLACE, OCEAN REEF - [2946/324/15]

CITY BUILDING SURVEYOR'S REPORT I10529

The owner of Lot 324 (15) Mirror Place, Ocean Reef is seeking a refund of building licence fees for building licence No 93/2323, which was never collected by the builder.

The City Building Surveyor provides background details of the subject matter and advises that the refund of \$496.00 would assist the owner who is a widow.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council refunds the original building licence fees for the amount of \$496.00 to the owner of Lot 324 (15) Mirror Place, Ocean Reef.

CARRIED

I10530 MONTHLY REPORT APRIL 1994 - PARKS DEPARTMENT - [201-5]

ACTING CITY PARKS MANAGER'S REPORT I10530

The Acting City Parks Manager reports on the major areas of work activity carried out by the Department's ground staff during April.

MOVED Cr Dammers, **SECONDED** Cr Hall that ACTING CITY PARKS MANAGER'S REPORT I10530 be received.

CARRIED

I10531 WA SPORTING CAR CLUB - RETICULATION ITEMS - [061-377]

CITY PARKS MANAGER'S REPORT I10531

The WA Sporting Car Club is seeking Council's assistance in the supply of irrigation equipment no longer required by Council.

The City Parks Manager provided details of a travelling irrigator sprinkler unit which is 8-10 years and is unlikely to be required. Representatives of the Club have submitted an offer of \$500 for the unit.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council approves the sale by private treaty of the surplus travelling irrigator to the WA Sporting Car Club for the sum of \$500.

CARRIED

I10532 SORRENTO PLAYGROUP ASSOCIATION - PETITION REQUESTING ADDITIONAL PLAY EQUIPMENT - [894-12]

CITY PARKS MANAGER'S REPORT I10532

A 43-signature petition has been received from the Sorrento Playgroup Association who utilize Sorrento Community Hall.

The Playgroup requests that Council replaces the play equipment installed during early 1982. Due to its age the slide no longer conforms to the new design requirements and must be disposed of if removed.

The Sorrento Playgroup Association has indicated a willingness to contribute funds where available and will be advised that funding may be available via the Lotteries Grants Committee.

RECOMMENDATION

That Council advises the Sorrento Playgroup Association that:

- 1 the request will be listed for consideration in the draft 1994/95 Budget;
- 2 funding would only apply on a Dollar for Dollar basis;
- 3 the Association should pursue the alternative option of funds via the Lotteries Commission.

MOVED Cr Lynn, **SECONDED** Cr Curtis that Council advises the Sorrento Playgroup Association that:

- 1 the request will be listed for consideration in the draft 1994/95 Budget;
- 2 the Association should pursue the alternative option of funds via the Lotteries Commission. **LOST**

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council advises the Sorrento Playgroup Association that:

- 1 the request will be listed for consideration in the draft 1994/95 Budget;
- 2 funding would only apply on a Dollar for Dollar basis;
- 3 the Association should pursue the alternative option of funds via the Lotteries Commission. **CARRIED**

I90519 TOWN PLANNING

MOVED Cr Curtis, **SECONDED** Cr Cooper that the Town Planning Reports be received. **CARRIED**

REPORTS

I20501 PROPOSED MEDICAL CONSULTING ROOMS, LOT 64 (52) BELGRADE ROAD, WANNEROO - [30/4749]

CITY PLANNER'S REPORT I20501

Council, at its meeting on 9 February 1994, considered the proposed medical centre for Lot 65 (48) Belgrade Road (Item I20205 refers). The applicant has since submitted a new application to transfer the proposal from Lot 65 to Lot 64 (52) Belgrade Road, Wanneroo.

The City Planner advises that the proposal for Lot 65 was advertised with no submissions resulting.

He provides a detailed assessment of the proposal and supports the application subject to certain conditions.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1, for a reduced western side setback to 1.5 metres and approves the proposed medical consulting room for Lot 64 (52) Belgrade Road, Wanneroo submitted by G Hagan on behalf of Highpoint Securities Pty Ltd, subject to:

- 1 a 3m landscaping strip being provided along Belgrade Road;
- 2 no more than one practitioner operating from the property at any one time;
- 3 the provision of sufficient parking on site (a minimum of six (6) car parking bays) to avoid the need for any verge parking;
- 4 adjacent street verges being landscaped and reticulated to the satisfaction of the Council;
- 5 standard and appropriate development conditions.

CARRIED

I20502 PROPOSED CONSULTING ROOM ON LOT 230 (96) TEMPLETON CRESCENT, GIRRAWHEEN - [30/4702]

CITY PLANNER'S REPORT I20502

N Q Tran seeks Council approval for a medical consulting room on Lot 230 (96) Templeton Crescent, Girrawheen.

The City Planner reports on the proposal and considers the development of consulting rooms is inappropriate at this location.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council refuses the application submitted by N Q Tran for a medical consulting room on Lot 230 (96) Templeton Crescent, Girrawheen on the following grounds:

- 1 location of a commercial development at the junction of Templeton Crescent/Marangaroo Drive is undesirable because of the busy nature of this intersection;
- 2 access off Marangaroo Drive is considered unsafe in view of the increase in traffic generated by this use;
- 3 the internal layout of accessways and car parking bays is not acceptable;
- 4 a minimum of 8% of total area of the site with a 3m landscape buffer to all roads cannot be accommodated with the proposed development.

CARRIED

I20503 PROPOSED CHILD CARE CENTRE ON LOT 652 (73) ADDINGTON WAY, MARANGAROO - [30/4598]

CITY PLANNER'S REPORT I20503

Mr and Mrs Markiewicz seek Council approval for a child care centre on Lot 652 (73) Addington Way, Marangaroo.

The City Planner provides an assessment of the proposal and concludes that the lot size and associated shortfall in parking and landscaping provisions does not meet Council's requirements and therefore cannot be supported.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council refuses the revised application submitted by M & W Markiewicz for a child care centre on Lot 652 (73) Addington Way, Marangaroo because it does not conform to Council's standard requirements for child care centres with regard to lot size, parking and landscaping.

CARRIED

I20504 PROPOSED MULTIPLE GROUPED DWELLINGS ON LOTS 48, 49, 50 TOULON CIRCLE, MINDARIE - [30/4674]

CITY PLANNER'S REPORT I20504

John McKenzie and Associates, Architects, on behalf of Byron Constructions Pty Ltd seek Council approval for the development of nineteen group dwellings on Lots 48, 49 and 50 Toulon Circle,

Mindarie which requires the relaxation of setback and private open space provisions.

The City Planner reports that the proposed group dwellings do not comply with the requirements of the Residential Planning Codes with regard to an average 6m setback requirement and private open space. He does not support this application.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council refuses the application for nineteen grouped dwellings on Lots 48, 49 and 50 Toulon Circle, Mindarie submitted by John McKenzie & Associates, Architects on behalf of Byron Construction Pty Ltd on the grounds that it does not comply with the requirements of the Residential Planning Codes relating to building setbacks and private open space.

CARRIED

**I20505 PROPOSED THREE GROUPED DWELLINGS ON LOT 126 (19)
ROSSLARE PROMENADE, MINDARIE - [30/4639]**

CITY PLANNER'S REPORT I20505

At its meeting of 23 March 1994 Council deferred an application received from John McKenzie & Associates, Architects, on behalf of Golden Hotels Pty Ltd for three grouped dwellings requiring the relaxation of street setbacks and private open space concessions on Lot 126 (19) Rosslare Promenade, Mindarie (Item I20328 refers).

The City Planner provides an assessment of the application and advises that the proposal does not conform to the "R" Code requirements for private open space area for Unit 2 and therefore cannot be supported.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council refuses the application submitted by John McKenzie & Associates Architects on behalf of Golden Hotels Pty Ltd for three grouped dwellings on Lot 126 (19) Rosslare Promenade, Mindarie on the grounds that it does not conform to the requirements of the Residential Planning Codes relating to private open space.

CARRIED

**I20506 PROPOSED CORNER STORE AND GROUP DWELLING LOT 65 (48)
BELGRADE ROAD, WANNEROO - [30/4587]**

CITY PLANNER'S REPORT I20506

Highpoint Securities Pty Ltd seeks Council approval to develop a corner store and two group dwellings on Lot 65 (48) Belgrade Road, Wanneroo.

The City Planner provides background details of the proposal and gives details of the Council's Corner Store Policy. He supports the application subject to revision of plans and signatures of support from lots immediately adjacent to the subject lot.

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

- 1 supports the rezoning of Lot 65 (48) Belgrade Road, Wanneroo to allow for a Corner Store;
- 2 prior to preparation of documents and request for advertising the applicant is requested to:
 - (a) provide signatures of support from lots immediately adjacent to and opposite Lot 65 (48) Belgrade Road, Wanneroo;
 - (b) provide further details on how the Corner Store will be serviced, in particular the delivery of goods to the store and pedestrian access;
 - (c) submit revised plans showing 4 carparking bays parallel along the development side of Belgrade Road, a separate storeroom for unit 1 and the area currently shown as carparking incorporated into the Group Dwellings;
- 3 following receipt of the revised plans, signatures and information, forwards the documentation of the amendment to the Minister for Planning for preliminary approval to advertise.

CARRIED

I20507 PROPOSED RESIDENTIAL DEVELOPMENT ON LOT 855 (6) KYLE COURT, JOONDALUP - [30/4667]

CITY PLANNER'S REPORT I20507

Sandover Architects on behalf of Homeswest seeks Council approval for 27 residential dwellings to be accommodated on Lot 855 (6) Kyle Court, Joondalup.

The subject site is in Joondalup City North, adjacent to the existing Homeswest Retirement Village along Shenton Avenue and is zoned "R60" under Town Planning Scheme No 1.

The City Planner provides background details to this application and an assessment of the proposal.

He advises that design guidelines for Joondalup City North have been prepared by Landcorp in consultation with the City and have been prepared to shape the character of development proposals in the area.

He states that the proposed development does not comply with several requirements of the proposed Joondalup City North guidelines and cannot be supported.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council refuses the application for 27 dwellings to be accommodated on Lot 855 (6) Kyle Court, Joondalup, as submitted by Sandover Architects on behalf of Homeswest, as the proposal does not comply with several of the requirements of the proposed Joondalup City North Guidelines.

CARRIED

I20508 PROPOSED RETAIL NURSERY AT LOT 65 (198) LANDSDALE ROAD, LANDSDALE - [30/245]

CITY PLANNER'S REPORT I20508

The City Planner reports on an application for a Retail Nursery on Lot 65 (198) Landsdale Road, Landsdale from Mr I Thompson.

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

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council approves the application submitted by Mr I D Thompson for a retail nursery on Lot 65 (198) Landsdale Road, Landsdale, subject to:

- 1 the 25 bay carpark as depicted on the plan dated 14 February 1994 being constructed to a sealed/drained and marked standard to the specifications and satisfaction of the City Engineer;
- 2 the retail nursery operating within the following definition:

"Retail Nursery" means an establishment engaged in the retailing of horticultural goods grown on the property such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use, the sale of plant containers, fertilisers, insecticides and gardening implements;
- 3 additional parking on site being provided to the satisfaction of the City Engineer and the City Planner should it be required;

4 standard and appropriate development conditions.

CARRIED

I20509 PROPOSED VETERINARY HOSPITAL/CLINIC LOT 719 MINDARIE DRIVE, QUINNS ROCKS - [30/4203]

CITY PLANNER'S REPORT I20509

The City Planner reports on an application from John Miller on behalf of Gamehill Holdings Pty Ltd for a Veterinary Hospital/Clinic on Lot 719 (10) Mindarie Drive, Quinns Rock.

He gives details of the background relating to the subject site and advises that it is not anticipated that the veterinary establishment will have an adverse effect on local residents and will provide a service currently lacking in the area.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council approves the application submitted by John Miller on behalf of Gamehill Holdings Pty Ltd for a veterinary establishment on Lot 719 (10) Mindarie Drive, Quinns Rocks, subject to standard and appropriate conditions.

CARRIED

I20510 PROPOSED DANCE STUDIO ON LOT 119 (133) UNIT 9, WINTON ROAD, JOONDALUP - [30/3420]

CITY PLANNER'S REPORT I20510

The City Planner reports on an application for a Dance Studio on Lot 119 (133) Unit 9 Winton Road, Joondalup.

He gives details of the background relating to the subject site and advises that due to parking arrangements on site that the application is not supported.

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

- 1 refuses the application received from J A & J K Perozzi on behalf of R & M Whitney for the operation of a theatrical dance studio in Unit 9 of Lot 119 (133) Winton Road, Joondalup on the grounds that the parking arrangement and lack of vehicular circulation between the eastern and western sides of the lot are unsatisfactory for an additional dance studio to be located on this side of the development;
- 2 would be willing to support a similar proposal located in either Units 1, 2 or 3 on the western side of the

development subject to no objections being received from tenants and unit owners.

CARRIED

I20511 PROPOSED DANCE STUDIO AT UNIT 11 ON LOT 43 (200) WINTON ROAD, JOONDALUP - [30/2902]

CITY PLANNER'S REPORT I20511

The City Planner reports on an application for a Dance Studio at Unit 11, on Lot 43 (200) Winton Road, Joondalup.

He gives details of the background relating to the subject site and issues raised regarding noise, parking problems, safety and provides an assessment of the application.

RECOMMENDATION

That Council:

- 1 advises J A Cleary that it is prepared to approve an application for a dance studio in Unit 11 of Lot 43 (200) Winton Road, Joondalup on receipt of an application signed by the strata company subject to:
 - (a) tenants and staff being encouraged to use the rear parking area;
 - (b) standard and appropriate development conditions;
- 2 delegates to the City Planner, authority to issue approval to this proposal on the receipt of the appropriately signed application form.

ADDITIONAL INFORMATION

The City Planner advised that a letter had been received from Mr John Cleary requesting the deletion from Recommendation I20511 for him to have his application signed by the Strata Company. He undertakes to deal directly with the Strata Company regarding any concerns it has about his proposed dance studio. The issue is a domestic one in which the Council need not become involved through conditions of development approval.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council approves the application by J A Cleary for a dance studio in Unit 11 of Lot 43 (200) Winton Road, Joondalup subject to standard and appropriate development conditions.

CARRIED

I20512 PROPOSED REZONING FROM RESIDENTIAL DEVELOPMENT TO
COMMERCIAL AND MIXED BUSINESS: PORTION OF LOT 904
BALTIMORE PARADE, MERRIWA - [790-682]

CITY PLANNER'S REPORT I20512

The City Planner reports on correspondence from Smith Corporation requesting Council to rezone portion of Lot 904 Baltimore Parade from "Residential Development" to "Commercial and Mixed Business".

He provides background details relating to the subject site.

Cr Ewen-Chappell declared an interest in this item.

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

- 1 initiates Amendment No 682 to Town Planning Scheme No 1 to:
 - (a) rezone portion of Lot 904 Baltimore Parade, Merriwa generally as shown on Attachment No 1 to Report 120512 from "Residential Development" to "Commercial and Mixed Business";
 - (b) amend Schedule 5 to include a figure of 500m² being the maximum gross leasable area that will be used for retail purposes for this centre;
- 2 requests the applicant to prepare a centre plan consistent with the objectives of its draft Planning Policy on the Design of Centres and addressing the issues mentioned in Report 120512 to the satisfaction of Council;
- 3 upon its adoption of a draft Centre Plan and Policy, forwards the documentation for Amendment No 682 to the Department of Planning and Urban Development seeking the Hon Minister's approval to advertise.

CARRIED

Cr Ewen-Chappell abstained from voting.

Appendices X and XI refer.

**I20513 REZONING OF SURPLUS PORTIONS FREEWAY RESERVE:
JOONDALUP, HEATHRIDGE, CONNOLLY AND CURRAMBINE - [790-593]**

CITY PLANNER'S REPORT I20513

At 3 October 1991 (Item F21021 refers) Council initiated Amendment No 593 to its Town Planning Scheme No 1 to rezone portions of the Mitchell Freeway Reserve no longer required for freeway purposes. The subject sites are situated at the intersections of the Freeway Reserve and Hodges Drive and Shenton Avenue.

The rezoning is from Controlled Access Highway to Residential Development, Joondalup City Centre and Service Industrial.

The application was submitted by Landcorp who also requested an amendment to the Metropolitan Region Scheme MRS to accommodate the new zones.

The City Planner advises on 9 June 1993 (Item H20622 refers) Council considered Amendment No 593 following the close of advertising. Seventy submissions and one petition containing 77 signatures were received. One of the submissions was from Landcorp requesting Council to delete the Connolly site from the amendment due to strong public objection.

Following consideration Council resolved:

- 1 to modify the amendment to delete the Connolly site;
- 2 forward the submissions to the Hon Minister for consideration;
- 3 following advice that the Hon Minister is prepared to approve the amendment, sign and seal the documents.

The Hon Minister recently approved Amendment No 593 and correspondence has been received from the Minister's office advising approval of the associated MRS amendment.

Section 35A of the Metropolitan Regional Town Planning Scheme Act requires that Council initiates an amendment to its Scheme to zone the land no later than six months after the date of the MRS amendment's gazettal (ie six months from 15 April 1994).

RECOMMENDATION

That Council advises LandCorp of the issues relating to the Metropolitan Region Scheme and Council's Town Planning Scheme

Amendments with regard to the Connolly site, and seeks advice as to what course of action it proposes to pursue.

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

- 1 advises LandCorp of the issues relating to the Metropolitan Region Scheme and Council's Town Planning Scheme Amendments with regard to the Connolly site, and seeks advice as to what course of action it proposes to pursue.
- 2 writes to the Residents Association and affected parties informing them of the ramifications of this matter.

CARRIED

I20514 **PROPOSED REZONING: LOTS 313 AND 314 OUTLOOK DRIVE, EDGEWATER - [790-684]**

CITY PLANNER'S REPORT I20514

The City Planner reports on an application from Ken Fraser of Fraser and Downsborough Designers for the recoding of Lots 313 and 314 Outlook Drive, Edgewater from "Residential Development R20" to "Residential Development R40". He has provided details of the background relating to the subject sites and an assessment of the applications.

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

- 1 initiates Amendment No 684 to Town Planning Scheme No 1 to recode Lots 313 and 314 Outlook Drive, Edgewater from "R20" to "R40";
- 2 forwards the documentation for Amendment No 684 to the Minister for Planning for preliminary approval to advertise.

CARRIED

I20515 **SUBDIVISION CONTROL UNIT FOR MONTH OF APRIL 1994 - [740-1]**

CITY PLANNER'S REPORT I20515

The City Planner submits a Resumé of the Subdivision Control Unit during the month of April 1994. All applications have been considered in accordance with Council's adopted policy.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I20515.

CARRIED

Appendix XII refers.

I20516 PROPOSED SUBDIVISION OF LOT 1 (500) BADGERUP ROAD, GNANGARA - [790-91779]

CITY PLANNER'S REPORT I20516

Council at its 9th February 1994 meeting resolved to defer consideration of an application for subdivision of Lot 1 (500) Badgerup Road, Gngangara pending discussions with the owner regarding road widening requirements. The City Planner provides background details relating to the subject site and an assessment that the subdivision be supported subject to the ceding of lands for road widening purposes.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council supports the proposed subdivision of Lot 1 (500) Badgerup Road, Gngangara submitted by E & E J Della-Maddalena subject to:

- 1 the ceding of lands free of cost to the City of Wanneroo for the widening of Badgerup Road as detailed on the Attachments 2 & 3 to Report I20516, to the satisfaction of the City Engineer;
- 2 standard subdivision conditions.

CARRIED

Appendix XIII refers.

I20517 PROPOSED SUBDIVISION, LOT 529 TYSON PLACE, QUINNS ROCKS - [740-93574]

CITY PLANNER'S REPORT I20517

The City Planner reports on an application received from A & C Allaway proposing to subdivide Lot 529 Tyson Place, Quinns Rock.

He reports that the subject lot is unsewered and does not comply with the Department of Planning and Urban Development's and the Public Health Department's policies.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council does not support the application submitted by A & C Allaway for the subdivisions of Lot 529 Tyson Place, Quinns Rocks for the following reasons:

- 1 the application does not meet requirements of the Department of Planning and Urban Development and the Public Health Department for minimum lot sizes for unsewered lots;
- 2 the proposed lot does not present a site suitable for future development of a residential nature;
- 3 support for the application would create an undesirable precedent for further subdivisions of a similar nature.

CARRIED

I20518 PROPOSED SUBDIVISION, LOT 12 (65) GIBBS ROAD, NOWERGUP - [740-93850]

CITY PLANNER'S REPORT I20518

The City Planner reports on a subdivision proposal received from F G & R J Farr for Lot 12 (65) Gibbs Road, Nowergup. He provides background details of the subject lot and advises that as the subject site is located in a limestone resource land use area, Council should have regard to the effect of the proposal on the availability of basic raw materials.

RECOMMENDATION

That Council does not support the application submitted by F G & R J Farr for the subdivision of Lot 12 (65) Gibbs Road, Nowergup for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in area;
- 2 approval to the subdivision would be against the objectives and intentions of the Department of Planning and Urban Development's Basic Raw Materials Policy Statement;
- 3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

MOVED Cr O'Grady, **SECONDED** Cr Wood that consideration of this matter be deferred.

Discussion ensued. Cr O'Grady, with the approval of Cr Wood advised she wished to have the Motion **WITHDRAWN**

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council does not support the application submitted by F G & R J Farr for the subdivision of Lot 12 (65) Gibbs Road, Nowergup for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in area;
- 2 approval to the subdivision would be against the objectives and intentions of the Department of Planning and Urban Development's Basic Raw Materials Policy Statement;
- 3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

I20519 PROPOSED SUBDIVISION, SWAN LOCATION 1979 ZIATAS ROAD, PINJAR - [740-93770]

CITY PLANNER'S REPORT I20519

The City Planner reports on an application for the subdivision of Swan Location 1979 Ziatas Road, Pinjar, from Mr C Ioppolo.

He provides background details of the subject site and an assessment advising that the subdivision contravenes Council's Rural Subdivision Policy and will result in a rural lot too small to be used for purposes identified in Town Planning Scheme No 1 for the Rural Zone.

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

- 1 does not support the application submitted by Mr C Ioppolo for the subdivision of Swan Loc 1979 Ziatas Road for the following reasons:
 - (a) the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in area;
 - (b) approval of the subdivision would create a lot of insufficient size to undertake rural activities identified in Town Planning Scheme No 1;
 - (c) support for this proposal will establish an undesirable precedent for further subdivision in the locality;

- 2 would be prepared to support the subdivision of Swan Loc 1979 (121) Ziatas Road, Pinjar submitted by Mr C Ioppolo subject to the subdivided portion (2,115m²) being amalgamated with the western portion of Swan Loc 1979 (229) Ziatas Road, Pinjar.

CARRIED

I20520 PROPOSED SUBDIVISION: LOT 263 (54) ARNISDALE ROAD, DUNCRAIG - [740-93975]

CITY PLANNER'S REPORT I20520

The City Planner reports on an application from N K Gillon Pty Ltd & E G Osboine Pty Ltd for the subdivision of Lot 263 (54) Arnisdale Road, Duncraig.

He provides background details of a previous application for a maternity hospital on the subject site at a Council meeting in July 1990 (E20703). The proposal was refused.

He provides an assessment of the current application.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council supports the proposed subdivision of Lot 263 (54) Arnisdale Road, Duncraig submitted by Chappell & Lambert on behalf of NK Gillon Pty Ltd and EG Osboine Pty Ltd subject to:

- 1 Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specifications and satisfaction of Council. As an alternative, Council is prepared to accept the subdivider paying to Council the cost of such works as estimated by Council, subject to Council giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission.
- 2 The design and construction of all retaining walls and fencing to be to Council's specification and satisfaction.
- 3 The land being filled and/or drained at the subdivider's cost to the satisfaction and specifications of Council and any easements and/or reserves necessary for the implementation thereof, being provided free of cost to Council and in accordance with their requirements.

- 4 The applicants co-ordinating the subdivision earthworks and re-contouring adjacent to Warwick Road.
- 5 The cul-de-sac heads being designed to the satisfaction and specification of the City Engineer.
- 6 Vehicle crossovers being constructed in the head of cul-de-sacs to the specification and satisfaction of the City Engineer.
- 7 A 0.1m wide pedestrian accessway being provided along Warwick Road in order to prevent access onto Warwick Road. Such land to be shown on the Diagram or Plan of Survey as a pedestrian accessway vested in the Crown under Section 20A of the Town Planning and Development Act (as amended) and ceded free of cost and without payment of compensation by the Crown.
- 8 Uniform fencing along the boundaries of Warwick Road and Lot 7 and 5 adjoining the subject site to be constructed to the specifications and satisfaction of the Local Authority.
- 9 The battle-axe legs being constructed and drained at the subdivider's cost to the specifications and satisfaction of Council.
- 10 This approval excludes the subdivision of the four lots fronting Arnisdale Road pending the finalisation of Council's Draft Consulting Rooms Policy for Arnisdale Road, Duncraig.

Footnote

Approval to the subdivision is not to be construed as a use approval for the proposed medical centre.

CARRIED

**I20521 PROPOSED SUBDIVISION LOT 500 OLD YANCHEP ROAD, CARABOODA
- [740-93882]**

CITY PLANNER'S REPORT I20521

The City Planner reports on an application from B J & J Philip for the subdivision of Lot 500 Old Yanchep Road, Carabooda.

He provides background details that Council has previously considered three applications for the subdivision at Council's meetings on May 1991, December 1991 and in February 1993. All of the applications were not supported and consequently refused by the Department of Planning and Urban Development.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council does not support the application submitted by B J & J Philip for the subdivision of Lot 500 Old Yanchep Road, Carabooda for the following reasons:

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

CARRIED

I20522 PROPOSED SUBDIVISION, LOT 223 (3) HURST TRAIL, CLARKSON
- [740-93304]

CITY PLANNER'S REPORT I20522

Council at its meeting of 23 March 1994 considered an application from McMullen Nolan & Partners on behalf of Bribow Pty Ltd for the subdivision of Lot 223 (3) Hurst Trail, Clarkson into two lots of approximately 465m² and 435m² (Item I20327 refers).

Lot 223 is currently 900m² and has a density coding of R20. The application involved the creation of two lots approximately 465m² and 435m². The site is developed with one dwelling.

The application was not supported by Council on the grounds that the lot sizes did not conform with the average lot size prescribed by the Residential Planning Codes and support for this application would create an undesirable precedent for further subdivision of a similar nature.

The R Codes require that under the R20 density a minimum lot size of 450m² with an average of 500m² must be maintained with all single residential subdivision.

The Department of Planning and Urban Development has since contacted Council and requested that this application be reconsidered on the grounds of each proposed lot having an area of 450m². Though the R Codes require an average of 500m², the Department of Planning and Urban Development is approving subdivisions of lots with the minimum requirement of 450m².

The City Planner provides an assessment of the application.

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

1 supports the application submitted by McMullen Nolan & Partners on behalf of Bribow Pty Ltd for the subdivision of Lot 223 (3) Hurst Trail, Clarkson, subject to:

- (a) each lot maintaining a minimum area of 450m²;
- (b) all buildings having the necessary clearance from the new boundaries;

2 amends its Residential Planning Codes Policy by:

- (a) arranging the sub-headings under section "1 Residential Planning Codes" in alphabetical order;
- (b) inserting in appropriate alphabetical order the following new sub-section:

"Subdivision of R20 Lots
Notwithstanding the R-Code requirement for a minimum average area of 500m², all residential lots with an R20 coding, which are capable of accommodating two grouped dwellings, will be supported if the proposed new lots have a minimum area of 450m².

Support of subdivision is subject to each lot having suitable access directly to a street frontage and does not include lots requiring access via a battle-axe leg.

In the case of corner lots the street truncation will be taken into account when calculating the area of the appropriate lot."

CARRIED

I20523 PROPOSED SUBDIVISION LOC 1971 (569) PERRY ROAD, PINJAR - [740-93760]

CITY PLANNER'S REPORT I20523

The City Planner reports on an application from M H & J A Wallace for the subdivision of Loc 1971 (569) Perry Road, Pinjar.

He provides background details of the subject site and an assessment and advises that Lake Pinjar Strategy is still in its draft stages and is unable to provide the land use management and controls that would allow for subdivision and development in a manner that will protect the environmental objectives for Lake Pinjar.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council does not support the proposed subdivision of Swan Loc 1971 (569) Perry Road, Pinjar, submitted by M H and J A Wallace for the following reasons:

- 1 although the proposal can be seen to be consistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20ha with a flood secure area and accessway of 1000m² (minimum), approval of the subdivision could compromise future initiatives to implement the proposed core conservation zone;
- 2 the site and access road (Hakea) is subject to periodic inundation and waterlogging and is considered unsuitable for development;
- 3 any subdivision and consequent development could jeopardise or damage the areas identified on Swan Loc 1971, by the East Wanneroo Wetlands Natural Resource Mapping Study, as proposed core conservation zones;
- 4 support for this proposal will establish an undesirable precedent for further subdivision of land identified for the proposed core conservation zone in the locality.

CARRIED

I20524 PROPOSED AMENDMENT NO 685 TO TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE PART LOT 50 HILLCREST ROAD, ALEXANDER HEIGHTS FROM COMMERCIAL TO RESIDENTIAL DEVELOPMENT R40 - [790-685]

CITY PLANNER'S REPORT I20524

The City Planner reports on an application to rezone and recode Part Lot 50 Hillcrest Road, Alexander Heights from "Commercial" to "Residential Development R40".

He provides background details and advises that Homeswest has now requested the initiation of an amendment in order to alleviate any delays in the development of the site.

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

- 1 supports the application submitted by Homeswest to rezone and recode portion of Lot 50 Hillcrest Road, Alexander Heights from "Commercial" to "Residential Development R40" and initiates Amendment No 685 for this purpose;

2 forwards the documentation for Amendment No 685 to the Minister for Planning for preliminary approval to advertise;

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

CARRIED

**I20525 AMENDMENT NO 677: REVISED STRUCTURE PLAN, LOT 998
CONNOLLY DRIVE, CURRAMBINE - [790-677]**

CITY PLANNER'S REPORT I20525

The City Planner reports on an updated Structure Plan for Lot 998 Connolly Drive, Currambine submitted by Martin Goff and Associates on behalf of the R & I Bank of WA.

He has provided the Updated Structure Plan detailing the main components as:

- 1 Currambine Neighbourhood Centre
- 2 R40 Sites
- 3 Public Open Space
- 4 Primary School Site

Council's Parks Department advises that the public open space conforms to the previous approved structure plan. The Engineering Department advises that the structure plan is satisfactory.

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

- 1 rezones Lot 998 Connolly Drive, Currambine to Residential Development R20, Commercial, Service Station, Tavern, Civic and Special Zone (Restricted Use) Fast Food, generally in accordance with the updated Structure Plan (dated October 1993) and particularly in accordance with the Centre Structure Plan (to be submitted as required below) and initiates Amendment No 677 for this purpose;
- 2 recodes the nominated group housing sites to R40;
- 3 includes reference to the Special Zone (Restricted Use) Fast Food in Part 2 of Schedule 2 of the Scheme Text;

4 advises the applicant that prior to forwarding the documents for Amendment No 677 to the Hon Minister for Planning for preliminary approval to advertise it requires a Centre Structure Plan which better facilitates the development of a cohesive, integrated and effective community focal point to the satisfaction of the City Planner;

5 advises the applicant that in the interest of facilitating the prompt development of the subject land it has resolved to seek the above amendment, but prior to granting final approval to Amendment No 677 it requires that the owners enter into a legal agreement with the City ensuring that the following obligations are met:

- (a) ceding and 50 percent contribution to the total cost of the construction of full earthworks, one carriageway and a dual use path for Connolly Drive and Moore Drive, abutting the subject land;
- (b) provision of one pedestrian underpass on Moore Drive (to service the proposed primary school site) the total cost of which is to be met by the owner of Lot 998;
- (c) contribution to half the cost of the proposed pedestrian underpass on Connolly Drive;
- (d) ceding to the City, free of cost, the 5000m2 community purpose site.

CARRIED

I20526 CLOSE OF ADVERTISING: AMENDMENT NO 665 - RATIONALISATION OF EXISTING ZONAL BOUNDARIES ON PT LOT M1362 WHITFORDS AVENUE, HILLARYS - [790-665]

CITY PLANNER'S REPORT I20526

The City Planner reports that Council at its meeting on 27 October 1993 (Item H21034 refers) resolved to initiate Amendment 665 for the rationalisation of existing zonal boundaries on Pt Lot M1362, Whitfords Avenue, Hillarys.

He advises that advertising of the amendment closed on 25 February 1994 in which time one submission was received from the Water Authority of WA and one petition was received in support of the proposed amendment.

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

- 1 finally adopts Amendment No 665 to Town Planning Scheme No 1 to rationalise the existing zonal boundaries on Pt Lot M1362 Whitfords Avenues, Hillarys;
- 2 authorises the affixation of the Common seal to, and endorse the signing of, the amending documents;
- 3 forwards Amendment No 665 to the Hon Minister for endorsement of final approval and publication in the Government Gazette;
- 4 advises Hames Sharley of the requirements as set out by the Water Authority of WA.

CARRIED

I20527 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN SEWELL PLACE AND ABSOLON WAY, HILLARYS - [510-809]

CITY PLANNER'S REPORT I20527

The City Planner reports on an application to close the pedestrian accessway between Sewell Place and Absolon Way, Hillarys.

He reports that at the close of advertising no objections were received and that residents in the vicinity will not be inconvenienced as alternative access routes through the area are more than adequate.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council agrees to the closure of the pedestrian accessway between Sewell Place and Absolon Way, Hillarys subject to the benefiting landowners agreeing to meet all the costs involved in accordance with Council's Policy.

CARRIED

I20528 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN PITONGA WAY AND WAITARA CRESCENT, GREENWOOD - [510-1294]

CITY PLANNER'S REPORT I20528

The City Planner reports on an application to close the pedestrian accessway between Pitonga Way and Waitara Crescent, Greenwood.

He reports that the closure will inconvenience residents in the vicinity and lead to poor pedestrian movement in the area.

The Department of Planning and Urban Development has objected to the closure on the grounds that it provides convenient access to a shopping centre and two schools in the area.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council does not agree to the closure of the pedestrian accessway between Pitonga Way and Waitara Crescent, Greenwood and advises the applicants accordingly.

CARRIED

**I20529 REMOVAL OF 0.1 METRE PEDESTRIAN ACCESSWAY ON LOT 426
SHALIMAR RISE, CURRAMBINE - [3593/426/4]**

CITY PLANNER'S REPORT I20529

The City Planner reports on an application for the removal of an 0.1m pedestrian accessway on the front western boundary on Lot 426, Shalimar Rise, Currambine.

He reports that the accessway was originally created to protect a retaining wall which was never constructed by the developer. The owners of Lot 426 want a driveway constructed, however due to the accessway, this is not possible.

The Engineering Department and the developer support its removal.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council requests the Department of Land Administration to cancel the 0.1 metre pedestrian accessway adjoining Lot 426 Shalimar Rise, Currambine.

CARRIED

**I20530 WIDENING OF WOODVALE DRIVE, WOODVALE - COMPENSATION
CLAIM BY EMU RESORTS PTY LTD - [510-1180]**

CITY PLANNER'S REPORT I20530

The City Planner reports of a compensation claim by Emu Resorts Pty Ltd.

He provides details that Chesterton International has valued the portion of the land with a 10% solatium at \$34,914.

Funds to meet the compensation are held in the Woodvale Drive Land Acquisition Account No 32672.

RECOMMENDATION

That Council agrees to pay Emu Resorts Pty Ltd an amount of \$34,914.00 for the 1587m² of land required from Lot 1 corner of Woodvale Drive and Wanneroo Road, Woodvale for the upgrading of Woodvale Drive from Account No 32672 - Woodvale Drive Land Acquisition.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that consideration of this matter be deferred and referred back to Council.

CARRIED

I20531 PROPOSED FENCING OF CUL-DE-SAC HEAD, ALFRED PLACE, OCEAN REEF - [510-2753]

CITY PLANNER'S REPORT I20531

The City Planner reports on a request seeking Council's permission to continue the existing uniform fencing to Hodges Drive along the Alfred Place cul-de-sac head.

He has provided background details and an assessment of the request.

RECOMMENDATION

That Council:

- 1 does not permit the construction of any additional fencing at the interface of Alfred Place and Hodges Drive, Ocean Reef as this would be contrary to its Uniform Fencing Policy;
- 2 advises Mr W Smith, MLA, that the recent residents' request for landscaping within the Alfred Place cul-de-sac head will be implemented during the coming winter months.

MOVED Cr Magyar, **SECONDED** Cr Dammers that consideration of this matter be deferred and referred back to Council.

CARRIED

I20532 RESUMPTION FOR DRAIN RESERVE AND WIDENING OF WOODVALE DRIVE, WOODVALE - [510-1180]

CITY PLANNER'S REPORT I20532

The City Planner reports on current negotiations with landowners adjoining Woodvale Drive, Woodvale to acquire a portion of their property to enable Woodvale Drive to be widened.

He reports that part of the land along Woodvale Drive is used for drainage and that the Department of Land Administration (DOLA) is prepared to resume the land with the Council required to indemnify DOLA against costs or claims arising from the resumption.

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

- 1 requests the Minister for Lands to resume the land held in Certificate of Title 371/42 for the widening of Woodvale Drive, Woodvale and the creation of a drainage reserve vested in the Department of Conservation and Land Management;
- 2 indemnifies the Department of Land Administration against all costs or claims which may arise from the resumption of the land required for the widening of Woodvale Drive, Woodvale.

CARRIED

I20533 EXCISION OF A PORTION OF RESERVE 36855 HEATHRIDGE FOR PROPOSED ROADWORKS - [755-36855]

CITY PLANNER'S REPORT I20533

The City Planner reports on a proposal by the City to install a roundabout at the intersection of Admiral Grove and Channel Drive, Heathridge.

He reports that an area of approximately 519m² will need to be excised from Reserve 36855. The excision from the Public Reserve will have little impact on the overall use of the Reserve.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council agrees to the excision of 519m² from Reserve 36855 and the transfer of Lot 746 held in Certificate of Title Volume 1551 Folio 608 to the Crown to enable the construction of a roundabout at the intersection of Channel Drive and Admiral Grove, Heathridge.

CARRIED

I20534 PROPOSED NEERABUP ROOFED RESERVOIR AND WATER SUPPLY MAINS - [305-5]

CITY PLANNER'S REPORT I20534

The City Planner reports on the proposal from the Water Authority to develop a water supply facility within Water Supply Reserve 34537 in the southern extremity of Neerabup National Park.

He gives details of the construction of the reservoir, discussing potential environmental impacts and the need to ensure that adjoining areas of Neerabup National Park and the surrounding community in general are adequately addressed.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council endorses the comment on the Neerabup Reservoir Consultative Environmental Review previously submitted to the Environmental Protection Authority and appended to Report No 120534.

CARRIED

Appendix XIV refers.

**I20535 FORESHORE MANAGEMENT PLAN FOR THE MINDARIE BEACH
FORESHORE RESERVE - [765-20]**

CITY PLANNER'S REPORT I20535

The City Planner reports on a final Foreshore Management Plan for Mindarie Beach which has been commissioned by Gumflower Pty Ltd to consider specific management issues.

He gives details of the background relating to the Plan.

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

- 1 endorses the Foreshore Management Plan for the Mindarie Beach Foreshore Reserve;
- 2 refers the Foreshore Management Plan for Mindarie Beach Foreshore Reserve to the Department of Planning and Urban Development for approval to commence development;
- 3 provides two copies of the Foreshore Management Plan for the Mindarie Beach Foreshore Reserve to each City of Wanneroo Library, the Battye Library and each Western Australian University's library.

CARRIED

**I20536 LAKES AREA: LOT 35 (PREVIOUSLY LOT 662) BAYPORT CIRCUIT,
MINDARIE - [740-89020]**

CITY PLANNER'S REPORT I20536

In November 1993 discussion were being held with the current owners of the Mindarie Estate to determine what course of action was proposed in respect to the landscaped lakes area on Lot 35 Bayport Circuit, Mindarie.

The City Planner reports on this issue and comments on two options put forward to City of Wanneroo by the present landowner regarding this lot.

The suggestion to purchase the land from Mindarie Keys is not considered appropriate and the Parks Department objects to both of the options as the area is small and highly developed to accommodate the irrigation system for the Mindarie Estate. Maintenance of the land including the lake has been estimated at \$18,000 - \$22,000 annually.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council does not accept Lot 35 Bayport Circuit, Mindarie as a recreation reserve either by purchasing the land or as part of Mindarie Keys subdivisional open space contribution for the following reasons:

- 1 the lake and associated landscaping was established for irrigation purposes and was always intended to be temporary;
- 2 this land was ultimately intended to be developed for residential purposes;
- 3 the highly developed state of this land will result in unacceptably high maintenance costs;
- 4 retention of the lake would create community pressure to retain the verge irrigation system again resulting in unacceptably high maintenance costs;
- 5 if this land was to form part of the developer's subdivisional public open space contribution, it would prejudice the distribution of such open space throughout the undeveloped portions of the Mindarie Estate.

CARRIED

I20537 FINAL REPORT: CITY OF WANNEROO INVENTORY OF HERITAGE PLACES - [050-2]

CITY PLANNER'S REPORT I20537

W G Martinick and Associates Pty Ltd has provided the City with a final report of the City of Wanneroo Inventory of Heritage Places. The Report and the Inventory has been commissioned by the City of Wanneroo to satisfy the requirement of the Heritage of Western Australia Act 1990.

The City Planner gives details of the background relating to the Final Report and advises that it is the first completed municipal inventory in WA undertaken in accordance with the

requirement of the Heritage Act and guidelines of the Heritage Council.

RECOMMENDATION

That Council:

- 1 receives the final report titled "City of Wanneroo Inventory of Heritage Places";
- 2 endorses the City of Wanneroo Inventory of Heritage Places as shown in Table 5 in the Report and forming Attachment 2 of this Report No 120537;
- 3 forwards a copy of the City of Wanneroo Inventory of Heritage Places report to the Heritage Council of Western Australia and requests the Council to assess the places included in the Inventory as shown in Table 5 for possible inclusion in the State Register of Heritage Places;
- 4 provides two copies of the City of Wanneroo Inventory of Heritage Places report to each City of Wanneroo's libraries, Battye Library, and each WA University's library;
- 5 thanks the members of the Steering Committee for their dedicated work, willingness and co-operation during the carrying out of the project;
- 6 requests the Historical Sites Advisory Committee to address the various recommendations contained in the City of Wanneroo Inventory of Heritage Places Report.

MOVED Cr Curtis, **SECONDED** Cr O'Grady that:

1 Council:

- (a) receives the final report titled "City of Wanneroo Inventory of Heritage Places";
- (b) endorses the City of Wanneroo Inventory of Heritage Places as shown in Table 5 in the Report and forming Attachment 2 of this Report No 120537;
- (c) forwards a copy of the City of Wanneroo Inventory of Heritage Places report to the Heritage Council of Western Australia and requests the Council to assess the places included in the Inventory as shown in Table 5

for possible inclusion in the State Register of Heritage Places;

- (d) provides two copies of the City of Wanneroo Inventory of Heritage Places report to each City of Wanneroo's libraries, Battye Library, and each WA University's library;
- (e) thanks the members of the Steering Committee for their dedicated work, willingness and co-operation during the carrying out of the project;
- (f) requests the Historical Sites Advisory Committee to address the various recommendations contained in the City of Wanneroo Inventory of Heritage Places Report;

- 2 a report be submitted to Council investigating the merits of Hepburn Heights being included on the Heritage List.

CARRIED

Appendix XV refers.

I20538 ENVIRONMENTAL ADVISORY COMMITTEE - [305-6]

CITY PLANNER'S REPORT I20538

The City Planner submits the Minutes from the Environmental Advisory Committee Meetings of February and March 1994 and gives details of the March Minutes which raise several matters requiring action by Council.

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

- 1 appoints Mr Victor Harman as a community representative to the Environmental Advisory Committee for the remainder of the two year term for which the original community representatives were appointed (appointments expire in March 1995);
- 2 agrees to the release of the Management Plan for Mullaloo to Ocean Reef Foreshore Reserves in draft form for public review prior to its finalisation;
- 3 adopts the following statement of principle for the City of Wanneroo's Local Conservation Strategy:

"The City of Wanneroo's Local Conservation Strategy is a process aimed at protecting the City's natural

environment and its traditional rural character as far as possible against the effects of a rapidly expanding human population within the municipality.

The objective of this process is to identify -

- * environmental priorities for the City of Wanneroo;
- * necessary improvements in the way in which the City's environmental resources are conserved and managed in the face of rapid growth and development.

In seeking to achieve this objective, the City's Local Conservation Strategy -

- * seeks to maintain and enhance the quality of the natural and human environments throughout the municipality; and
- * promotes an ongoing partnership between the community of Wanneroo, the City Council and other interested bodies and governments.

The City's Local Conservation Strategy represents a commitment towards sustainable management of Wanneroo's environmental resources."

- 4 adopts the work programme for preparation of the Local Conservation Strategy as outlined in Attachment No 4 to City of Wanneroo Report No 120538 and notes that this will entail the expenditure of funds allocated in Budget Account 27609 for "Community Consultation Process and Specialist Investigations" associated with the Local Conservation Strategy for implementation of the consultation initiatives included in this programme;
- 5 endorses the provision of copies of the Edith Cowan University report "Wanneroo Environmental and Health Survey 1993" to Environmental Advisory Committee members and the use of this report as appropriate during preparation of the Local Conservation Strategy;
- 6 endorses the distribution of the Edith Cowan University report "Wanneroo Environmental and Health Survey 1993" to Council's internal Departments for use as appropriate;

7 endorses the distribution of all management plans prepared for all reserves vested in Council (once adopted by Council) to all of Council's libraries.

CARRIED

Appendix XVI refers.

I20539 COMMUNITY ENVIRONMENTAL GRANT SCHEME - [305-6]

CITY PLANNER'S REPORT I20539

Earlier this year, Council adopted a policy regarding its Environmental Grants Scheme. Action in accordance with the policy calling for submissions for grants under the Scheme in the 1994/95 financial year has been initiated.

The City Planner reports that a recent application for funding has been received from Friends of Hepburn and Pinnaroo Action Group to purchase materials for the propagation of seedlings to use in the revegetation of the Hepburn Heights Reserve. He states that as this action is compatible with several Council/Community based revegetation initiatives already under way, the application for funding should be supported.

Cr Magyar declared an interest in this item.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council approves a grant of \$200 (under the City of Wanneroo's Community Environmental Grant Scheme) to the Friends of Hepburn and Pinnaroo Bushland Group for the propagation of seedlings for replanting in the Hepburn Heights Reserve subject to close liaison with Council's Parks Department over the collection of seed from the Reserve and the planting out of seedlings within the Reserve.

CARRIED

Cr Magyar abstained from voting.

I20540 PROPOSED SUBDIVISION OF LOTS 5, 7, 53 AND PT LOC 3144 ADAMS ROAD, MARIGINIUP - [740-92052]

CITY PLANNER'S REPORT I120540

The City Planner reports on an application from Feilman Planning Consultants for the proposed subdivision of Lots 5, 7, 53 and Pt Loc 3144 Adams Road, Mariginiup.

He gives details of the background relating to the subject land and reports that the Environmental Protection Authority and

Water Authority of WA have expressed concern that the subject land was in an environmentally sensitive area.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council does not support the application submitted by Feilman Planning Consultants on behalf of C & Y Knell, A & K Pavlovich and C & M Clark for the subdivision of Lots 5, 7, 53 and Pt Loc 3144 Adams Road, Mariginiup on the following grounds:

- 1 as the land is currently zoned Rural, the proposal does not conform with Council's Rural Subdivision Policy which designates the land as having a minimum lot size of 4 hectares;
- 2 support for the subdivision could create an undesirable precedent for further fragmentation of rural land in the locality;
- 3 with the absence of an approved Interim Local Rural Strategy, support for the subdivision of rural land would lead to the degradation of underground water and nearby wetlands.

CARRIED

I20541 PROPOSED 17 AGED PERSONS UNITS ON LOT 50 HILLCREST ROAD, ALEXANDER HEIGHTS - [30/4669]

CITY PLANNER'S REPORT I20541

The City Planner reports on an application for 17 Aged Persons Units on Lot 50 Hillcrest Road, Alexander Heights.

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

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council exercises its discretion to allow a reduction of the primary street setback at Pt Lot 50 (Proposed Lot 7) Hillcrest Road, Alexander Heights and average of 6 metres with a minimum of 3 metres to an average of 3.5 metres with a minimum of 2 metres and approves the application submitted by Dryka and Partners on behalf of Homeswest for 17 aged persons units on Lot 50 Hillcrest Road, Alexander Heights subject to:

- 1 the provision of standard Verge landscaping to the satisfaction of the City Parks Manager,
- 2 the finalisation of Amendment No 685
- 3 standard development conditions.

CARRIED

I90520 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I30501 1994 MUNICIPAL ELECTIONS - RETURNING OFFICER'S REPORT - [801-1-93]

TOWN CLERK'S REPORT I30501

The Town Clerk/Returning Officer report on the Local Government elections held on Saturday 7 May 1994.

The decline in voter turnout continued this year with a 6.84 percent average turnout over the four wards.

ADDITIONAL INFORMATION

The Town Clerk advised that Cr Major has pointed out that an incorrect method has been used to calculate the average voter turnout as indicated in Report I30501.

Over past years, the arithmetic mean has been taken of the averages in each ward (ie an average of the averages). As this does not take account of the large differences in the number of electors in each ward, the average is distorted. The correct method to be employed is:

$$\text{Average Turnout} = \frac{\text{Total Votes cast in Municipality} \times 100}{\text{Total Electors in Municipality}} \quad 1$$

Accordingly, the averages indicated in Report I30501 are amended as follows:

	1991	1992	1993	1994
Average Turnout	11.13%	8.34%	7.48%	5.80%

MOVED Cr Cooper, **SECONDED** Cr Moloney that TOWN CLERK'S REPORT I30501, amended as above, be received.

CARRIED

I30502 COUNCIL OF THE NATIONAL TRUST VACANCY - [312-2, 314-3]

DEPUTY TOWN CLERK'S REPORT I30502

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Member on the Council of the National Trust of Australia (WA). A panel of three names is sought.

The Deputy Town Clerk gives details of the National Trust Council meetings and seeks nominations from Council.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council does not nominate a Councillor for appointment to the position of Member on the Council of the National Trust of Australia (WA).

CARRIED

I30503 YOUNG PEOPLE'S JUSTICE AND ADVISORY COMMITTEE VACANCY - [312-2, 485-8]

DEPUTY TOWN CLERK'S REPORT I30503

The Western Australian Municipal Association (WAMA) has invited nominations from Councils for membership to the Young People's Justice and Advisory Committee. The Committee is seeking three new members.

The Deputy Town Clerk provides details of the Committee and the terms of reference and advises that those seeking membership should have experience with youth and community development.

Cr Hall advised that as he has an interest in this matter he wished to nominate for the position.

MOVED Cr Hall, **SECONDED** Cr Wood that Council nominates Cr Hall for membership to the Young People's Justice and Advisory Committee.

CARRIED

I30504 CONTROL OF VEHICLES (OFF ROADS AREAS) ACT ADVISORY COMMITTEE - [312-2]

DEPUTY TOWN CLERK'S REPORT I30504

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Member and Deputy Member - Control of Vehicles (Off-Road Areas) Act Advisory Committee. A panel of four names is sought.

The Deputy Town Clerk provides details of the Committee membership and meeting particulars and seeks nominations from Council.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council does not nominate a Councillor for consideration for appointment to the Control of Vehicles (Off-Road Area) Act Advisory Committee.

CARRIED

I30505 CENTRE FOR MUNICIPAL DISPUTE RESOLUTION - [202-1-1]

DEPUTY TOWN CLERK'S REPORT I30505

The Australian Centre for Local Government Studies (ACLGS) has written to Council about Centres for Municipal Dispute Resolution (CMDR).

The CMDR is a creative approach to resolving disputes between Local Governments, interest groups and ratepayers. The CMDR provides neutral facilitators at task force meetings who work with all concerned parties to resolve disputes and to promote the design of new policies and laws.

The Deputy Town Clerk reports of the CMDR which has existed in the City of San Diego, California for 15 years and has resulted in fairer resolutions of cases and greater access for citizens to resolve disputes.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council writes to the ACLGS supporting workshops to explore the concept of Centres for Municipal Dispute Resolution.

CARRIED

I30506 PABX TELEPHONE SYSTEM MAINTENANCE - TENDER NUMBER 079-93/94 - [208-079-93/94]

DEPUTY TOWN CLERK'S REPORT I30506

Council owns and operates an NEC (NEAX 2400 SDS) PABX telephone system which comprises a network of three sites; namely Joondalup Administration Centre, Works Depot and Kingsley Welfare Services Centre.

During the first three years of its operation, the system was maintained by NEC Australia Pty Ltd with Telecom Australia maintaining the network for the period of twelve months to 30 June 1994.

Tenders have been called for the provision of maintenance to the telephone network for a twelve months period from 1 July 1994.

The Deputy Town Clerk reports on the tender submissions received.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council accepts Tender Number 079-93/94 from NEC Australia Pty Ltd for maintenance of its NEC NEAX 2400 SDS PABX telephone system for a twelve months period commencing 1 July 1994 for the sum of \$16,993.00.

CARRIED

I30507 FUNDING FOR LITTLE FEET FESTIVAL - [314-4]

DEPUTY TOWN CLERK'S REPORT I30507

The Wanneroo Festivals Committee has written to Council asking for financial assistance for the Little Feet Festival to be held in December 1994. The Little Feet Festival is aimed at children up to 12 years of age.

An Integrated Cultural Policy for the City of Wanneroo is currently being drafted and the Little Feet Festival fits into one of the key programme areas detailed in the Policy.

The Deputy Town Clerk provides details of the Festival Committee's request for "in kind" support and a request for \$3,000 to cover the administrators fees.

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

- 1 supports the Little Feet Festival by providing sponsorship of \$5,000;
- 2 lists in the 1994/95 draft Budget the sum of \$5,000 for the Little Feet Festival.

CARRIED

I30508 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

DEPUTY TOWN CLERK'S REPORT I30508

The Deputy Town Clerk submits detail of civic receptions requiring Council approval for inclusion in the 1993/94 calendar.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council approves the inclusion of the following functions in the 1993/94 Calendar:

<u>Date</u>	<u>Function</u>	<u>Guests</u>	<u>Host</u>
13 May 1994 Council	WA Volleyball - Reception for Malaysian & Brunei Teams	35	

17 May 1994 Council	Philippines Delegation	21
20 May 1994 Council	Greek Ambassador and Party Luncheon	20
30 May 1994 Council	Peer Assessment Panel - Cultural Development Fund	8

CARRIED

I30509 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 30 APRIL 1994
- [021-1]

CITY TREASURER'S REPORT I30509

The City Treasurer submits a Warrant of Payments for the period ending 30 April 1994 covering a Voucher No's 112262-113651 relating to Treasurer's Advance Account No 1, Voucher No's 002980-002987A relating to Municipal fund and Voucher 013704B only relating to Trust, the total sum expended being \$14,736,914.20.

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

MOVED Cr Cooper, **SECONDED** Cr MacLean that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 30 April 1994, certified by the Mayor and City Treasurer, and totalling \$14,736,914.20:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	112262-113651	
6,647,029.55		
Municipal	002980-002987A	
7,990,774.65		
Trust	013704B only	
99,110.00		

14,736,914.20

\$

CARRIED

Crs Gilmore, Wood, Curtis and Dammers abstained from voting.

Appendix XVII refers.

**I30510 ANNUAL TENDERS - PROTECTIVE CLOTHING - [208-99-92/93,
404-15, 022-3]**

CITY TREASURER'S REPORT I30510

The City Treasurer seeks a three month extension of the current protective clothing contract pending a resolution being achieved on employer issued clothing, safety considerations and the introduction of fringe benefits tax.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council approves a three month extension to 30 September 1994 for the current clothing contract with King Gee Clothing Company Pty Ltd.

CARRIED

I30511 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT I30511

The City Treasurer submits a Schedule of Requests for authorisation to reallocate funds within the 1993/94 Budget.

The net result of these reallocations and adjustments is a Budget deficit of \$67,223.00.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Cooper 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 - 25 May 1994.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix XVIII refers.

I30512 DISPOSAL OF SURPLUS ASSETS - [010-0-2]

CITY TREASURER'S REPORT I30512

The City Treasurer submits a list of items which are surplus to requirements and suggests methods of disposal.

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

- 1 disposes of Items 1-5 to Report I30512, as scrap only;
- 2 donates Items 6 and 7 to Report I30512, to a local club or service organisation;
- 3 adjusts the asset register to reflect the disposal of these items.

CARRIED

Appendix XIX refers.

I30513 SECTION 20A "PUBLIC RECREATION" RESERVE BOND - CYGNET RESERVE - RESERVE FUND - [371/7/2]

CITY TREASURER'S REPORT I30513

At its September 1993 meeting, Council resolved to sell a portion of Cygnet Reserve between Clevedon Place and Cygnet Street, Kallaroo. The sale price was \$10,500 including \$200 payable to the Department of Land Administration for amalgamating the land with adjoining titles.

The City Treasurer provides details on how the proceeds of the sale may be spent.

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

- 1 in accordance with the provisions of Section 528 of the Local Government Act, establishes a specific reserve titled "Section 20A Land Reserve - Cygnet Reserve";
- 2 credits the proceeds from the sale of Cygnet Reserve to that account.

CARRIED

I30514 CASH FLOATS - WANNEROO RECREATION CENTRE AND OCEAN RIDGE COMMUNITY CENTRE - [330-7-1, 330-5-1]

CITY TREASURER'S REPORT I30514

The Recreation and Cultural Services Department has requested an increase in cash floats to Wanneroo and Ocean Ridge Recreation Centres necessitated by new banking procedures.

The City Treasurer supports this request and states that adequate audit controls are implemented for the current recording and security of the cash floats.

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

1 increases the cash floats as follows:

- Wanneroo Recreation Centre by \$70,00 to \$150.00;
- Ocean Ridge Community Centre by \$100.00 to \$200.00;

2 ensures the cash floats are operated in accordance with correct accounting principles.

CARRIED

I30515 DONATION - SORRENTO SURF LIFESAVING CLUB (INC) - [319-4, 006-4]

CITY TREASURER'S REPORT I30515

Sorrento Surf Lifesaving Club is seeking financial assistance in order to defray costs associated with its operation.

Council in its 1993/94 Budget deliberations decided to withdraw its support to both Sorrento and Mullaloo Surf Lifesaving Clubs.

The City Treasurer reports on the Sorrento Club's request and suggests that Council officers meet with Club representatives to discuss the matter of hall bookings.

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

1 in accordance with the provisions of Section 547(12) of the Local Government Act donates \$2,000 to both the Sorrento and Mullaloo Surf Lifesaving Clubs (Inc) as a once only grant for the 1993/94 financial year;

2 advises both Clubs that no further grants will be made in future years;

3 seeks an early meeting with the Sorrento Surf Lifesaving Club (Inc) officials to discuss the issue of facility bookings with the aim to increase income to the centre.

**CARRIED BY AN
ABSOLUTE MAJORITY**

I30516 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30516

The City Treasurer gives details of the following requests to Council for financial assistance from Council:

- 1 Miss Michelle Maslin, 46 Halgania Way, Duncraig 6023.
Miss Katie Maslin, 46 Halgania Way, Duncraig 6023.
Miss Stacey Morton, 64 Nanovich Avenue, Girrawheen 6064.
Miss Candy Stephenson, 14 Plover Way, Kingsley 6026.

Michelle, Katie, Stacey and Candy 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 \$3,000.

- 2 Mrs Toni Sideris, 12 Page Drive, Mullaloo 6027.

Toni has been selected to represent Western Australia in the National Veterans Cricket Championships to be held in Hobart on 8-15 May 1994.

- 3 Mr Ryan Murtha, 18 Harman Road, Sorrento 6020.
Mr Marcus Wulf, 363 Warwick Road, Greenwood 6024.
Mr Jeremy Burns, 6 Adenmore Way, Kingsley 6026.
Ms Ruth Backham, 7 Balgonie Avenue, Girrawheen 6064.
Ms Marissa Iddon, 11 Branton Court, Duncraig, 6023.
Ms Kylie Wheeler, 4 Asquith Court, Greenwood 6024.

The above have been selected to represent Western Australia in the International Little Athletics Championships to be held in July 1994 at Kuala Lumpur.

- 4 Mr Ben Salter, 8 Seapeak Road, Ocean Reef 6027.

Ben has been selected by the Cerebral Palsy Australian Sport and Recreation Federation to represent Australia in the Eastern South Pacific International Swimming Championships. The Championships are to be held at Beijing, China in August 1994.

- 5 Ms Karen Robert, 14 York Road, Greenwood 6024.

Karen has been selected to represent Western Australia in the over 30's Ladies Veterans Indoor Cricket Championships in Hobart, Tasmania from 8-15 May 1994.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:

Miss Michelle Maslin
Miss Katie Maslin

Miss Stacey Morton
Miss Candy Stephenson
Mrs Toni Sideris
Mr Ryan Murtha
Mr Marcus Wulf
Mr Jeremy Burns
Mr Matthew Scott
Ms Ruth Backham
Ms Marissa Iddon
Ms Kylie Wheeler
Mr Ben Salter
Ms Karen Roberts.

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

CARRIED

I30517 REVIEW - CHARGES AND FEES - [261-2-2]

CITY TREASURER'S REPORT I30517

At its meeting of 27 April 1994, Council deferred consideration of this matter pending a further report.

The City Treasurer submits revised figures for fee structures for the Craigie Leisure Centre and Aquamotion.

Correction

The City Treasurer advised the following alteration to Report I30517:

School Vacation Care Excursion fee at the bottom of page 17 on Attachment A should read "\$3.00 per child" not "\$2.00 per child".

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

- 1 adopts the 1994/95 Schedule of Fees and Charges as outlined on Attachment "A", amended as above, to Report I30517;
- 2 includes these fees and charges in the 1994/95 Budget.

CARRIED

Appendix XX refers.

I90521 COMMUNITY SERVICES

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

CARRIED

REPORTS

I40501 FOOD COMPLAINT - SAMPLE NO 11 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40501

The City Environmental Health Manager advises Council of a complaint regarding a foreign object which was found in a 1kg knob of polony.

Council's Analysts have identified the foreign object as an aluminium metal clip used to seal the ends of manufactured meat knobs.

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

- 1 Action Food Barns, Whitford City, Hillarys 6025;
- 2 George Weston Foods Ltd, trading as Watsons Foods (WA) (Watsonia), 174 Hamilton Road, Spearwood 6163.

CARRIED

I40502 FOOD COMPLAINT - SAMPLE NO 12 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40502

The City Environmental Health Manager advises Council of a complaint regarding two packs of "Vache Grosjaen" processed cheese.

A report from a laboratory advised that the cheese portions were contaminated with a heavy growth of mould, indicating moisture/temperature abuse in distribution.

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

- 1 Foodland Supermarket, Candlewood Boulevard, Joondalup 6027;
- 2 Nestle Australia Ltd, (Culinary Business Group), 172 Kewdale Road, Kewdale 6105.

CARRIED

I40503 MODEL HEALTH BY-LAWS SERIES "A" - TEMPORARY TOILETS -
[506-4]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40503

The City Environmental Health Manager reports on correspondence received canvassing local authorities to ban bore hole toilets on building sites and to introduce sewer connected or chemical toilets in their place.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council adopts the amendments to the Model Health By-Laws Series "A" as outlined on Attached 1 to Report I40503.

CARRIED

Appendix XXI refers.

I40504 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES
- [264-3]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40504

The City Recreation and Cultural Services Manager advises on matters arising from the Burns Beach Recreation Management Committee.

It was noted in the Minutes of 27 April 1994 that Mr David Inwood had been elected to the Committee.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council endorsed the appointment of Mr D Inwood to the Burns Beach Recreation Management Committee.

CARRIED

I40505 ANNUAL REPORT - COCKMAN HOUSE 1 MAY 1993 TO 30 APRIL
1994 - [052-2]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40505

The City Recreation and Cultural Services Manager refers to the Annual Report of Cockman House over the period which reviews the operation of the homestead.

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

1expresses its appreciation to the volunteers who have staffed the premises during those times it has been open for public inspection;

2forwards a letter of appreciation to Mrs Snape for the fine contribution she has made to the success of Cockman House over the past twelve months, and to Mrs Leonie Taylor for help with the school groups;

3holds an appreciation dinner for the volunteers who staff Cockman House;

4investigates the cost of providing drinking water at Cockman House.

CARRIED

I40506 REVIEW OF 1994 CITY OF WANNEROO ART AWARD - [429-1-28]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40506**

The City Recreation and Cultural Services Manager reports on a review of the 1994 City of Wanneroo Art Award.

Although the exhibition was a successful cultural event there were disadvantages associated with the curation which need to be addressed.

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

- 1 receives the City Recreation and Cultural Services Manager's report and refers it to the Cultural Development Advisory Committee for comment;
- 2 investigates alternative locations for holding future Art Awards.

CARRIED

I40507 YANCHEP BEACH FUNCTION - MEETING MASTERS - [765-016]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40507**

The City Recreation and Cultural Services Manager has written to Council requesting permission to hold a function at Yanchep Beach on Friday 28 October 1994 at 10.00am.

The function is part of the social programme for a European manufacturing firm visiting Yanchep.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council grants permission for Meeting Masters to erect a small marquee on Yanchee Beach (adjacent to Club Capricorn) for a luncheon on Friday, 28 October 1994, between the hours of 10.00am and 3.30pm conditional upon the following being observed:

- 1 that appropriate care and consideration is taken in regard to the fragile environment;
- 2 that all litter be cleaned up in accordance with beach by-laws;
- 3 alcohol only be consumed in the defined function area;
- 4 no fires be lit on the beach or surrounding foreshore.

CARRIED

**I40508 CITY OF WANNEROO ART COLLECTION - ART PURCHASES RESERVE
- [429-1-13]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40508**

The City Recreation and Cultural Services Manager reports that at the meeting of the Art Collection Advisory Committee on 29 April 1994 it was requested that a specific amount of funds be allocated annually for the purchase of art works.

This would ensure that a substantial amount would be available for the future purchase of major artworks for the public gallery collection within the Joondalup cultural facilities.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council lists for consideration in the 1994/95 Draft Budget an allocation of \$2000 in the Art Purchases Reserve.

CARRIED

**I40509 QUINNS/MINDARIE SURF LIFE SAVING CLUB (INC)- PERMISSION
TO OPERATE 4WD VEHICLE FROM QUINNS TO MINDARIE BEACH AND
REQUEST FOR ASSISTANCE IN PURCHASING 4WD VEHICLE - [317-
2]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40509**

The City Recreation and Cultural Services Manager reports that the Quinns/Mindarie Surf Life Saving Club has written to Council requesting permission to operate a 4WD vehicle from Quinns to Mindarie beach during the surf season.

He has provided background details relating to this request and advises that the club is also seeking financial assistance from Council for the purchase of the 4WD vehicle. The cost of purchasing this vehicle is approximately \$21,000.

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

- 1 grants permission, in accordance with the provision of its By-Laws Relating to Reserves and Foreshores for the Quinns/Mindarie Surf Life Saving Club to gain vehicular access to the public beach reserve at Quinns and Mindarie beaches, subject to the undermentioned conditions:
 - (a) the purpose of vehicular access is solely for rescue and inspection purposes only;
 - (b) the vehicle is not to remain standing or parked on the beach reserve for any length of time, and must be removed when not used for rescue or inspection purposes;
 - (c) a significant disturbance to other people using the beach is not created by this activity;
 - (d) as the vehicle will be a "B" class registration under the Road Traffic Act 1974, it must only be used on the specified beach reserves during the hours of daylight;

- 2 informs the applicants that this permission for access to Quinns and Mindarie beaches will be withdrawn in the event of:
 - (a) substantial complaints being received;
 - (b) the conditions of approval being breached;
 - (c) any motor vehicle used by the applicants not having a current valid combined motor vehicle licence and third party insurance policy in existence;
 - (d) unauthorised club members driving or using the vehicle. Every driver or user of the vehicle must maintain a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve; and

3 lists the sum of \$7000 for consideration in the 1994/95 Draft Budget for the Quinns/Mindarie Surf Life Saving Club as a donation towards the cost of purchasing a 4WD vehicle.

CARRIED

**I40510 REQUEST FOR WAIVER OF HIRE FEE - AMELIA SOCIAL CLUB -
[330-9-1]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40510**

The City Recreation and Cultural Services Manager reports on a request received from the Amelia Social Club seeking a waiver of hire fees for its use of the Yanchep/Two Rocks Recreation Centre on 1 May 1994.

In accordance with Council policy, the hire fee has been paid in the first instance and the Club is now seeking a refund. The cost of their booking for the Function Room was \$15.20 per hour.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council does not agree to refund the hire fee of \$30.40 for the Amelia Social Club's use of the Function room at the Yanchep-Two Rocks Recreation Centre on 1 May 1994.

CARRIED

**I40511 RECREATION FACILITIES - REQUEST FOR WAIVER OF HIRE
CHARGES - [260-0]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40511**

The City Recreation and Cultural Services manager reports that a request has been made by the Yanchep Community Reference Group for the waiver/reduction of hire charges at the Yanchep/Two Rocks Recreation Centre. Council's usual policy in this regard stipulates a 50% concession of the regular community rate for service groups.

The Yanchep Community Reference Group has been brought together to establish services for young people in the Yanchep and Two Rocks areas. For a six month period this group is holding fortnightly meetings in the Yanchep/Two Rocks Recreation Centre Meeting room.

The regular hire fee is \$8.40 per hour.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council reduces the hire fee to \$4.20 per hour for Yanchep/Two Rocks Recreation Centre (Meeting Room) for the Yanchep Community Reference Group to hold fortnightly meeting for a six month period, such waiver to be made from Account Number 29439: Recreation Control, Donations - Recreation Facility Subsidy.

CARRIED

I40512 WANNEROO BRITISH SOCCER CLUB INC - APPLICATION FOR VARIATION OF HOURS FOR CLUB RESTRICTED LIQUOR LICENCE - [930-17, C061-198-7, C472-1-3]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40512**

The City Recreation and Cultural Services Manager reports that the Wanneroo British Soccer Club Inc has Council's approval for a Club Restricted Liquor Licence. A request has been received from the Club seeking a variation in hours.

It is confirmed that the Wanneroo British Soccer Club has sole occupancy of the Clubrooms at the times requested.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the application by the Wanneroo British Soccer Club to apply for a variation on hours to the Club's Restricted Liquor Licence throughout the year as follows:

Tuesday	7.00pm - 11.00pm
Wednesday	7.00pm - 11.00pm
Thursday	7.00pm - 11.00pm
Saturday	1.00pm - 1.00am
Sunday	1.00pm - 8.00pm

CARRIED

I40513 BEACH INSPECTOR LIFEGUARD SERVICE - ANNUAL REPORT 1993/94 SEASON - [765-1-2]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40513**

The City Recreation and Cultural Services Manager reports on the Annual Report of the Beach Inspector Lifeguard Service for the 1993/94 season.

Surf Life Saving WA has recently prepared a Beach Management Plan on the suggested ongoing provision and development of surf life saving services within the City of Wanneroo and a further

report in relation to that plan shall be submitted in due course.

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

- 1 receives the report from the Surf Life Saving Western Australia on the Beach Inspector Lifeguard Service in the City of Wanneroo for the 1993/94 summer season;
- 2 lists the sum of \$18,500 for consideration in the 1994/95 Draft Budget to contract Surf Lifesaving Western Australia to provide a Beach Inspector Lifeguard Service for a three month period during the 1994/95 summer season.

CARRIED

I40514 WANNEROO AEROMODELLERS REQUEST TO USE LAKE GNANGARA FOR 15TH ANNUAL SEA PLANE DAY - [750-9]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I40514**

At its meeting on 23 February 1994, Council resolved that permission for the Wanneroo Aeromodellers to use Lake Gnangara was to be revoked on the grounds that the club failed to comply with conditions (d) and (f) of its approval. (Item I20267 refers).

The Club has requested permission to use the lake for the 15th Annual Sea Plane Day on Sunday 16 October 1994 from 9.00am to 5.00 pm, with two practice days on Saturday 8 and Sunday 9 October 1994 from 10.30am to 4.30pm. In the event of inclement weather the club requests an alternative date be granted of 23 October 1994.

The City Environmental Health Manager advises he has no objection to this event, provided practice and competition terms are adhered to.

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

- 1 approves the use of Lake Gnangara for an annual Aeromodellers Sea Plane Day, subject to the following conditions being observed:
 - (a) club nominated safety officers will be in attendance at all times;

- (b) all conditions as outlined in the CAA's Regulations regarding the operation of model aeroplanes be observed;
- (c) the club holds a current \$5,000,000 Public Liability Insurance policy;
- (d) normal club rules be strictly enforced;
- (e) flying be conducted as far away from existing residences as possible and only be conducted within the boundaries of the lake itself;
- (f) flying will not take place if it is judged by the safety officers that there may be a possible danger to other users of the lake;

2 a \$200.00 bond to be applied for the use of Lake Gngangara to ensure the club flies its planes within the times and boundaries specified by Council.

CARRIED

I40515 WANNEROO VOLUNTEER EMERGENCY SERVICE EQUIPMENT - [322-4]

MANAGER - MUNICIPAL LAW AND FIRE SERVICE'S REPORT I40515

The Manager - Municipal Law & Fire Services reports on a Council's commitment to the Wanneroo Volunteer Emergency Service in regard to the maintenance and servicing of ancillary equipment.

Some of this equipment is purchased by the City of Wanneroo and some purchased by the State Emergency Service. In the past, some equipment has been allocated Plant numbers, however, the City Treasurer no longer deems this appropriate and suggests deletion of certain items from the City's Asset and Plan Registers.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council, in accordance with previous Council practice, amends the City's Asset Register and Plant Register with the following:

- 1 removes 2 x Stihl 20" Farm Boss chainsaws - Asset numbers 1334 and 1335 from the Asset Register;
- 2 adds Stihl Farm Boss chainsaw serial number 418753881 to Asset and Plant Registers;
- 3 adds Stihl Farm Boss chainsaw serial number 418953882 to Asset and Plant Registers;

- 4 removes Magna-Dyne generator - Plant number 98089 from Plant Register;
- 5 removes Toyota Landcruiser - Plant 99950, Asset number 5157 from both Asset and Plant Register;
- 6 approves the expenditure of \$5,000 from Account 21558 to the Wanneroo Volunteer Emergency Service for the Operating Maintenance of Vehicles, Plant and Equipment owned by State Emergency Service.

CARRIED

**I40516 DOG ACT APPEAL - MS D QUINN, 7 SANDGATE WAY, MARANGAROO
- [2253/503/7]**

MANAGER - MUNICIPAL LAW AND FIRE SERVICE'S REPORT I40516

The Manager - Municipal Law & Fire Services reports that on 1 March 1994 Council refused an application by Ms D Quinn to keep three dogs at her residence.

An appeal to the Minister for Local Government has been upheld subject to specific conditions under Section 26(5) of the Dog Act.

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

CARRIED

I90522 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Hall that the Report of the Policy and Special Purposes Committee Meeting, held on 18 May 1994 be received.

CARRIED

ATTENDANCES

Councillors:	F D FREAME - Acting Chairman	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	M J GILMORE	South Ward
	G A MAJOR - from 5.33 pm	South-West Ward
	B A COOPER - Observer from 5.33 pm	Central Ward
	L A EWEN-CHAPPELL - Observer from 5.37 pm	Central Ward

S P MAGYAR - Observer	from 5.33 pm	Central Ward
K H WOOD - Observer		South Ward
I D MACLEAN - Observer		South Ward
A B HALL - Observer		South Ward
G W CURTIS - Observer		South-West Ward
M A LYNN - Observer, Deputising for		
Cr Major to 5.33 pm		South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Recreation and Cultural Services Manager:	R BANHAM
Acting City Environmental Health Manager:	M AUSTIN
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Committee Clerk:	J CARROLL

APOLOGY

An apology for absence was tendered by Cr Moloney.

CONFIRMATION OF MINUTES

The Minutes of the Policy and Special Purposes committee Meeting held on 11 April 1994 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.30 pm.
Closed: 6.50 pm.

I50501 SMOKING BAN IN COUNCIL BUILDINGS - [210-2]

DEPUTY TOWN CLERK'S REPORT I50501

The Deputy Town Clerk reports that the Greenwood Tennis Club has requested a ban on smoking in the Warwick Open Space Clubrooms.

He provides details with regard to a smoking ban in all Council buildings.

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

- 1 amends its policy in respect of smoking in Council building to provide for a ban on smoking in all building under Council's care, control and management;
- 2 authorises the placement of no smoking signs in all Council buildings that are covered by the ban;
- 3 stipulates on all Facility Hire Forms that Council buildings are covered by a smoking ban;
- 4 delete policy B2-20 and insert the following policy:

"Smoke Free Policy

The City of Wanneroo recognises that the inhalation of airborne contaminants is injurious to health. As part of its health and safety programme the City is committed to provide safe and healthy environments.

Passive cigarette smoke is a recognised airborne contaminant and health hazard. Non-smokers will be protected from involuntary inhalation of tobacco smoke by the following measures -

The smoking of tobacco products is prohibited in all buildings under Council's care, control and management and in all Council vehicles, plant and equipment. Smoking is permitted only in situations and specifically designated areas where sidestream smoke will not affect any other person.

The co-operation of all is sought to ensure the success of this policy. If necessary it will be enforced by established personnel and disciplinary practices".

CARRIED

I50502 FINANCIAL ASSISTANCE: SORRENTO BOWLING CLUB - [702-1]

CITY BUILDING SURVEYOR'S REPORT I50502

At its meeting in August 1993 Council resolved that consideration of a grant of \$25,000 for extensions to the Sorrento Bowling Club be deferred pending the outcome of a review of funding for community facilities.

The City Building Surveyor reports on policies relating to grant funding.

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

- 1 Council defers consideration of the request for a grant of \$25,000 for extensions to Sorrento Bowling Club;
- 2 a report be submitted to Policy and Special Purposes Committee to develop a policy for contributions for community facilities.

CARRIED

I50503 SITE WORK ORDERS TO BE REGISTERED ON TITLE - [210-0]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I50503

At its meeting on 27 April 1994, Council resolved that consideration of the report on site works to be registered on titles be deferred and a report be submitted to Policy and Special Purposes Committee; such report to consider the development of a Policy to place caveats on property titles within 14 days of failure to comply with site works, orders and a list of site works orders and dates served to be submitted to Councillors monthly. (Item I10428 refers).

The Deputy City Building Surveyor reports that further investigation indicates the placing of caveats on property titles for building regulation infringements is not provided for in the Office of Titles Practice Manual.

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

- 1 Council does not pursue the requirement for a Policy for site work orders to be registered on title;
- 2 a further report be submitted to Policy and Special Purposes Committee for options for informing prospective property owners of Council orders and instructions against properties.

CARRIED

I50504 CONTRACT MOWING - [208-8]

CITY PARKS MANAGER'S REPORT I50504

Tenders have been called for contractors to mow up to a total of twelve (12) selected dry and reticulated parks over a period of three years.

The City Parks Manager reports on the tender submissions received.

MOVED Cr Wood, **SECONDED** Cr Dammers that Council approves the awarding of Tender No 79-93/94 for the mowing of twelve (12) selected areas of Public Open Space for a period of three years to Allblades Lawnmowing at the price of \$43,924 annually.

CARRIED

I50505 RURAL STORES POLICY: REVIEW - [30/2363, 702-1, 790-680]

CITY PLANNER'S REPORT I50505

The City Planner reports that Council has deferred a request by Mr G Macri to rezone Lot 32 (10) Menchetti Road, Neerabup to accommodate a rural store.

A report has been requested to assist the Policy and Special Purposes Committee in a review of Council's Rural Stores Policy (Item I20431 refers).

He gives details of the background of the Rural Stores Policy.

MOVED Cr Wood, **SECONDED** Cr Dammers that consideration of this matter be deferred and referred to Policy and Special Purposes Committee at its meeting on 1 June 1994.

CARRIED

I50506 AMENDMENT NO 686 TO TOWN PLANNING SCHEME NO 1: CAR PARKING DESIGN STANDARDS - [790-686]

CITY PLANNER'S REPORT I50506

The City Planner reports that the City Engineer has requested an amendment of the Scheme to bring car parking design standards into line with the Australian Standard. He refers to Amendment No 686 to Town Planning Scheme No 1 Car Parking Design Standards.

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

- 1 in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended, supports an amendment to Town Planning Scheme No 1 to delete clauses 9.2 and 9.3 and Figures 1 and 2 from the Scheme Text, and substitute the following new clauses.

9.2 Design

The design of off-street parking areas shall be in accordance with Australian Standard AS2890 as may be amended from time to time.

9.3 Construction and maintenance

Parking areas shall be constructed and marked in accordance with the plan and specification approved by the Council, and thereafter maintained to the satisfaction of the Council;

- 2 forwards the documentation for Amendment No 686 to the Hon Minister for Planning for preliminary approval to advertise.

CARRIED

I50507 BALCONIES POLICY FOR GROUPED DWELLINGS - [30/4639]

CITY PLANNER'S REPORT I50507

The City Planner reports that Council at its meeting on 23 March 1994 deferred an application for 3 grouped dwellings on Lot 126 Rosslare Promenade, Mindarie and requested a report to the Policy and Special Purposes Committee on Balconies in grouped dwelling developments (Item I20328 refers).

He gives details of the background relating to the Residential Planning Codes and an assessment of the application.

MOVED Cr Wood, **SECONDED** Cr Dammers that Council continues to support the provisions of the Residential Planning Codes and does not allow balconies to intrude on the 24m² minimum area of private open space required by the Codes.

CARRIED

I50508 DEVELOPMENT ASSESSMENT UNIT POLICY AND DELEGATION OF DEVELOPMENT CONTROL POWERS - [702-1, 790-674]

CITY PLANNER'S REPORT I50508

The City Planner reports on the Development Assessment Unit Policy and Delegation of Development Control Powers.

The Council's DAU Policy is inconsistent with the meeting structure adopted by Council's resolution I90454 on 27 April 1994.

The DAU Policy was drafted when the Town Planning Committee was in operation and required appropriate modification to bring it into line with the new meeting structure.

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

- 1 deletes its Development Assessment Unit Policy G3-14 from the Policy Manual and substitutes the following new policy:

"DEVELOPMENT ASSESSMENT UNIT - G3-14"

POLICY OBJECTIVE

The Development Assessment Unit (DAU) aims, through the exercise of wide-ranging discretionary powers, to minimise delays in the approval of applications to commence development.

POLICY AREA

The DAU Policy applies to the whole of the City of Wanneroo municipality.

POLICY STATEMENT

The Council acknowledges that effective delegation of authority to the City Planner is fundamental to the efficient and effective operation of the DAU.

Wherever possible the DAU is encouraged to negotiate with applicants to achieve the approval of development consistent with the Council's policies and agreed structure plans or guide plans.

STRUCTURE OF THE DAU

The DAU shall be responsible to the City Planner. It shall consist where necessary of representatives from the Building, Engineering, Health, Parks and Town Planning Departments or such other departmental representative/s as the City Planner thinks fit. All applications shall be assessed and written comments provided by individual DAU representatives on the basis of the Council's policies for which their respective departments are responsible. The City Planner may

determine applications after consultation with any other departmental heads that may be necessary in his opinion, or he may instruct that a report be prepared for the Council to determine the application.

DUTIES OF THE DAU

The duties of the DAU are to:

- (i) process and determine development applications for the Council (this includes advertising and approval of applications after consideration of submissions);
- (ii) liaise directly with developers, specialist departments and Government Authorities;
- (iii) assess where referrals to the Council are necessary for the determination of applications (all refusals are to be referred for Council determination);
- (iv) determine appropriate conditions of approval;
- (v) prepare a monthly schedule to the Council on all development applications;
- (vi) meet with objectors to facilitate compromises whenever possible;
- (vii) make appropriate recommendations relating to review of policies;
- (viii) inform the City Planner about any difficulties or problems experienced with development assessment."

EXEMPTIONS

The DAU is not empowered to refuse development applications. All applications recommended for refusal shall be the subject of a report to the Council which shall determine the application";

- 2 removes reference to the following authority delegated under S157A of the Local Government Act from the Register of Delegation of Authority

Front and Rear Setbacks (pages 17 and 19)
R-Codes Administration (page 19)

Home Occupations (page 19)
Height of Buildings in Residential
Neighbourhoods (page 20);

- 3 delegates development control powers in accordance with Clause 3.34 of Town Planning Scheme No 1 to the City Planner to process and approve development applications, subject to the City Planner complying with the Council's policies in the exercise of this delegation;
- 4 inserts a new section into the Register of Delegation of Authority to accommodate authority delegated under the provisions of Clause 3.34 of Town Planning Scheme No 1 and includes in that new section the following delegation of authority to the City Planner:

"DEVELOPMENT CONTROL POWERS

Authority to process and approve (but not to refuse) development applications;

RESIDENTIAL SETBACKS

Approve the variation of residential setbacks in accordance with the provisions of the Residential Planning Codes;

HEIGHT OF BUILDINGS IN RESIDENTIAL NEIGHBOURHOODS

Authority to determine whether or not on-site advertising/ neighbour consultation is required;

Authority to approve applications where no objections are received in response to on-site advertising;

All applications against which there has been objection and all applications recommended for refusal shall be referred to Council for determination.

HOME OCCUPATIONS

Approve applications for home occupations in accordance with adopted policy";

- 5 reviews the powers delegated under Town Planning Scheme in October 1994 and when it reviews the Register of Delegation of Authority each year thereafter.

CARRIED

150509 BANKING PORTFOLIO - [005-1]

CITY TREASURER'S REPORT I50509

The City Treasurer reports on the outcome of Council's resolution to seek registrations of interest from interested bankers for Council's banking business (Item I30105 refers).

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

- 1 appoints for a period of five years the Commonwealth Bank of Australia as its bankers effective 1 July 1994;
- 2 appoints the Commonwealth Bank of Australia as its Rate Collection Agency effective 1 August 1994 subject to annual review;
- 3 structures its business procedures to only carry a limited number of corporate credit cards with additional cards being subject to 10 working days lead time;
- 4 does not proceed with the refinancing of its loan debt portfolio;
- 5 reaffirms its long-standing debt reduction strategy of retiring debt should funds be available.

CARRIED

I50510 APPROVED LIQUOR LICENCES UP TO APRIL 1994 - [930-17]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I50510

The City Recreation and Cultural Services Manager lists recreational clubs and organisations using Council facilities that have been granted a liquor licence up to April 1994.

MOVED Cr Wood, **SECONDED** Cr Dammers that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I50510 be received.

CARRIED

I50511 THE FUTURE OF YOUTH SERVICES IN THE CITY OF WANNEROO - [485-2]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I50511

The City Recreation & Cultural Services Manager refers to a report on the Future of Youth Services in the City of Wanneroo. This report examines various options available to Council.

He gives details of the background of the report relating to youth needs, Council's Existing Role and Service Options.

MOVED Cr Wood, **SECONDED** Cr Dammers that Council endorses the concept of developing a specialised youth recreation service subject to the endorsement of a further report detailing strategies and costs associated with its development.

CARRIED

**I50512 CITY OF WANNEROO ART COLLECTION REPLACEMENT OF ART WORKS
- [429-1-13]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I50512**

The City Recreation & Cultural Services Manager reports on options for the display of artwork in the Administration Building once the City of Wanneroo Art Collection is located in the proposed Joondalup Museum Art Gallery.

MOVED Cr Wood, **SECONDED** Cr Dammers that Council endorses the future purchase of reproduction prints and photographs to enhance the Administration Centre, once the City of Wanneroo art works are placed in the Proposed Public Art Gallery.

CARRIED

**I50513 DEVELOPMENT OF BOWLING CLUBS IN THE CITY OF WANNEROO -
[439-1]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S AND CITY
PARKS MANAGER'S REPORT I50513**

The City Recreation & Cultural Services Manager reports that at its meeting on 13 April 1994, Council considered a report outlining a plan for the development of two new bowling clubs in the City of Wanneroo (Item I40411 refers).

The matter was referred to the next meeting of the Policy and Special Purposes Committee for consideration.

MOVED Cr Wood, **SECONDED** Cr Dammers that consideration of this matter be deferred pending a report to Policy and Special Purposes Committee formulating a comprehensive policy regarding development of lawn bowling facilities.

CARRIED

I50514 PILOT PROJECT - DELIVERED MEALS SERVICE - [862-1]

MANAGER, WELFARE SERVICES' REPORT I50514

Additional funding of \$34,000 has been approved by the Home and Community Care Programme for the City of Wanneroo to operate an alternative delivered meals service to clients registered with the Meals on Wheels service. The project will run for one year and be evaluated in the last two months of the period.

The Manager, Welfare Services provides background details of the Meals on Wheels Service and the pilot project of receiving meals from a commercial catering firm for a period of twelve months. The client group accessing the pilot service will be from Girrawheen and Heathridge/Ocean Reef.

MOVED Cr Wood, **SECONDED** Cr Dammers that Council authorises the calling of tenders for the supply of a delivered meals service to aged residents of the City of Wanneroo, for a period of twelve months.

CARRIED

I50515 RECORDING AND STORING OF CONFIDENTIAL CLIENT INFORMATION IN THE WELFARE DEPARTMENT - [880-1]

MANAGER, WELFARE SERVICES' REPORT I50515

The Town Clerk reports that the Home and Community Care Programme (HACC) is requiring that all agencies formalise a policy on the recording and storing of confidential client information. This is in line with the national set of standards soon to be adopted by all Home and Community Care Services.

He advises it is envisaged that all clients registered with the Welfare Services will be transferred to the Welfare Management System with 12 months.

MOVED Cr Wood, **SECONDED** Cr Dammers that Council adopts the policy of "Recording and Storage of Confidential Client Information in the Welfare Department" as outlined in Attachment 1 to Report I50515.

CARRIED

Appendix XXII refers.

I50516 APPLICATION TO KEEP OSTRICH - [3298/15/31]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I50516

Mrs J L Vanderhelm of Lot 15 (31) Timely Hostess Mews, Mariginiup is seeking Council approval to keep an ostrich pair for breeding purposes.

The City Environmental Health Manager reports that since August 1993, five applications for keeping ostrich is have been approved. He suggests that it may be appropriate to consider formulating new by-laws to address these matters.

MOVED Cr Wood, **SECONDED** Cr Dammers that consideration of this matter be deferred and a further report be submitted to Policy and Special Purposes Committee.

CARRIED

I50517 EAST WANNEROO DEVELOPER CONTRIBUTION ARRANGEMENTS -
[780-21]

CITY PLANNER'S REPORT I50517

The State Planning Commission (SPC) has forwarded to the City of Wanneroo a proposal setting out how it and the Hon Minister for Planning see the planning of the East Wanneroo area being progressed.

The City Planner provides background details to the subject matter and a review of developments since Council's Special Meeting of 20 December 1993.

He considers that a proper assessment of the current proposal, preparation of various plans etc can best be achieved by the engagement of consultants.

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

- 1 authorises the Mayor, Cr Dammers, Cr Magyar (as Deputy to Cr Dammers) and Town Clerk to engage consultants to undertake the work involved in addressing the requirements contained in the State Planning Commission's letter dated 3 May 1994;
- 2 advises the Hon Minister for Planning and State Planning Commission that:
 - (a) Council has wanted to use a Town Planning Development Scheme for East Wanneroo by the conditions being imposed by the Hon Minister, particularly that developer contributions be required through subdivision conditions which are appealable to the Minister and the Appeals Tribunal makes this an unacceptable proposition for the Council. Council cannot understand how the Hon Minister and the State Planning Commission can expect Council to agree through a Development Scheme to accept responsibility for underwriting the provision of infrastructure when

the funding mechanism involved would be appealable to the Hon Minister and the Appeals Tribunal at any time of subdivision;

- (b) Council has used every endeavour to resolve the issue of East Wanneroo planning and co-ordination as quickly as possible and rejects any inference that delays have been caused by this City;
- (c) to facilitate the successful, expeditious conclusion of this issue, Council will be appointing consultants. The provision of assistance to the consultants by the Hon Minister's office and the Department of Planning and Urban Development would be appreciated;
- (d) in respect of the Hon Minister's advice to Council that finalisation of outstanding amendments would now be appropriate, Council shares the Hon Minister's concern regarding the undesirability of subdivision occurring in the absence of appropriate zoning and that finalisation of the outstanding amendments should therefore be sought as soon as possible. However, Council considers that finalisation of amendments for the rezoning of land to Residential Development is not appropriate until the following fundamental prerequisites have been properly satisfied:
 - (i) a Local Structure Plan for the area concerned has been approved by Council and the Department of Planning and Urban Development or the State Planning Commission; and
 - (ii) secure arrangements for developer contributions are in place.

3 defers further consideration of the proposal contained in the State Planning Commission's letter until the work to be undertaken pursuant to 1 above has been adequately progressed.

CARRIED

**I50518 TOWN PLANNING APPEAL DECISION - WHITFORD CINEMA COMPLEX
- [30/300, 790/687]**

CITY PLANNER'S REPORT I50518

The City Planner reports on the Town Planning Appeal Tribunal decision to approve a six cinema complex at Whitford Shopping Centre.

He outlines the main areas of concern and provides details of a proposed Scheme Text Amendment to introduce provisions relating to the development of Cinema Complexes.

MOVED Cr Wood, **SECONDED** Cr Dammers that consideration of this matter be deferred and referred to Policy and Special Purposes Committee at its meeting on 1 June 1994.

CARRIED

I50519 1995 MUNICIPAL ELECTIONS - [801-1]

MOVED Cr Wood, **SECONDED** Cr Dammers that this matter be listed for discussion for the Policy and Special Purposes Committee Meeting scheduled for 1 June 1994.

CARRIED

I50520 COUNCIL MEETING STRUCTURE - [702-0]

MOVED Cr Wood, **SECONDED** Cr Dammers that this matter be listed for discussion for the Policy and Special Purposes Committee Meeting scheduled for 1 June 1994.

CARRIED

I50521 TAFE ANNUAL PRESENTATIONS - SPONSORSHIP - [009-1]

Cr Freame reported that she had recently attended the North Metropolitan College of TAFE Annual Presentations on behalf of the Mayor. She noted that the City of Stirling has been a considerable sponsor for prizes. As a TAFE College is now established in Joondalup, Cr Freame requested a report on whether it was appropriate for Council to become a sponsor.

MOVED Cr Wood, **SECONDED** Cr Dammers that a report be submitted to Council on whether Council should contribute sponsorship to the North Metropolitan College of TAFE Annual Presentations.

CARRIED

RAVE PARTIES - PROSECUTION - [863-1-1]

The Town Clerk advised of a newspaper item which reported on the prosecution of the rave party for Kingsley, with the company responsible being fined \$3,750 (the maximum fine being \$5,000) with costs of \$1,658. The Magistrate indicated that this was to be a clear demonstration that these rave parties must be conducted in compliance with the rules.

I90523 BUSINESS FOR INFORMATION

MOVED Cr Cooper, **SECONDED** Cr O'Grady that the Reports for Information be received.

CARRIED

REPORTS

I60501 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT I60501

The City Engineer reports on Council works, drainage, pedestrian and dual use paths, car parks, road resurfacing, street lighting, rubbish disposal and subdivisional development for the period ending 6 May 1994.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY ENGINEER'S REPORT I60501 be received.

CARRIED

I60502 DEVELOPMENT ENQUIRIES: APRIL 1994 - [290-0]

CITY PLANNER'S REPORT I60502

The City Planner submits a Schedule of development enquiries received during April 1994.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY PLANNER'S REPORT I60502 be received.

CARRIED

I60503 PROPOSED SUBDIVISION OF LOT 4 PRIEST ROAD, LANDSDALE - [740-93619]

CITY PLANNER'S REPORT I60503

In December 1993 (Item H21213 refers) Council resolved to defer the application submitted by Feilman Planning Consultants on behalf of T & M Priest for the subdivision of Lot 4 Priest Road, Landsdale pending a resolution of the Gngalara Road widening and the future direction of proposed Town Planning Scheme 21.

The City Planner provides background details of the subject lot and advises that the Department of Planning and Urban Development has resolved to approve the subdivision application of Lot 4 Priest Road without Council's support. No further action is required.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY PLANNER'S REPORT I60503 be received.

CARRIED

I60504 WANNEROO TOWNSITE IMPROVEMENTS - [740-104]

CITY PLANNER'S REPORT I60504

At its meeting on 23 March 1994 Council requested a report on the present position of improvements to the appearance of the Wanneroo Townsite (Item I90361 refers).

The City Planner provides background details to the subject and advises that the appearance of Wanneroo Townsite is expected to improve with general development east of Wanneroo Road and proposed extensions to and development of the shopping centre.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY PLANNER'S REPORT I60504 be received.

CARRIED

I60505 SUBDIVISION APPROVAL OF LOT 118 (52) CANNA PLACE, WANNEROO - [740-93938]

CITY PLANNER'S REPORT I60505

The City Planner reports that correspondence has been received from the Department of Planning and Urban Development advising of their approval for the subdivision of Lot 118 Canna Place, Wanneroo.

MOVED Cr Dammers, **SECONDED** Cr Cooper that CITY PLANNER'S REPORT I60505 be received.

CARRIED

I60505A SUBDIVISION APPROVAL OF LOT 118 (52) CANNA PLACE, WANNEROO - [740-93938]

MOVED Cr Dammers, **SECONDED** Cr Cooper that a report be submitted to Council on the competence of the Tribunal to determine this Appeal without the necessary scheme amendment to modify the Development Guide Plan.

CARRIED

I60506 APPEAL DETERMINATION: LOT 76 (SWAN LOCATION 1791 AND 1942) LENORE ROAD, WANNEROO - [740-90832]

CITY PLANNER'S REPORT I60506

The City Planner reports on the Appeal determination of Lot 76 (Swan Location 1791 and 1942) Lenore Road, Wanneroo.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY PLANNER'S REPORT I60506 be received.

CARRIED

I60507 **TWO ROCKS MARINA - [30/1453, 615-0-5]**

CITY PLANNER'S REPORT I60507

The City Planner reports on the response by the Minister for Lands to Council's request that consideration be given to the provision of two truck loading bays in the northern car park at the Two Rocks Marina, and that he provide an outline of the position regarding the default clauses in the proposed new lease.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY PLANNER'S REPORT I60507 be received.

CARRIED

I60508 **FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 30 APRIL 1994 - [002-3]**

CITY TREASURER'S REPORT I60508

The City Treasurer submits Financial Statements for the period 1 July, 1993 to 30 April, 1994.

He advises that it is anticipated that income from rates will outstrip Budget estimates due to increased subdivisional activity in the district.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60508 be received.

CARRIED

I60509 **CRAIGIE LEISURE CENTRE MONTHLY REPORT - APRIL 1994 - [680-1]**

CITY TREASURER'S REPORT I60509

The City Treasurer submits the Craigie Leisure Centre Monthly Report for April 1994.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60509 be received.

CARRIED

I60510 **AQUAMOTION MONTHLY REPORT - APRIL 1994 - [690-1]**

CITY TREASURER'S REPORT I60510

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

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60510 be received.

CARRIED

I60511 OUTSTANDING GENERAL DEBTORS - APRIL 1994 - [020-0]

CITY TREASURER'S REPORT I60511

The City Treasurer gives details of the Outstanding General Debtors for the month of April 1994.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60511 be received.

CARRIED

I60512 MAJOR CAPITAL PROJECT - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT I60512

The City Treasurer submits a comparison between committed expenditure and adopted Budgets relating to Major Capital projects undertaken this financial year.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60512 be received.

CARRIED

I60513 DRAFT 1994/95 BUDGET AND FORWARD FINANCIAL PLAN PROGRESS REPORT - [006-3]

CITY TREASURER'S REPORT I60513

The City Treasurer reports that compilation of the Draft 1994/95 Budget and Forward Financial Plan is close to completion. Departmental submissions have been consolidated into a first draft which is currently under review by individual departments.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60513 be received.

CARRIED

I60514 SELF SUPPORTING LOAN NO 276 \$500,000 - CHURCHES OF CHRIST IN WA (INC) - [015-276]

CITY TREASURER'S REPORT I60514

The City Treasurer reports on Self Supporting Loan No 276 - Churches of Christ in WA (Inc).

He advises that in accordance with Section 616 of the Local Government Act the Mayor and Town Clerk have cancelled this loan debenture.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60514 be received.

CARRIED

I60515 STAFF AND OUTSIDE WORKERS' OVERTIME - APRIL 1994 - [404-10]

CITY TREASURER'S REPORT I60515

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

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY TREASURER'S REPORT I60515 be received.

CARRIED

I60516 HEALTH ACT 1911 - RECENT PROSECUTIONS - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60516

The City Environmental Health Manager reports on the results of two recent prosecutions.

Grant Consultants Pty Ltd were found guilty to a charge that they were responsible for the sale of a loaf of bread which was adulterated and were fined \$600.00 with costs of \$795.00.

The proprietors of Padbury Quality Meats pleaded guilty to a charge relating to failing to upgrade the floor of their premises and were fined a total of \$750.00 with costs of \$672.00.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60516 be received.

CARRIED

I60517 PERTH HAZE STUDY - [305-5]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60517

The City Environmental Health Manager reports that Council is advised of further advice received on the Perth Air Quality - Haze Study.

A statement on progress with the Study since 16 February 1994 has been provided.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60517 be received.

CARRIED

I60518 RAVE PARTIES - [863-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60518

The City Environmental Health Manager reports that submissions to the Premier and the Minister for the Environment in respect of "Rave" parties have been acknowledged and a reply will be made as soon as possible.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60518 be received.

CARRIED

I60519 INCREASE IN FUNDING - WELFARE SERVICES - [880-8-4]

MANAGER WELFARE SERVICES' REPORT I60519

The Manager, Welfare Services reports that the City of Wanneroo has recently been allocated increased funding for its existing services in the aged and disabled area.

She gives details of how the increases will be used.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that MANAGER WELFARE SERVICES' REPORT I60519 be received.

CARRIED

I60520 HISTORICAL ESSAY COMPETITION - [240-2]

CITY LIBRARIAN'S REPORT I60520

The City Librarian reports that the Historical Essay Competition conducted by the Libraries Department closed on 22 April, 1994.

The Judges' nominations will be circulate to Councillors prior to the meeting of 25 May 1994.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY LIBRARIAN'S REPORT I60520 be received.

CARRIED

I60521 MONTHLY REPORT - RECREATION AND CULTURAL SERVICES DEPARTMENT - [260-0]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60521

The City Recreation and Cultural Services Manager submits a monthly report on Recreation and Cultural Services Department.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60521 be received.

CARRIED

I60522 YOUTHFEST - EVALUATION - [485-13]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60522

The City Recreation and Cultural Services Manager submits an evaluation of the inaugural Youthfest held on the weekend of 5 and 6 February 1994. This event was an initiative of the City of Wanneroo and Sunshine FM to compliment the 1994 Sunset Coast Windsurfing Classic.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60522 be received.

CARRIED

I60523 COMMUNICATION BETWEEN DISTRICT SPORT CLUBS AND THE LOCAL GOVERNMENT AUTHORITY - [260-0-2]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60523

The City Recreation and Cultural Services Manager reports that at the August 1993 meeting of the North East Region Recreation Advisory Committee, delegates discussed the need for better communication between State Sporting Associations and local government authorities on the provision and management of recreation facilities.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60523 be received.

CARRIED

I60524 **MUNICIPAL LAW & FIRE SERVICES DEPARTMENT - ACTIVITIES FROM 1 JANUARY 1994 TO 31 MARCH 1994 - [905-1]**

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I60524

The Manager - Municipal Law and Fire Services submits a report covering the Municipal Law and Fire Services Department's activities from 1 January 1994 to 31 March 1994.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I60524 be received.

CARRIED

I60525 **ALKIMOS/EGLINTON METROPOLITAN REGION SCHEME AMENDMENT - [319-7-1]**

CITY PLANNER'S REPORT I60525

The City Planner reports on the Alkimos/Eglinton Metropolitan Region Scheme Amendment.

He provides background details on the Amendment and a Formal Environmental Impact Assessment.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY PLANNER'S REPORT I60525 be received.

CARRIED

I90524 TOWN CLERK'S REPORT

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that the Report of the Town Clerk be received.

CARRIED

I90525 **SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]**

Document: Deed
Parties: City of Wanneroo & E J Chitty
Description: Copyright Agreement
Date: 22.4.94

Document: Transfer of Land
Parties: City of Wanneroo & A P Panizza
Description: Lot 1578 Sydney Road, Gnangara

Date: 22.4.94

Document: Transfer of Land
Parties: City of Wanneroo & A P Panizza
Description: Lot 1577 Sydney Road, Gngangara
Date: 22.4.94

Document: Agreement
Parties: City of Wanneroo & Yoze Bebich
Description: Lots 129 and 149 Benmuni Road, Wanneroo
Date: 26.4.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo & M Conti & Slondia Nominees Pty Ltd
Description: Lot 104 Berkley Road, Marangaroo
Date: 26.4.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo & M Conti & Slondia Nominees Pty Ltd
Description: Lot 105 Berkley Road, Marangaroo
Date: 26.4.94

Document: Licence
Parties: City of Wanneroo & Wanneroo Historical Society Inc.
Description: 935 Wanneroo Road, Wanneroo
Date: 2.5.94

Document: Deed of Easement
Parties: N, KL, DJ & E Petropulos & City of Wanneroo
Description: Lots 124 & 125 Mercer Lane, Joondalup
Date: 2.5.94

Document: Deed
Parties: City of Wanneroo & A Villanova
Description: Copyright Agreement
Date: 2.5.94

Document: Deed
Parties: City of Wanneroo & N C Hawkins
Description: Copyright Agreement
Date: 2.5.94

Document: Deed of Agreement
Parties: City of Wanneroo & Kismet Ent. Canoble Pk. Zebra Nom. Pty Ltd.
Description: Lots 104 & 105 Berkley Road, Marangaroo
Date: 28.4.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo & Town & Country Bank Ltd
Description: Lot 1 Hester Avenue, Merriwa
Date: 3.5.94

Document: Deed of Easement
Parties: City of Wanneroo & N, KG, DJ & E Petropulos
Description: Lots 124 & 125 Mercer Lane, Joondalup
Date: 9.5.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo & V & R Terranova
Description: Lot 6 Delich Road, Carabooda
Date: 10.5.94

Document: Grant of Easement
Parties: City of Wanneroo & Pila Pty Ltd
Description: Lot 1481 to 1483 Baltimore Parade, Merriwa
Date: 10.5.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo & Alpine Land Pty Ltd
Description: Belridge Shopping Centre
Date: 12.5.94

Document: Transfer of Land
Parties: City of Wanneroo & Her Majesty Queen Elizabeth 11
Description: Pt Ocean Reef Road between Hartman Drive &
Wanneroo Road
Date: 12.5.94

Document: Agreement
Parties: City of Wanneroo & Minister for Community
Development
Description: Wanneroo Financial Counselling Volunteer Project
Date: 16.5.94

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

CARRIED

I90526 DEVELOPMENT ASSESSMENT UNIT - [290-1]

The City Planner submits a resumé of the development applications for the period from 22 April 1994 to 19 May 1994.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council adopts the recommendations in the list of development applications processed for the period from 22 April 1994 to 19 May 1994 as outlined on Appendix XXIII hereto, and approves the

applications, subject to standard and appropriate conditions of development.

CARRIED

Appendix XXIII refers.

190527 APPOINTMENT OF DELEGATES AND DEPUTIES - OCCASIONAL, ADVISORY, RECREATION AND OTHER COMMITTEES - [702-3]

The following appointments of delegates to Occasional Committees were made at the Special Meeting of Council held on 9 May 1994:

OCCASIONAL COMMITTEES

LAND SALES OCCASIONAL COMMITTEE - [702-3]

Mayor, One Councillor and Town Clerk

Cr Waters	Mayor
Cr Cooper	
Cr O'Grady	Deputy

GOLF COURSE OCCASIONAL COMMITTEE - [622-0]

Mayor, Four Councillors, Town Clerk and City Engineer

Cr Waters	Mayor
Cr O'Grady	
Cr Ewen-Chappell	
Cr Moloney	
Cr Freame	
Cr Dammers	First Deputy
Cr Lynn	Second Deputy

DEPUTATIONS OCCASIONAL COMMITTEE - [702-0]

Membership of the Deputations Occasional Committee comprises:

- 1 The Mayor or Deputy Mayor;
- 2 at least one Councillor from the ward containing the area the subject of the deputation. Where the deputation relates to a matter affecting the interests of more than one ward, representation from each affected ward shall be sought (provided always that the total number of elected representatives, less the Mayor or his Deputy, shall not exceed one half of the number of members of the Council;
- 3 the Town Clerk or his Deputy, and appropriate officer representation from the relevant departments.

JOONDALUP CIVIC AND CULTURAL FACILITIES OCCASIONAL COMMITTEE - [703-8-8]

Mayor and Four Councillors

Cr Waters	Mayor
Cr Hall	
Cr O'Grady	
Cr Dammers	
Cr Lynn	
Cr Moloney	First Deputy
Cr Ewen-Chappell	Second Deputy
Cr Freame	Third Deputy

TOWN PLANNING SCHEME NO 21 OCCASIONAL COMMITTEE - [780-1]

Mayor and Four Councillors

Cr Waters	Mayor
Cr MacLean	
Cr Dammers	
Cr Wood	
Cr Magyar	
Cr O'Grady	First Deputy
Cr Cooper	Second Deputy
Cr Hall	Third Deputy
Cr Moloney	Fourth Deputy

The following appointments of delegates to Management, Advisory, Recreation and Other Committees were made at the Special Meeting of Council held on 9 May 1994:

ADVISORY COMMITTEES

ENVIRONMENTAL ADVISORY COMMITTEE - [702-3]

5 Councillors

Cr Magyar
Cr Freame
Cr Major
Cr Curtis
Cr Hall

HISTORICAL SITES - [702-3]

3 Councillors and Deputy

Cr Magyar
Cr Lynn
Cr Freame
Cr Ewen-Chappell Deputy

WANNEROO YOUTH - [485-2]

1 Councillor and Deputy

Cr O'Grady
Cr Curtis Deputy

RECREATION ASSOCIATIONS

GIRRAWHEEN/KOONDOOLA - [330-2]

South Ward Councillors - attending on rotational basis

Cr Gilmore
Cr Moloney
Cr MacLean
Cr Wood
Cr Hall

GREENWOOD/WARWICK - [330-3]

South Ward Councillors - attending on rotational basis

Cr Gilmore
Cr Moloney
Cr MacLean
Cr Wood
Cr Hall

WANNEROO - [702-3]

Central Ward Councillors - attending on rotational basis

Cr Dammers
Cr Cooper
Cr Ewen-Chappell
Cr Magyar

OTHER COMMITTEES

ARENA - [702-0]

1 Councillor and Town Clerk

Cr Ewen-Chappell

LOCAL GOVERNMENT ASSOCIATION OF WESTERN AUSTRALIA, NORTH METRO ZONE - [312-2]

4 Councillors

Cr Major
Cr Freame
Cr Lynn
Cr Gilmore

MINDARIE REGIONAL COUNCIL - [508-5-5]

3 Councillors and Deputy

Cr O'Grady
Cr Major
Cr Cooper
Cr Magyar Deputy

WANNEROO HISTORICAL SOCIETY - [702-3]
1 Councillor & Deputy

Cr Dammers
Cr Magyar Deputy

The following appointments of delegates to Advisory, Management and other committees are required to be made:

ADVISORY COMMITTEES

I90528 ART COLLECTION - [702-3]
3 Councillors

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Crs Freame, Lynn and Gilmore as Delegates to the Art Collection Advisory Committee.

CARRIED

I90529 BUSH FIRES - [702-3]
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Dammers as Delegate and Cr Hall as Deputy to the Bush Fires Advisory Committee.

CARRIED

I90530 CULTURAL DEVELOPMENT - [702-3]
1 Councillor

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Freame as Delegate to the Cultural Development Advisory Committee.

CARRIED

I90531 COUNCIL MANAGEMENT SAFETY - [702-3]
1 Councillor

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Cooper as Delegate to the Council Management Safety Advisory Committee.

CARRIED

I90532 COUNTER DISASTER - [702-3]
1 Councillor

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Gilmore as Delegate to the Counter Disaster Advisory Committee.

CARRIED

190533 **GREEN PLAN MANAGEMENT - [702-3]**
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Magyar as Delegate and Cr Curtis as Deputy to the Green Plan Management Advisory Committee.

CARRIED

190534 **JUNIOR COUNCIL - [702-2]**
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Waters as Delegate and Cr Moloney as Deputy to the Junior Council Advisory Committee.

CARRIED

190535 **MULTICULTURAL - [880-9-11]**
1 Councillor

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Lynn as Delegate to the Multicultural Advisory Committee.

CARRIED

190536 **NORTH EASTERN REGION RECREATION - [702-3]**
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Cr Freame as Delegate and Cr Gilmore as Deputy to the North Eastern Region Recreation Advisory Committee.

CARRIED

MANAGEMENT COMMITTEES

190537 **BUCKINGHAM HOUSE - [702-3]**
1 Councillor & Deputy

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

1 the position of Delegate to the Buckingham House Management Committee remain vacant;

2 Council nominates Cr Ewen-Chappell as Deputy to the Buckingham House Management Committee.

CARRIED

I90538 BURNS RECREATION - [330-11]
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council appoints Central Ward Councillors as Delegates to the Burns Recreation Management Committee with Councillors attending meetings on a rotational basis.

CARRIED

I90539 GIRRAWHEEN/KOONDOOLA SENIOR CITIZENS' CENTRE - [702-3]
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates Cr Gilmore as Delegate and Cr Moloney as Deputy to the Girrawheen/Koondoola Senior Citizens' Centre Management Committee.

CARRIED

I90540 GLOUCESTER LODGE MUSEUM - [307-1]
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that the positions of Delegate and Deputy to the Gloucester Lodge Museum Management Committee remain vacant.

CARRIED

I90541 GREENWOOD/WARWICK COMMUNITY CARE CENTRE - [702-3]
1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates Cr Wood as Delegate and Cr Hall as Deputy to the Greenwood/Warwick Community Care Centre Management Committee.

CARRIED

I90542 KINGSWAY COMPLEX - [702-3]
2 Councillors & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates South Ward Councillors as Delegates to the Kingsway Complex Management Committee with Councillors attending meetings on a rotational basis.

CARRIED

190543 MILDENHALL SENIOR CITIZENS' CENTRE - [702-3]

1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates Cr Lynn as Delegate and Cr Freame as Deputy to the Mildenhall Senior Citizens' Centre Management Committee.

CARRIED

190544 QUINNS ROCKS RECREATION - [702-3]

1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates Cr O'Grady as Delegate and Cr Waters as Deputy to the Quinns Rocks Recreation Management Committee.

CARRIED

190545 WANNEROO EISTEDDFOD - [702-3]

2 Councillors

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council nominates Crs Major and MacLean as Delegates to the Wanneroo Eisteddfod Advisory Committee.

CARRIED

190546 WANNEROO SENIOR CITIZENS' CENTRE - [702-3]

1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates Cr Cooper as Delegate and Cr Ewen-Chappell as Deputy to the Wanneroo Senior Citizens' Centre Management Committee.

CARRIED

190547 WARWICK LEISURE CENTRE JOINT - [702-3]

1 Councillor & 2 Deputies

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

1 Council nominates Cr Moloney as Delegate and Cr Wood as Deputy to the Warwick Leisure Centre Joint Management Committee;

2 the position of Second Deputy remain vacant.

CARRIED

190548 WHITFORD SENIOR CITIZENS' CENTRE - [702-3]

1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council nominates Cr Freame as Delegate and Cr Lynn as Deputy to the Whitford Senior Citizens' Centre Management Committee.

CARRIED

190549 YANCHEP COMMUNITY CENTRE - [702-3]

1 Councillor

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council appoints North Ward Councillors as Delegates to the Yanchep Community Centre Management Committee with Councillors attending meetings on a rotational basis.

CARRIED

190550 YANCHEP/TWO ROCKS RECREATION [702-3]

1 Councillor & Deputy

MOVED Cr Ewen-Chappell, **SECONDED** Cr Moloney that Council appoints North Ward Councillors as Delegates to the Yanchep/Two Rocks Recreation Management Committee with Councillors attending meetings on a rotational basis.

CARRIED

OTHER COMMITTEES

190551 AGRICULTURE PROTECTION BOARD ZONE 10 CONTROL AUTHORITY - [301-2]

1 Councillor & Deputy

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

- 1 Council nominates Cr Major as Delegate to the Agriculture Protection Board Zone 10 Control Authority Committee;
- 2 the position of Deputy remain vacant.

CARRIED

190552 CHILDREN'S BOOK WEEK - [218-1-4]

1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Freame as Delegate to the Children's Book Week Committee.

CARRIED

190553 CHILDREN'S SERVICES ADVISORY COUNCIL - [702-3]

1 Councillor & Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Freame as Delegate and Cr Hall as Deputy to the Children's Services Advisory Council Committee.

CARRIED

I90554 COMMUNITY POLICING DIVISIONAL COMMITTEE - [702-3]
1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr MacLean as Delegate to the Community Policing Divisional Committee.

CARRIED

I90555 CULTURAL DEVELOPMENT FUND - [702-3]
Mayor & 2 Councillors (Trustees)

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates the Mayor, and Crs Freame and Cooper as Trustees to the Cultural Development Fund.

CARRIED

I90556 EAST WANNEROO WORKING COMMITTEE - [702-3]
3 Councillors (North, South & Central Wards)

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr O'Grady (North Ward), Cr Wood (South Ward) and Cr Dammers (Central Ward) as Delegates to the East Wanneroo Working Committee.

CARRIED

I90557 ENTERPRISE PARK BUSINESS ASSOCIATION LTD - [310-1-2]
1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council abolishes the Enterprise Park Business Association Ltd Committee.

CARRIED

I90558 "FOOTY AID" BOARD OF MANAGEMENT - [702-3]
1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council appoints Cr Freame as Delegate to the "Footy Aid" Board of Management Committee.

CARRIED

I90559 JOONDALUP DISTRICT EDUCATION OFFICE (Ministerial Appointment) - [218-1-4]
1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that, as the Joondalup District Education Office Committee has been disbanded, a nomination is not required.

CARRIED

190560 LANDCORP (MINISTERIAL APPOINTMENT) - [310-1]
1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Dammers as Delegate to Landcorp Committee (Ministerial Appointment).

CARRIED

190561 NEIGHBOURHOOD WATCH AREA CO-ORDINATORS COMMITTEE - [909-1]
1 Councillor & 2 Deputies

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

- 1 Council nominates Cr Freame as Delegate and Cr O'Grady as Deputy to the Neighbourhood Watch Area Co-ordinators Committee;
- 2 the position of Second Deputy remain vacant.

CARRIED

190562 NORTH WEST DISTRICT PLANNING COMMITTEE - [314-2]
1 Councillor & Deputy

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

- 1 nominates Cr Dammers as Delegate and Cr Magyar as Deputy to the North West District Planning Committee;
- 2 writes to the Minister requesting that consideration be given to Council's Delegate to the North West District Planning Committee being appointed as its Chairman.

CARRIED

190563 OCCASIONAL WORKING PARTY FOR THE MANAGEMENT OF RECREATION FACILITIES - [702-3]
Mayor and 3 Councillors

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates the Mayor, Cr Lynn, Gilmore and Curtis as Delegates to the Occasional Working Party for the Management of Recreation Facilities Committee.

CARRIED

I90564 REGIONAL ECONOMIC DEVELOPMENT GROUP - [702-3]
Mayor and 1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates the Mayor and Cr Cooper as Delegates to the Regional Economic Development Group Committee.

CARRIED

I90565 SHIRE OF WANNEROO AGED PERSONS HOMES TRUST (INC) - [319-8]
1 Councillor & Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Cooper as Delegate and Cr Ewen-Chappell as Deputy to the Shire of Wanneroo Aged Persons Homes Trust (Inc).

CARRIED

I90566 SKATEPARK WORKING PARTY - [250-7]
2 Councillors

MOVED Cr Wood **SECONDED** Cr Hall that Council abolishes the Skatepark Working Party Committee.

CARRIED

I90567 ST JOHN AMBULANCE BRIGADE - [319-6]
1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Gilmore as Delegate to the St John Ambulance Brigade Committee.

CARRIED

I90568 SWAN REGIONAL FIRE PROTECTION & SUB-REGIONAL - [902-1]
1 Councillor & Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Dammers as Delegate and Cr Ewen-Chappell as Deputy to the Swan Regional Fire Protection and Sub-Regional Committee.

CARRIED

I90569 WANNEROO AGRICULTURAL SOCIETY - [301-9]
1 Councillor & 2 Deputies

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Cooper as Delegate and Crs Ewen-Chappell and Dammers as Deputies to the Wanneroo Agricultural Society Committee.

CARRIED

I90570 WANNEROO BICENTENNIAL TRUST - [301-6-13]
1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Cooper as Delegate to the Wanneroo Bicentennial Trust Committee.

CARRIED

190571 WANNEROO CHAMBER OF COMMERCE - [303-6]

1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Moloney as Delegate to the Wanneroo Chamber of Commerce Committee.

CARRIED

190572 WANNEROO SENIOR CITIZENS' ASSOCIATION (INC) - [340-6]

1 Councillor & Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr Dammers as Delegate and Cr Ewen-Chappell as Deputy to the Wanneroo Senior Citizens' Association (Inc) Committee.

CARRIED

190573 WANNEROO SOCIAL PLANNING (INC) - [321-0]

2 Councillors

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

1 Council nominates Cr Freame as Delegate to the Wanneroo Social Planning Committee;

2 the position of second Delegate remain vacant.

CARRIED

190574 WANNEROO VOLUNTEER EMERGENCY SERVICE - [702-3]

1 Councillor & Deputy

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

1 Council nominates Cr Gilmore as Delegate to the Wanneroo Volunteer Emergency Service Committee;

2 the position of Deputy remain vacant.

CARRIED

190575 YANCHEP/TWO ROCKS COMMUNITY BUS PROJECT - [852-1-2]

1 Councillor

MOVED Cr Wood, **SECONDED** Cr Hall that Council nominates Cr O'Grady as Delegate to the Yanchep/Two Rocks Community Bus Project Committee.

CARRIED

RECREATION ASSOCIATIONS

I90576 BURNS DISTRICT COMMUNITY - [330-11]

1 Councillor and Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council appoint Central Ward Councillors to the Burns District Community Recreation Association with Councillors attending meetings on a rotational basis.

CARRIED

I90577 KINGSLEY/WOODVALE RECREATION - [702-3]

1 Councillor & Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council appoints South Ward Councillors to the Kingsley/Woodvale Recreation Association, with Councillors attending meetings on a rotational basis.

CARRIED

I90578 SORRENTO/DUNCRAIG RECREATION - [702-3]

1 Councillor & Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council appoints South West Ward Councillors to the Sorrento/Duncraig Recreation Association, with Councillors attending meetings on a rotational basis.

CARRIED

I90579 WHITFORD RECREATION - [702-3]

1 Councillor & Deputy

MOVED Cr Wood, **SECONDED** Cr Hall that Council appoints South West Ward Councillors to the Whitford Recreation Association, with Councillors attending meetings on a rotational basis.

CARRIED

I90580 ADOPTION OF MEETING DATES 1994/95 - [702-0]

The following dates for Meetings of Council and Policy and Special Purposes Committee are submitted for adoption:

COUNCIL MEETINGS

7.30 pm	8 June 1994
7.30 pm	22 June 1994
7.30 pm	13 July 1994
7.30 pm	27 July 1994
7.30 pm	10 August 1994

7.30 pm 24 August 1994
7.30 pm 14 September 1994
7.30 pm 28 September 1994
7.30 pm 12 October 1994
7.30 pm 26 October 1994
7.30 pm 9 November 1994
7.30 pm 23 November 1994
7.30 pm 7 December 1994
7.30 pm 21 December 1994
JANUARY 1995 - NO MEETINGS
7.30 pm 8 February 1995
7.30 pm 22 February 1995
7.30 pm 8 March 1995
7.30 pm 22 March 1995
7.30 pm 12 April 1995
7.30 pm 26 April 1995

POLICY AND SPECIAL PURPOSES COMMITTEE MEETINGS/BRIEFING SESSIONS

5.30 pm 1 June 1994
5.30 pm 15 June 1994
5.30 pm 6 July 1994
5.30 pm 20 July 1994
5.30 pm 3 August 1994
5.30 pm 17 August 1994
5.30 pm 7 September 1994
5.30 pm 21 September 1994
5.30 pm 5 October 1994
5.30 pm 19 October 1994
5.30 pm 2 November 1994
5.30 pm 16 November 1994
5.30 pm 30 November 1994
5.30 pm 14 December 1994
JANUARY 1995 - NO MEETINGS
5.30 pm 1 February 1995
5.30 pm 15 February 1995
5.30 pm 1 March 1995
5.30 pm 15 March 1995
5.30 pm 5 April 1995
5.30 pm 19 April 1994

MOVED Cr Gilmore, **SECONDED** Cr Wood that the following dates for Meetings of Council and Policy and Special Purposes Committee/Briefing Sessions be adopted:

COUNCIL MEETINGS

7.30 pm 8 June 1994
7.30 pm 22 June 1994
7.30 pm 13 July 1994
7.30 pm 27 July 1994

7.30 pm 10 August 1994
 7.30 pm 24 August 1994
 7.30 pm 14 September 1994
 7.30 pm 28 September 1994
 7.30 pm 12 October 1994
 7.30 pm 26 October 1994
 7.30 pm 9 November 1994
 7.30 pm 23 November 1994
 7.30 pm 7 December 1994
 7.30 pm 21 December 1994
 JANUARY 1995 - NO MEETINGS
 7.30 pm 8 February 1995
 7.30 pm 22 February 1995
 7.30 pm 8 March 1995
 7.30 pm 22 March 1995
 7.30 pm 12 April 1995
 7.30 pm 26 April 1995

POLICY & SPECIAL PURPOSES COMMITTEE MEETINGS/BRIEFING SESSIONS

5.30 pm 1 June 1994
 5.30 pm 15 June 1994
 5.30 pm 6 July 1994
 5.30 pm 20 July 1994
 5.30 pm 3 August 1994
 5.30 pm 17 August 1994
 5.30 pm 7 September 1994
 5.30 pm 21 September 1994
 5.30 pm 5 October 1994
 5.30 pm 19 October 1994
 5.30 pm 2 November 1994
 5.30 pm 16 November 1994
 5.30 pm 30 November 1994
 5.30 pm 14 December 1994
 JANUARY 1995 - NO MEETINGS
 5.30 pm 1 February 1995
 5.30 pm 15 February 1995
 5.30 pm 1 March 1995
 5.30 pm 15 March 1995
 5.30 pm 5 April 1995
 5.30 pm 19 April 1995

CARRIED

190581 PROPOSED SUPERLOT SUBDIVISION : LOTS M1688, M1689 AND 1011 YANCHEP/TWO ROCKS - [740-93162]

METRO SCHEME: Rural, Urban, Urban Deferred, Parks and Recreation Reserve
 LOCAL SCHEME: Rural, Residential Development, Light Industrial, Parks and Recreation Reserve

OWNER: Tokyu Corporation
CONSULTANT: Richard Pawluk & Associates
APPLICATION RECEIVED: 3 February 1994
SCU: 10 February 1994
REPORT WRITTEN: 12 April 1994, 11 May 1994

INTRODUCTION

An application has been received from Richard Pawluk & Associates on behalf of Tokyu Corporation for the subdivision of Lots M1688, M1689 and 1011 Yanchep/Two Rocks into six superlots varying in size between 109 and 2403 hectares (Appendix XXIV refers).

BACKGROUND

The Yanchep Structure Plan, being an addendum to the Department of Planning and Urban Development's North West Corridor Structure Plan was released in January 1993. Under this plan the subject land was identified as "Future Urban Category B" land. Category B relates to longer term urban land.

The Department of Planning and Urban Development has since advised of its intention to initiate a major Metropolitan Region Scheme (MRS) Amendment for the Yanchep/Two Rocks area. The draft amendment documents were sent to Council for its comments and were considered at its Special Meeting on 20 December 1993 (H81201). The draft amendment is based on an updated version of the approved January 1993 plan (Appendix XXV refers).

At this meeting Council resolved to advise the Department of Planning and Urban Development of its support for the initiation of the amendment, subject to the resolution of a number of issues, namely:

5 formal arrangements for the dedication and construction of major roads;

6 environmental issues relating to the coastal foreshore reserve, freeway alignment, possible airport sites, loss of mature vegetation and conservation values, Parks and Recreation Reserves and modifications to the System 6 areas;

7 assurance that the Wilbinga/Caraban open space area to the north of the subject land will be reserved for the purpose of Parks and Recreation.

A revised draft MRS amendment plan has recently been sent to the City for information, prior to formal initiation of the

amendment (Appendix XXVI refers). The main changes over the previous plan include:

- 1 more acceptable coastal foreshore reserve;
 - 2 the exclusion, of the Rural zone in the north-east portion of the amendment area;
 - 3 the omission of the extension of Wilbinga Drive from Sunset Drive to the northern boundary of the Metropolitan area;
- 8the omission of the institutional landbank area east of the freeway.

DISCUSSION

Although there are a number of outstanding issues in regard to the MRS amendment for this area, the structure planning has progressed to the stage where the broad disposition of land uses has generally been accepted by Council.

The proposed boundaries of the superlots will follow either land use zones, Parks and Recreation reserves or major road reserves as shown on the latest draft MRS Amendment plans.

In addition to this, the application provides for a road reserve linking the Two Rocks Townsite to the proposed freeway reserve. This will provide the north eastern lots (Lots 203 and 204) with a road frontage. Council may recall these lots were proposed to remain Rural in the earlier draft MRS amendment plans. This is also the case in the latest draft. This road is one which the Council has been pursuing for several years to ultimately link the Two Rocks Townsite with Wanneroo Road and will enable negotiations to begin with the Department of Conservation and Land Management on obtaining a reservation for the remaining 1.5km section of this road through the State Forests Reservation between the freeway and Wanneroo Road.

The subdivision application also presents an opportunity for the ceding of land intended under the MRS amendment for either major roads or Parks and Recreation. A similar requirement was placed on the superlotting of the Clarkson/Butler area in the late 1970's. Specifically this would involve the land, within the applicant's landholding as identified on the latest draft MRS Amendment Plan for:

- 1 Additions to the coastal foreshore reserve.

- 2 The east-west lateral wedge between Yanchep and Eglinton.
- 3 The north-south open space link between Wilbinga Crown land and the Yanchep National Park.
- 4 Minor additions to the Yanchep National Park east of the freeway alignment.
- 5 The freeway reserve.
- 6 The Important Regional Road reservations for Marmion Avenue, Wilbinga Drive, Sunset Drive and Two Rocks Road.
- 7 The Railway Reserve.
- 8 The State Forrest Reserve, as well as land for the extension of Wilbinga Drive northwards of the Metropolitan area boundary.

The ceding of land for the above purposes should not influence decisions made during the MRS amendment process or the ultimate boundaries of zones and reservations. Rather it is the means of securing land tenure. Major deviations to the amendment are unlikely at this stage as considerable studies, both for the North West Corridor Structure Plan and in preparation for the amendment have been undertaken to date. As mentioned previously, Council has generally supported the current design. Minor boundary realignments, if required, can be satisfactorily negotiated through future subdivision and local scheme amendment processes.

It is not considered that the fragmentation of this land as proposed would prejudice the future orderly planning of this locality as the proposed lots, not required for public purposes still remain significant parcels, the smallest being 178 hectares.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council supports the application as submitted by Richard Pawluk and Associates on behalf of Tokyu Corporation for the superlot subdivision of Lots M1688, M1689 and 1011 Yanchep/Two Rocks subject to:

- 1 the dedication of a road reserve to the satisfaction of the City Engineer for Caves Road as shown on the subdivision plan between proposed alignments of Wilbinga Drive and the Freeway;

- 2 the construction of a single carriageway pavement together with associated earthworks to the satisfaction of the City of Wanneroo, for the proposed road linking the Two Rocks Townsite to the proposed freeway reserve;
- 3 the ceding, free of cost to the Crown and without any payment of compensation, that land located within the applicant's landholding:
- (a) that is delineated on the draft Metropolitan Region Scheme Amendment plan for the Yanchep/Two Rocks area (Plan No 1.3136, Map No 1/3m & 3/13m, prepared by the State Planning Commission Western Australia) as:
 - (i) Parks and Recreation Reservation
 - (ii) Controlled Access Highways Reservation
 - (iii) Important Regional Roads Reservation
 - (iv) Railways Reservation
 - (v) State Forests Reservation;
 - (b) the extension of Wilbinga Drive northwards to the Metropolitan Region boundary on the alignment shown on the draft Metropolitan Region Scheme Amendment Plan prepared by Richard Pawluk and Associates dated 17 September 1993.

CARRIED

Appendices XXIV, XXV and XXVI refer

**I90582 CONCEPT PLANS - ILUKA VILLAGE CENTRE : PT LOT M1722
MARMION AVENUE, ILUKA - [790-641]**

INTRODUCTION

Beaumaris Land Sales, the developers of the Iluka Estate, has requested Council's consideration to approving the latest concept plan for the Iluka Village Centre located centrally within Pt Lot M1722 Marmion Avenue, Iluka (Appendix XXVII refers).

BACKGROUND

Amendment No 641 to Town Planning Scheme No 1 was initiated by Council at its meeting in December 1992 (G21204). This amendment sought to rezone the major part of Iluka to

accommodate a residential estate, including the subject village centre.

At this stage, the centre included neighbourhood shopping facilities, "shop top housing", offices, a medical centre, a church, a Council community purposes building, a service station, public open space (containing an oval and a perched drainage lake) and a primary school (Appendix XXVIII refers).

When initiating the amendment, Council had a number of concerns with the associated structure plan, including the functioning of, and integration between the various components of the proposed village centre.

Given the complexity of the issues involved with this centre and the fact that the developers were keen to progress the residential component of its estate, the village centre was deleted from the structure plan and Amendment 641 at Council's April 1993 meeting (H20428).

The first two stages of residential land within Iluka have now been constructed and works are underway on the next. The developer is anxious to obtain the necessary approvals to the village centre to enable earthworks, the lake system and grass planting to be completed prior to the spring growing season.

The village centre concept plan has been modified quite substantially over the last few months following detailed analysis of levels, the drainage system, the existing landscape and the intended land uses.

PROPOSAL

The current proposal which is depicted on Appendices XXIX and XXX comprises the following major elements:

- 1 A relocation of the public primary school out of the village centre to a site adjacent to the district open space in the north eastern quadrant of Iluka.
- 2 A modification to the size and configuration of this district open space to incorporate two senior oval modules, a shared junior oval module with the primary school, a 12 court tennis complex and associated buildings and car parks.
- 3 A small lot residential subdivision including a narrow linear area of public open space, designed to create a strong pedestrian link between the village centre and the primary school.

- 4 A "shopping street" comprising a private road, "shop top" housing, a medical centre and service station to the north of this road and a small supermarket, a range of speciality stores and community purposes building to the south of this road.
- 5 A tiered lake system comprising a formal style ornamental lake to the north, a smaller informal ornamental lake and larger informal drainage lake to the south.
- 6 A lakeside restaurant.
- 7 Around 7.0 hectares of passive public open space incorporating an amphitheatre adjacent to the northern lake.
- 8 A range of low and medium density residential sites.

As part of this proposal, Beaumaris Land Sales has offered to develop at its cost, the following public facilities:

- 1 Council's community purposes building adjacent to the private road.
- 2 The ornamental and drainage lake system.
- 3 Four floodlit tennis courts and gazebo together with the necessary earthworks for the remaining eight courts.
- 4 Earthworks, reticulation and grassing required for the remaining recreation facilities proposed for the district open space and primary school sites.
- 5 Full landscaping including grassing, the path system, reticulation for the 7.0 hectares of passive open space.

Beaumaris Land Sales has also offered to contribute towards half the maintenance costs of lake system and full maintenance costs of the remaining areas of open space for a period of eight years.

ASSESSMENT

The following comments are made in relation to the proposal.

Primary School

The primary school was previously proposed to be located in the southern extremity of the village centre. The new location is still reasonably central to its catchment population and a similar distance from the private road, this being the focal point of the village centre. The new site adjacent to the district open space will provide the opportunity for a joint school/Council oval.

The Ministry of Education has verbally accepted this site. The Ministry's formal advice in this regard is required.

District Open Space

The range of facilities proposed for the District Open Space is considered acceptable. Further assessment is however required in terms of the layout of facilities particularly the carpark/s, tennis courts and buildings. Suitable sites for locating such facilities may be limited because of the present inorganic landfill activities, approved by Council in November 1993 (H21105). Council's approval to landfill activities was conditional upon the placement of clean sand only within the vicinity of sites for proposed buildings, car parks etc. It is now intended to construct a tennis complex and to change previously accepted building and car park locations. As future possible ground consolidation problems may result in costly damage to buildings and paved areas, approval to the present concept should be made conditional upon clean sand only being placed in the vicinity of proposed tennis courts, car parks and buildings and the community purposes site.

Small Lot Subdivision

The roads within this area will need to be modified to accord with Council's road standards. The concept of a linear open space spine to promote strong pedestrian links between the village centre and the primary school is considered acceptable. It should however be located westwards of its current location in order to coincide with the main pedestrian thoroughfare to the lake.

Shopping Street

The private road is intended to form part of the shopping centre. It is intended to be paved with brick or cobblestone and include a treed central median and kerbside parking. The maintenance of this road will therefore remain the responsibility of the shopping centre owners. This road does not form an essential link in the subdivisional road system.

Although the range of land uses in the general locations proposed within this precinct is considered acceptable, a

detailed centre policy will need to be prepared for the centre addressing issues such as streetscape, architectural theme, setbacks, servicing, the design of buildings facade visible from the rear car park, car parking requirements, intended land uses, maximum retail floorspace, vehicular access landscaping etc. It is most appropriate for the centre policy to be prepared as part of the future rezoning process which will be needed to accommodate the centre. The applicant should be advised that any car parking constructed within public road reserves will not be credited as car parking for the centre.

The proposed location of the Council community purposes building is considered acceptable subject to it having a direct frontage to the private road (ie deletion of the building between it and the private road) and some provision being made of for a Town Square adjacent to this building.

The building is intended to be of a similar layout to the recently constructed centre in Constellation Drive, Ocean Reef. The building should have a floorspace of around 650m² to meet the City's needs for this area. A building of this size should also overcome future storage problems currently being experienced at the Ocean Reef Centre.

Council's requirement for community purposes in this locality is for a serviced 5000m² site. Such land is to be transferred in fee simple to the City and can be credited as part of the developers public open space contribution. Given the village centre concept it would be appropriate for this land to be split into two parcels, one of around 1000m² for the community purposes building in the village centre. This should include land for the building and Town Square only. Car parking should be accommodated on the shopping centre site to alleviate ongoing maintenance concerns. Legal access for community purpose building visitors can be secured through reciprocal car parking and access agreements. A second community purposes site of around 4000m² should be suitably located within the district open space.

Lake System

The lake system is proposed to be located within the public open space. Council has previously approved a single lake at this location (G21204). Past experience suggests that artificial lake systems require high levels of ongoing maintenance and while there may be some community benefit in providing such lakes, their costs are considerable.

The two northern lakes are to be purely aesthetic and as such the maintenance thereof should remain the responsibility of the developer in the short term and the shopping centre owners

thereafter. Such maintenance should also include any pump systems associated with the drainage lake. In the event that these parties do not wish to bear the cost of maintenance, the lakes can be removed and the land used for open space purposes.

The entire lake system will need to be constructed to the City's satisfaction, this should include the provision of a detailed management plan and an extended monitoring programme. Full maintenance of the drainage lake should remain the developer's responsibility for the first eight years.

Public Open Space

A revised public open space schedule for the developers total Iluka landholding will be required recognising the revised drainage system and open space distribution.

The pathway system should continue right around the lake for the greatest public benefit, a better interface between public and private land and to provide better access for maintenance.

The pathway system should be designed at a level and location such that they will not be inundated more frequently than 1 one in ten year storm event.

The final configuration of the public open space will need to be subject to detailed planning and will need to minimise narrow sections which do not contribute significantly to the recreation value and are relatively costly to maintain.

Residential

The residential design in south west corner of the village centre will need to be modified to eliminate lots with dual road frontages which would necessitate uniform fencing and isolated verges and to minimise public land within the ring road.

There should be a level difference at all interfaces between public open space and residential lots in order to clearly define the boundary.

Design guidelines in accordance with the City's Small Lot Subdivision Manual will be required for all lots less than 450m² in area. Such guidelines will need to pay particular attention to the design adjacent to public spaces.

The amount of residential land proposed in the north of the centre currently has the effect of enclosing the open space. The residential component in this vicinity will therefore need to be modified.

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

- 1 approves the concept of the Iluka Village Centre and associated changes to the Iluka Structure Plan proposed by Beaumaris Land Sales as shown on Appendices VII and VIII hereto, as the basis for the preparation of more detailed planning subject to:
 - (a) the development of public facilities and the maintenance thereof as detailed in this report;
 - (b) formal approval from the Ministry of Education regarding the new location of the primary school;
 - (c) the submission of an updated structure plan for the Iluka Estate incorporating the approved changes;
 - (d) the approved landfill plan for the district open space to be modified to show tennis courts and the new location of car parks and buildings. No imported material, other than clean sand, to be placed within 10 metres of proposed sites for such tennis courts, car parks and buildings;

- 2 advises the applicant that the formal development application/s for this proposal is to reflect the matters raised in this memo and subsequent approval will be conditional upon, inter alia:
 - (a) the provision of a legal agreement ensuring:
 - (i) the ceding of two community purposes sites totalling 5000m² ;
 - (ii) the applicant and then the eventual shopping centre owners being responsible for all future maintenance of the two northern lakes including any pumping associated with the drainage lake;
 - (iii) reciprocal car parking and access arrangements for any shared car parking areas noting that Council is not to be responsible for any maintenance thereof;
 - (b) an amendment to the City's Town Planning Scheme in order to accommodate the commercial orientated land uses.

CARRIED

Appendices XXVII, XXVIII, XXIX and XXX refer.

**I90583 PROPOSED CINEMA COMPLEX : LOT 453 (380) JOONDALUP
DRIVE, JOONDALUP - [30/3513]**

METRO SCHEME: Central City Area
LOCAL SCHEME: Joondalup City Centre
APPLICANT/OWNER: West Australian Land Authority and
Perpetual Trustees Ltd
CONSULTANT: Cameron Chisholm and Nicol
APPLICATION RECEIVED: 3 February 1994
DAU: 8 February 1994
MEETINGS: 11 February 1994 and 5 May 1994
ADDITIONAL INFORMATION: 11 May 1994
REPORT WRITTEN: 12 May 1994

BACKGROUND

In April 1993 an application was received for an eight unit cinema complex on the City Centre retail site east of the Joondalup Station. Further details supporting the application were requested and the application eventually lapsed.

The current application from Cameron Chisholm and Nicol on behalf of the Joint Venture is for a six unit cinema complex and two level restaurant to be located on a slab over the railway line at the northern end of Station Square adjacent to McLarty Avenue. Lot 453 has an area of 22 hectares and is the principle retail site in the City Centre. It is bounded by Joondalup Drive, Collier Pass, Grand Boulevard, Boas Avenue and is severed by the railway line. The site incorporates the air rights over the railway line (Station Square).

Stage 1 of the shopping centre consisting of 29050m² Gross Leasable Area (GLA) is currently under construction and is due for completion toward the end of this year. Approvals have also been issued for a number of take away food outlets adjacent to Joondalup Drive and 2164 car bays are proposed to be provided as part of Stage 1. The current development is confined to the west of the railway line leaving Station Square open to the east but a master plan for the whole of Lot 453 is being prepared.

APPLICATION

This application is for a six cinema complex with a GLA of 2307m² containing 1440 seats and a two level restaurant with 720m² GLA. The complex provides for entry at two levels, Station Square and McLarty Avenue and will perform a valuable design function closing the northern edge of Station Square and

the western edge of this section of McLarty Avenue. There is provision for future small scale retail development between the proposed cinema complex and McLarty Avenue which will provide extra life to this street.

The proposed building incorporates a landmark structure which is aligned with the axis of Station Square. It would have been desirable for this landmark structure to also be aligned with the axis of Boas Avenue but such a position is not feasible for this development.

PARKING

The shopping centre and fast food outlets comprise a total of 29755m² GLA. Consideration has been given to the presence of the transport interchange in requiring a parking rate of six bays per 100m² instead of the usual eight bays per 100m² resulting in a need for 1785 parking bays. The cinema complex can be assessed on the basis of floor area or seating requiring either 138 or 180 bays respectively. The restaurant requires 43 bays. Without making any allowances for differences in trading peaks and reciprocal parking the total requirement is 2008 bays. This is suitably covered by the 2164 bays provided as part of Stage 1 although more detailed analysis will be required for subsequent stages.

ASSESSMENT

An assessment of the application by Council and LandCorp officers resulted in a request for attention to be given to the incorporation of a landmark structure, the provision of positive interactive edges to adjoining public spaces, a suitable pedestrian link from Station Square to the northwest, floor levels, McLarty Avenue frontage, signage and car parking. The revised drawings and details adequately address these concerns.

At this stage tenants have not been finalised and it is understood that some design changes will be required to accommodate particular tenant requirements.

Overall, this proposal is considered to make a significant contribution to the fabric and vitality of the Joondalup City Centre.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council approve the application for a six cinema complex on Lot 453 Joondalup Drive, Joondalup submitted by Cameron Chisholm and Nicol on behalf of LandCorp and Perpetual Trustees WA Limited subject to standard and appropriate development conditions.

CARRIED

Appendix XXXI refers

190584 URBAN BUSHLAND ADVISORY COMMITTEE VACANCY - [312-2]

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Member - Urban Bushland Advisory Committee.

This is a newly formed Committee convened as a result of an initiative from the recently released Urban Bushland strategy booklet. The Committee's main role will be to advise the State Planning Commission on bushland issues and the Committee will be chaired by a member of the State Planning Commission.

At this stage the only information about the Committee meetings available is that the meetings will be held on an as required basis in Perth. The term of office is still to be determined.

Cr Cooper nominated Cr Magyar.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council nominates Cr Magyar for appointment to the position of Member - Urban Bushland Advisory Committee.

CARRIED

190585 HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff appointments and resignations, seeks approval for gratuity payments to three employees and seeks authorisation of officers within the Municipal Law and Fire Services Department.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Analyst Programmer - Admin	Susan HOBBS	09.05.94
Library Clerk Gde 1 - G'wheen	Carrie LESLIE	18.04.94
Shelver P/T - Woodvale Library	Victoria SCOTT	22.04.94
Jnr Computer Operator - Admin	Stephen FOOKS	02.05.94
Pay Clerk - Treasury	Cheryl FARLEY	09.05.94
Community Options Co-ord - Welfare	Gillian MARTELLI	02.05.94
Respite Services Co-ord - Welfare	Lynette EDWARDS	02.05.94

RESIGNATIONS

Patrol Officer - Municipal Law and Fire Services	Rob WIGMORE	20.05.94
--	-------------	----------

P/T Clerical Assist - Admin	Jane DINSEY	13.05.94
Supervisor - Commercial Waste Management - Engineering	Eric WOLSTENHOLME	03.06.94

GRATUITY PAYMENTS

R Sparks, Leading Hand Truck Driver within the Parks Department has tendered his resignation effective 13 May 1994 after twelve years' service.

The City Parks Manager has recommended that in accordance with adopted policy, Mr Sparks be paid a nett gratuity of \$500.

Due to Mr Sparks terminating his employment prior to this report being forwarded to Council, I approved the gratuity payment and now seek endorsement of my action by Council.

R Wigmore, Patrol Officer within the Municipal Law & Fire Services Department has advised that he turns 55 years of age on 17 May 1994 and is taking the option of 'early retirement' effectively terminating his services with Council on 20 May 1994.

The Manager - Municipal Fire & Law Services advises that Mr Wigmore has served in both the Council Building Department and Municipal Law & Fire Services Department over a period of 15 years and has performed his duties in a creditable manner. He recommends that Mr Wigmore be paid, in accordance with adopted policy, a nett gratuity of \$500.

Miss D Jones, Library Clerk Grade 2, Whitfords has tendered her resignation effective 2 June 1994.

The City Librarian advises that Miss Jones has been employed by Council since 1977 and has been a loyal and reliable worker. She recommends that Miss Jones be paid, in accordance with adopted policy, a nett gratuity of \$500.

ADDITIONAL GRATUITY PAYMENTS FOR TOWN CLERK'S REPORT

E Wolstenholme, Supervisor - Commercial within the Engineering Department's Waste Management Section has tendered his resignation effective 3 June 1994 after fourteen years' service.

The City Engineer advises that Mr Wolstenholme has, over the years, worked his way up to the position of Supervisor and has been a good and loyal employee. He recommends, in accordance with adopted policy, that Mr Wolstenholme be paid a nett gratuity of \$500.

A Walker, Rubbish Truck Driver within the Engineering Department has tendered his resignation, effective 27 May 1994, after sixteen years' service.

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

AUTHORISATION OF OFFICERS - JUSTICES ACT 1902

The Manager - Municipal Law and Fire Services Department has requested that Patrol Officers G H Kent and J L Edwards be authorised to act under, enforce and make complaints in accordance with the provisions of the Justice Act 1902 for several Acts, Regulations and By-laws. Council is also requested to list them as Authorised Officers in the next available issue of the Government Gazette.

MOVED Cr Dammers, **SECONDED** Cr MacLean 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 (a) in accordance with adopted policy, endorses the actions of the Town Clerk in authorising a gratuity payment to the nett value of \$500 to R Sparks, Parks Department who terminated his employment on 13 May 1994;
(b) in accordance with adopted policy, approves gratuity payments of \$500 each to R Wigmore, D Jones, E Wolstenholme and A Walker;
- 3 in accordance with the provisions of the Justices Act 1902, authorises the following officers -

G H Kent
J L Edwards

to make complaints, act under and enforce the following Acts, Regulations and By-laws for the Municipality of the City of Wanneroo as detailed hereunder -

Local Government Act 1960
Control of Vehicles (Off Road Areas) Act 1978
and regulations thereunder
Bush Fires Act 1954, Regulations and By-laws
thereunder
Dog Act 1976, Regulations and By-laws thereunder
Litter Act 1979 and Regulations thereunder

Spearguns Control Act 1955 and Regulations thereunder
By-laws Relating to the Parking of Vehicles on Street
Verges
Local Government By-laws (Parking Facilities) No 19
Local Government Uniform General (Parking for Disabled
Persons) By-laws 1988
Local Government By-laws Relating to Safety, Decency,
Convenience and Comfort of Persons in respect of
Bathing No 14
Local Government By-laws Relating to Removal and
Disposal of Obstructing Animals or Vehicles No 7
By-laws (D1) Relating to Disused Motor Vehicles and
Machinery
By-laws (H1) Relating to the Control and Management of
Halls, Community Recreation Centres, Multi-Purpose
Centres, Equipment and Property
By-laws Relating to Reserves and Foreshores
Local Government By-laws (Street Lawns and Gardens)
No 11.

CARRIED

190586 HISTORICAL ESSAY COMPETITION - [240-12]

The Historical Essay Competition closed on 22 April 1994.
Entries have now been considered by the judges and recommended
winners forwarded for Council determination.

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

- 1 CITY LIBRARIAN'S MEMORANDUM (attached hereto in the
Minute Book) be received;
- 2 Council presents prizes for the 1994 Historical Essay
Competition as outlined in City Librarian's Memorandum at
the Annual Pioneer Luncheon on 9 June 1994;
- 3 names of prize winners to be kept confidential until such
date.

CARRIED

190587 HILLARYS COMMUNITY CENTRE - [895-11]

At its 9 March 1994 meeting (Item I10305) Council resolved to
enter into a legal agreement with Whitfords Beach Pty Ltd to
contribute to the construction of a community purpose building
in Broadbeach Boulevard, Hillarys and authority was given to
seek the approval of the Hon Minister for Local Government
under Section 529(e) of the Local Government Act to expend
funds on the project.

The community purposes building is to be located on a site which is to be transferred free of cost to Council by the same developer Whitfords Beach Pty Ltd. Council was advised that Whitfords Beach Pty Ltd wishes to occupy that part of the building that is designated future hall and the adjoining kitchen and storeroom until such time as those areas were required by the Council for community purposes, which was envisaged to be in a period of five to seven years.

Whitfords Beach Pty Ltd intend to use the subject area as a land estate sales office. The company's occupancy will be free of rent but it will pay proportionate outgoings.

In agreeing to this proposal, Council will be entering into a lease arrangement with the company. As tenders for the lease will not be called, it will be necessary to obtain the consent of the Hon Minister to lease the land by private treaty.

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

- 1 pursuant to Section 267 of the Local Government Act, request the Minister for Local Government to approve a lease over part of the community purpose site in Broadbeach Boulevard, Hillarys to Whitfords Beach Pty Ltd for a term not exceeding seven years;
- 2 sets aside its policy in respect of "Communication of Council Resolutions" in this instance to allow for immediate action on this matter.

CARRIED

MOTIONS FOR FURTHER ACTION

DAMAGE TO HOUSE - SYDNEY ROAD, GNANGARA - [510-215]

Cr Dammers drew attention to damage to a house in Sydney Road caused by Department of Conservation and Land Management trucks using the limestone section of road at the end of Sydney Road, and requested information from the Engineering Department regarding this matter.

The Acting City Engineer advised that he would inform Cr Dammers accordingly.

EDGEWATER STATION - TRAFFIC PROBLEMS - [727-9-2]

Cr Cooper requested to know the reason for the delay in a report being submitted to Council regarding the traffic problems at Joondalup Drive to Edgewater Rail Station.

The Town Clerk reported on the current situation regarding this matter and advised a report will be submitted to Council at its next meeting.

TRANSPERTH BUS/RAIL LINK - [320-4]

Cr Cooper enquired as to the present position on negotiations with Transperth regarding the possible link of bus and rail services.

The Town Clerk advised that Transperth had been contacted and he would inform Cr Cooper of the current situation regarding this matter.

MOTIONS FOR REPORT

190588 DRAINAGE LEVY - SUBDIVISION - [506-1]

MOVED Cr Cooper, **SECONDED** Cr Dammers that a report be submitted to Policy and Special Purposes Committee on the feasibility of placing a drainage levy on subdivisions.

CARRIED

190589 SITE WORKS ORDERS TO BE REGISTERED ON TITLE - [210-0]

Cr Major reported that in the United States of America, all land transactions have to be accompanied with a clearance certificate obtained by the Real Estate agent on behalf of the purchaser and requested that this information be considered in the formation of a report to Council.

RESOLVED that the information submitted by Cr Major regarding clearance certificates issued in the United States of America, be considered in the report to Council regarding Site Works Orders to be Registered on Title.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

190590 NOTICE OF MOTION - CR WATERS - [702-0, 740-90823]

Cr Waters has given Notice to move the following Motion at Council Meeting on 25 May 1994:

"That Council rescinds its resolution I20421, viz:

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 4000m² 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."

Cr Waters submitted this Notice of Rescission to enable further debate in respect of Part P-3 of the resolution.

Cr Waters advised that as she will be on leave of absence and will not attend Council meeting on 25 May 1994, Cr MacLean is authorised to move this motion on her behalf.

MOVED Cr MacLean, **SECONDED** Cr Wood that Council rescinds its resolution I20421, viz:

"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 4000m² 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

ADDITIONAL INFORMATION

The Acting City Planner reported that advice has been received from the Department of Planning and Urban Development regarding Condition 6 of the subdivision of Locations 1534 and 1792 Wirrega Road, Jandabup.

BACKGROUND

The Department of Planning and Urban Development received a letter from Mr J Squarcini regarding difficulties in clearing Condition 6 of the Commission's Approval Ref 90823.

Mr J Squarcini seeks to obtain the support of the State Planning Commission to Council's proposed approach to this matter. He suggests an alternative wording for proposed policy item P-3 being:

"P3 *Except for the provision of firebreaks and driveways the owner is not permitted to clear or in any way damage the natural vegetation outside the building envelope.*"

The Department in its letter dated 20 May 1994 advises that the purpose and intent of Condition 6 is to designate building envelopes as a basis for controlling the clearing of vegetation outside the building envelopes. The Department further advised that it felt this condition could be satisfactorily cleared by a policy incorporating the alternative wording detailed in Mr J Squarcini's correspondence.

The Department considers it unreasonable to totally prohibit livestock from the proposed semi-rural lots although livestock should be limited to controlled areas or building envelopes to protect vegetation.

The Acting City Planner stated he was concerned about the implications for Council and the effectiveness of the proposed policy as a controlling mechanism.

RECOMMENDATION

That Council refers the proposed policy relating to building envelopes for Swan Locations 1534 and 1792 Wirrega Road, Jandabup to the Policy and Special Purposes Committee for further consideration, together with a further report from the

City Planner regarding the implications arising from the proposed policy.

MOVED Cr MacLean, **SECONDED** Cr Wood that Point P-3 be amended to read as follows:

"P-3 Except for the provision of firebreaks and driveways the owner is not permitted to clear or in any way damage the natural vegetation outside the building envelope". **LOST**

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council refers the proposed policy relating to building envelopes for Swan Locations 1534 and 1792 Wirrega Road, Jandabup to the Policy and Special Purposes Committee for further consideration, together with a further report from the City Planner regarding the implications arising from the proposed policy.

CARRIED

NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING, IF GIVEN DURING THE MEETING

Nil

PUBLIC QUESTION/COMMENT TIME

THERE THEN FOLLOWED A 15-MINUTE PERIOD OF QUESTION/COMMENT TIME, DURING WHICH QUESTIONS WERE PUT OR COMMENTS MADE BY THE PUBLIC ON BUSINESS DISCUSSED DURING THE COURSE OF THE MEETING.

CONFIDENTIAL BUSINESS

Nil

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 8 JUNE 1994**.

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 10.02 pm, the following Councillors being present at that time:

COUNCILLORS: FREAME
O'GRADY
DAMMERS
COOPER
EWEN-CHAPPELL
MAGYAR

GILMORE
MOLONEY
WOOD
MACLEAN
HALL
MAJOR
CURTIS
LYNN

I10500

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL MEETING
25 MAY 1994

I10501

CITY OF WANNEROO REPORT NO I10501

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 208-6

SUBJECT: PLANT ADDITIONAL PURCHASES - TENDER NUMBER
075-93/94

Tender Number 075-93/94 was advertised on 12 and 15 March 1994 for the supply of one, self propelled vibratory roller.

The low tender of Banbury Engineering Pty Ltd for the supply of a Bomag BW172D vibratory roller is similar to the Bomag 172D in Council's fleet purchased in December 1990.

The tender of J I Case for the Vibromax W602 is however the preferred vibratory roller.

The Engineering Department has had the opportunity to evaluate both machines in detail as a Vibromax 602B has been on hire.

Operators have reported that the larger cabin of the Vibromax 602B improves visibility and removes "blind spots". The larger cab also provides for a dual seating arrangement and moveable steering column and allows operators to achieve closer alignment with survey pegs.

Machine gradeability is also enhanced with a heavier axle static load configuration of 3,300kg front and 2,900 Kgs rear for Case as opposed to 3,115 Kgs front and 2,576 Kgs rear for Bomag. This translates to better operator confidence on slopes.

Downtime has been experienced with the Bomag 172D during the period of comparison whereas the Case 602B has been trouble free. This is also supported by the City of Stirling which

operates the Case 602B and its operator confirmed a high level of satisfaction with the machine.

Accordingly, I would recommend the purchase of the Case 602B vibratory roller.

RECOMMENDATION

That Council accepts Tender Number 075-93/94 from J I Case (Aust) Pty Ltd for the supply and delivery of a Vibromax W602 self propelled vibratory roller for the total price of \$88,390.00.

R T McNALLY
City Engineer

BD:PRG
dre0501

I10502

CITY OF WANNEROO REPORT NO I10502

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 208-6
SUBJECT: PLANT ADDITIONAL PURCHASES - TENDER NUMBER -
087-93/94

Tender Number 087-93/94 was advertised on 23 and 26 April 1994 for the supply of one (1), Self Propelled Work Platform.

The low tender of Afron Industries for the supply of a Gundoo GT 5/7 Self Propelled Work Platform for the total price of \$28,650.00 is recommended.

RECOMMENDATION

That Council accepts Tender Number 087-93/94 from Afron Industries for the supply and delivery of one (1) Gundoo GT 5/7 Self Propelled Work Platform for the total price of \$28,650.00 as outlined in Attachment 1 to Report No

R T McNALLY
City Engineer

BD:PRG
dre0605

I10503

CITY OF WANNEROO REPORT NO I10503

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 208-6
SUBJECT: PLANT REPLACEMENT RESERVE - TENDER NUMBERS
081-086-93/94

Tenders were advertised on 23 and 26 April 1994 for the supply and delivery of the following:

081-93/94	One (1)	4 door mid range station wagon.
082-93/94	One (1)	4 cylinder, 4 door sedan.
084-93/94	One (1)	1 tonne, 4 cylinder extended cab utility.
085-93/94	Two (2)	4 cylinder, 4WD extended cab utility.
086-93/94	One (1)	6 cylinder, utility.

To be traded:

<u>Tender No</u>	<u>Plant No</u>	<u>Description</u>	<u>Reg'n No</u>	<u>Delivery</u>
081-93/94	99 045	Ford Falcon wagon	WN 30474	04.08.93
082-93/94	99 542	Mits Magna sedan	WN 30236	09.10.92
084-93/94	95 513	Mits Triton utility	WN 30379	31.03.93
085-93/94	95 071	Ford Courier utility	WN 30173	26.06.92
"	95 510	"	WN 30274	26.11.92
086-93/94	95 515	Mits Triton utility	WN 30357	05.03.93

Tenders closed at 11.00am on Wednesday, 4 May 1994 and are as per the attached schedules.

Generally, tenders providing the lowest changeover and to Council specifications are recommended with the following exceptions:

Tender No 082-93/94

The low tender of Halberts Mitsubishi provides for a Magna GLX. The Council vehicle being traded and provided for the Deputy City Engineer is a Magna Executive.

It is always preferable to purchase a vehicle as standard that meets with the specification requested than to have a lower specification upgraded. The Magna GLX does not provide automatic transmission as standard and is therefore regarded as an optional extra. The Magna Executive has automatic transmission as standard and will therefore reflect a better resale value. The difference in changeover price, between the GLX and Executive models, in fact reflects the difference in Recommended Retail Price between the two vehicles. Additionally, there are some other features in the Executive model that are not in the GLX model and not provided as part of the upgrade to the GLX as these had not been specified in Council's tender. This will also reflect a better resale value.

Tender No 085-93/94

Council's specification at this tender called for a standard well-bodied utility. However, further review of the operation indicates that a tray body utility would provide greater space for mechanics tool boxes and equipment. Consequently, the low tenderer, Nuford was contacted for alternative pricing and a reduction to tender price of \$1,701.00 applies.

RECOMMENDATION

That Council:

- 1 accepts the following tenders as outlined in Attachment 1 to Report No

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
081-93/94	Nuford	\$ 2,541.00 CR
082-93/94	Skipper Mitsubishi	\$ 1,290.00
084-93/94	Skipper Mitsubishi	\$ 688.00
085-93/94	Nuford	\$ 48.00
086-93/94	Titan Ford	\$ 2,316.00 CR

R T McNALLY
City Engineer

BD:PRG
dre0607

<u>Tender No</u>	<u>Plant No</u>	<u>Description</u>	<u>Reg'n No</u>	<u>Delivery</u>
083-93/94	99 014	Ford Laser sedan	WN 30327	29.12.92
"	99 041	"	WN 30329	29.12.92
"	99 494	"	WN 30355	22.02.93
"	99 498	"	WN 30365	05.03.93
"	99 545	"	WN 30388	14.04.93

I10504

CITY OF WANNEROO REPORT NO I10504

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 208-80-93/94
SUBJECT: WANGARA OUTFALL - TENDER NO 80-93/94

Council allocated funds in the Budget for modifications to the outlet in the disposal basin draining stormwater from Wangara Industrial Area. The project construction area is shown on Attachment 1.

Ove Arup & Partners, Consulting Engineers, were engaged to investigate, survey, design and administer the tender and contract construction works. Tenders were advertised on the 6 April and closed on 20 April 1994.

Tenders were received as summarised below:

H & L Projects Pty Ltd	-	\$107,540
Ertech Pty Ltd	-	\$197,897
Island Drainage Services	-	\$212,723
Kelanco Pty Ltd	-	\$245,136

The contract works comprise:

9repairs to existing outfall structure;

10install new gabion weirs (stone filled wire cages) to control water flows and dissipate water energy;

11re-grade sump base and repair subsoil system.

The Consultant Engineer has assessed all the tenders and recommended that Council accepts the tender from H & L Projects Pty Ltd, Welshpool. The tenderer is not known to either Council or the Consultant and therefore a post tender interview was undertaken to ensure H & L Projects Pty Ltd's complete understanding of the works, including construction experience, weather conditions and the installation of gabions.

A financial check of the company was also undertaken by Dunn and Bradstreet to determine its company status. This report did not highlight any adverse financial matters or problems.

Therefore, it is recommended that H & L Projects Pty Ltd's tender of \$107,540 be accepted by Council.

Funds for this project have been allocated from the Wangara Industrial Estate Reserve to Account No 34207 Wangara Drainage Outfall - \$100,000. This amount includes \$6,000 for the contract supervision by Ove Arup & Partners and the shortfall in funds is therefore \$13,540. This shortfall can be accommodated from the Wangara Industrial Estate Reserve.

RECOMMENDATION

That Council:

- 1 accepts the tender price of \$107,540 from H & L Projects Pty Ltd for Tender No 80-93/94 for the construction of Wangara Outfall;
- 2 authorises the reallocation of \$13,540 from the Wangara Industrial Estate Reserve Fund to accommodate the shortfall in funds for construction of Wangara Outfall.

R T McNALLY
City Engineer

AWP:AT
Bere0512

I10505

CITY OF WANNEROO REPORT NO I10505

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS - LIGHTING IMPROVEMENTS

Council, at its meeting of 24 November 1993, approved the construction of two illuminated tennis courts at Timberlane Park, Woodvale.

Council had previously deferred consideration of this tender to enable a meeting between Council officers and Kingsley Tennis Club to discuss the upgrading of the standard of lighting at this facility to competition standard. At that time, Kingsley Tennis Club had requested that during the installation of lighting on the new courts, the adjacent existing four courts be reassessed in order to upgrade the lighting standard. It was subsequently resolved not to proceed with competition standard lighting at this complex.

The question of competition standard lighting to tennis courts provided by the City of Wanneroo was further addressed by the City Recreation and Cultural Services Manager in Report I60430.

Further evaluation has shown that the lighting on the existing courts is below the current recreational standard. The replacement of the light bulbs would improve the situation, however, new information indicates that the lowering of the existing luminaires by one metre as well as new bulbs would significantly increase the long term viability to achieve current lighting standards.

Council approved funds of \$65,000 in the 1993/94 Budget, Account No 29399 for the construction of two illuminated tennis courts on Timberlane Park, Woodvale. These courts are now complete with the final cost being \$54,265.

The estimated cost for lowering the luminaires and installing new bulbs for the existing four courts is \$5,500.00.

It is recommended that \$5,500 be allocated from Account No 29399 to improve the lighting standard of this facility.

RECOMMENDATION

That Council authorises the expenditure of \$5,500.00 from Account No 29399 - Timberlane Park Tennis Courts for lowering the luminaires and installing new bulbs on four existing tennis courts at the Timberlane Park Tennis Complex.

R T McNALLY
City Engineer

MR:AT
Bere0506

I10506

CITY OF WANNEROO REPORT NO I10506

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS - LIGHTING IMPROVEMENTS

Council, at its meeting of 24 November 1993, approved the construction of two illuminated tennis courts at Timberlane Park, Woodvale.

Council had previously deferred consideration of this tender to enable a meeting between Council officers and Kingsley Tennis Club to discuss the upgrading of the standard of lighting at this facility to competition standard. At that time, Kingsley Tennis Club had requested that during the installation of lighting on the new courts, the adjacent existing four courts be reassessed in order to upgrade the lighting standard. It was subsequently resolved not to proceed with competition standard lighting at this complex.

The question of competition standard lighting to tennis courts provided by the City of Wanneroo was further addressed by the City Recreation and Cultural Services Manager in Report I60430.

Further evaluation has shown that the lighting on the existing courts is below the current recreational standard. The replacement of the light bulbs would improve the situation, however, new information indicates that the lowering of the existing luminaires by one metre as well as new bulbs would significantly increase the long term viability to achieve current lighting standards.

Council approved funds of \$65,000 in the 1993/94 Budget, Account No 29399 for the construction of two illuminated tennis courts on Timberlane Park, Woodvale. These courts are now complete with the final cost being \$54,265.

The estimated cost for lowering the luminaires and installing new bulbs for the existing four courts is \$5,500.00.

It is recommended that \$5,500 be allocated from Account No 29399 to improve the lighting standard of this facility.

RECOMMENDATION

That Council authorises the expenditure of \$5,500.00 from Account No 29399 - Timberlane Park Tennis Courts for lowering the luminaires and installing new bulbs on four existing tennis courts at the Timberlane Park Tennis Complex.

R T McNALLY
City Engineer

MR:AT
Bere0506
I10507

CITY OF WANNEROO REPORT NO I10507

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-1138

SUBJECT: RESURFACING OF SHEPWAY PLACE, MARANGAROO

A multi signature letter was received from residents of Shepway Place, Marangaroo requesting that the road be resurfaced and advising of the hazard to small children on bicycles.

An inspection of the road has shown that the road surface is in reasonable condition. There are signs of loss of stone from the surface along with thinning of the pavement with small areas of the cul-de-sac showing signs of more extensive wear and tear.

Council allocates approximately \$800,000 towards resurfacing of roads each year. The list presented for resurfacing each year is based on a priority basis with those roads most deteriorated and with high traffic volumes receiving attention. There are no funds available from the 1993/94 Road Resurfacing Programme for the resurfacing of Shepway Place.

It is advised that Shepway Place, while showing signs of wear and tear and bordering on the need to be resurfaced, should be assessed with the remainder of the roads in October 1994 as part of the 1994/95 resurfacing programme. The estimated cost to resurface the cul-de-sac is \$17,000.

RECOMMENDATION

That Council:

- 1 lists the resurfacing of Shepway Place for consideration in the 1994/95 Road Resurfacing Programme.
- 2 advises the petition co-ordinator accordingly.

R T McNALLY
City Engineer

GR:EMT
Bere0509

I10508

CITY OF WANNEROO REPORT NO I10508

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-575

SUBJECT: RESURFACING OF SULINA PLACE, MARANGAROO

A multi-signature letter was received from residents of Sulina Place, Marangaroo requesting that the road be resurfaced.

An inspection of the road has shown that the road surface has areas of patching at intersections and along certain portions of the roadway and cul-de-sac head. The road surface has extensive loss of stone and thinning of pavement and can be classified as requiring resurfacing.

Council allocates approximately \$800,000 towards resurfacing of roads each year. The list presented for resurfacing each year is based on a priority basis with those roads most deteriorated and with high traffic volumes receiving attention. There are no funds available from the 1993/94 Road Resurfacing Programme for the resurfacing of Sulina Place.

While Sulina Place is in need of resurfacing, the road is serviceable until it can be assessed with the remainder of the roads in October 1994 as part of the 1994/95 Road Resurfacing Programme. The estimated cost to resurface the cul-de-sac is \$23,000.

RECOMMENDATION

That Council:

- 1 lists the resurfacing of Sulina Place for consideration in the 1994/95 Road Resurfacing Programme.
- 2 advises the petition co-ordinator accordingly.

R T McNALLY
City Engineer

GR:EMT
Bere0510

I10509

CITY OF WANNEROO REPORT NO I10509

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-2237

SUBJECT: PARKING PROHIBITIONS - BEAUMARIS SHOPPING
CENTRE

Council has received a request from the management of Beaumaris Shopping Centre to install verge prohibitions adjacent to the Centre on Constellation Drive and Beaumaris Boulevard, Ocean Reef. The verge prohibition is requested to reduce the impact of vehicles parking on the verge. There is sufficient parking at the shopping centre and in the road network without the need for shoppers parking their vehicles on the road verge. The Shopping Centre Management will support any verge prohibition with bollards.

RECOMMENDATION

That Council:

12installs "NO STANDING ANY TIME ON VERGE" signs along the eastern side of Constellation Drive and on the southern side of Beaumaris Boulevard, adjacent to the Beaumaris Shopping Centre, as shown on Attachment 1 to Report No

13notifies the affected parties accordingly.

R T McNALLY
City Engineer

BL:AT
Bere0501

I10510

CITY OF WANNEROO REPORT NO I10510

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 510-57
SUBJECT: PARKING PROHIBITIONS - MARRI ROAD, DUNCRAIG

Council has received a request from the owner of the Duncraig Veterinary Hospital to amend the existing "NO STANDING ANY TIME" prohibition shown on Attachment 1 to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" The hospital has sought this in order to reduce the number of vehicles parking on the verge.

Abutting households were approached to see whether or not prohibitions could be extended further along Marri Road. The extent of prohibitions, shown on Attachment 2, indicates the extent of residential support.

Marri Road crest, in this vicinity, is of concern and has had parking restrictions on the southern side, since July 1987. There is, however, a need to amend these prohibitions so that a uniform restriction can be achieved.

RECOMMENDATION

That Council:

14amends the existing "NO STANDING ANY TIME" and "NO PARKING ANY TIME ON VERGE" signs on the south side of Marri Road to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs as shown on Attachment 2 to Report No

15amends the existing "NO STANDING ANY TIME" signs on the north side of Marri Road, from the eastern boundary of Lot 638 to the eastern boundary of the Duncraig Pre-school Centre, to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE " signs as shown on Attachment 2 to Report No

16advises all interested parties accordingly.

R T McNALLY
City Engineer

BL:AT
Bere0502

I10511

CITY OF WANNEROO REPORT NO I10511

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 510-474
SUBJECT: SPEED ZONING - FLYNN DRIVE AND PINJAR ROAD

Main Roads WA has advised that, following a request from the Wanneroo Golf Club for a reduction in the speed limit in Flynn Drive and Pinjar Road, it is proposed to speed zone sections of these roads.

It is proposed that Flynn Drive, from Wanneroo Road to Pinjar Road, be speed zoned at 80 km/hr. Pinjar Road will be speed zoned at 90 km/hr north of Neaves Road.

Both Flynn Drive and Pinjar Road (north of Neaves Road) are currently not speed zoned.

Pinjar Road is sign posted at 90 km/hr between Neaves Road and Clarkson Avenue.

An assessment of the speed environment and vehicle usage, including truck traffic along Flynn Drive and the northern section of Pinjar Road, supports the proposed speed zoning.

RECOMMENDATION

That Council concurs to Main Roads WA speed zoning Flynn Drive, between Wanneroo Road and Pinjar Road, at 80 km/hr and Pinjar Road, north of Neaves Road at 90 km/hr.

R T McNALLY
City Engineer

PP:AT
Bere0511

I10512

CITY OF WANNEROO REPORT NO I10512

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 510-1964
SUBJECT: TRAFFIC TREATMENTS - FANTOME ROAD, CRAIGIE

Residents of Fantome Road (west of Electra Street), Craigie have petitioned Council seeking measures to reduce vehicle speeds. (Item I90307 refers). They claim that motorists and motor cyclists are reaching speeds that are dangerous to other motorists and residents. The petitioners seek the installation of speed humps or roundabouts.

There have been numerous residential complaints, particularly around the 'S' bends since 1986. Concern is usually highlighted following an accident. It is significant to note that the motorists in question usually leave the accident site before residents arrive on the scene. Road line marking and one section of high profile kerb have previously been installed.

A recent survey of vehicle speeds along Fantome Road indicated most motorists travel within a 34-49 Km/h speed range. This indicates a 4 Km/h overall speed reduction from August 1990 recorded vehicle speeds. A survey of traffic flow patterns showed that few vehicles could be considered as through traffic to Eddystone Avenue. Rather, Electra Street/Fantome Road act as "feeder" roads for the residential areas north of Chadstone Road.

It is considered the installation of speed humps would be superfluous in this instance as the vast majority of motorists travel at low speeds. Similarly, roundabouts would not be a practical solution. The proposed treatment is to increase the road centreline definition by a painted double white line. The extent of the double white line proposed is shown on Attachment 1. Such a treatment is likely to raise motorist awareness to the road alignment, thereby enabling safer negotiation of the 'S' bends in particular.

RECOMMENDATION

That Council:

- 1 requests Main Roads WA to install a painted double white centreline along Fantome Road as indicated in Attachment 1 to Report
- 2 advises the petition co-ordinator accordingly.

R T McNALLY
City Engineer

DP:EMT
Bere0503

I10513

CITY OF WANNEROO REPORT NO I10513

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-1287

SUBJECT: PASSING LANE - WHITFORDS AVENUE/BELROSE
ENTRANCE, KALLAROO

The duplication of Whitfords Avenue, from Dampier Avenue to west of Endeavour Road, commenced in February 1994 and is nearing completion. The duplication works have been funded by Westfield Design and Construction Pty Ltd as part of the requirements associated with extensions to the Whitfords City Shopping Centre.

The extent of these duplication works results in the dual carriageway transitioning to a single carriageway immediately to the east of Belrose Entrance with this treatment. Concerns have been expressed by motorists about the safety of undertaking right turning manoeuvres into Belrose Entrance from the single carriageway of Whitfords Avenue. It is considered that insufficient pavement width places the right turning vehicle in a position that could be subject to rear end collisions. This situation will be exacerbated with the additional traffic generated by the shopping centre extensions and further subdivisional development in Hillarys.

In order to alleviate the situation, a passing lane, as shown at Attachment 1, is proposed to be constructed at the Belrose Entrance intersection. The works will require widening of the southern pavement of Whitfords Avenue by 2.5m along with relocation of light poles. The estimated cost of these works is \$20,000.

The Shopping Centre has met its financial obligation to the upgrading of Whitford Avenue and therefore the funding of the passing lane is Council's responsibility. As the works would be undertaken by a road maintenance crew, it is considered

appropriate that funds be reallocated from the Road Maintenance Account.

RECOMMENDATION

That Council authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$20,000 from Account No 71021, Road Maintenance for the construction of a passing lane at the Whitfords Avenue/Belrose Entrance intersection, as shown on Attachment 1 to Report No

R T McNALLY
City EngineerBere0507

GR:PP:AT

I10514

CITY OF WANNEROO REPORT NO I10514

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 508-1
SUBJECT: VACANCY FOR MEMBERS - WASTE MANAGEMENT BOARD

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the Waste Management Board.

The Waste Management Board will be established as part of the proposed Waste Management Act. There will be three (3) Local Government Representatives on the seven (7) member board. Board membership is as follows:

Chairperson (Ministerial Appointment)
2 Industry Representatives
1 Community Representative
3 Local Government Representative

The Board will meet on a monthly basis at the Office of Waste Management in the May Holman Centre, Perth. At present, the day and time have not been decided and there is no meeting fee. Further details are given in Attachment 1.

Nominations close on 26 May 1994.

Council may nominate one or more Councillors for the ballot by the WAMA Executive Committee to fill the positions on the proposed Waste Management Board. Nominations close on Thursday, 26 May 1994.

Submitted for nomination.

R T McNALLY
City Engineer

RWE:AT
Bere0504

I10515

CITY OF WANNEROO : REPORT NO I10515

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: TECHNICAL SERVICES COMMITTEE

MEETING DATE: 25 MAY 1994

FILE REF: 201-0

SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of April 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in April 1994 was 9% more than the number of permits issued in April 1993 and the value was 8% less. Compared to the four year average, the number of permits is 119% and the value is 131%.

The financial analysis of licence receipts is set out below:

<u>Month</u>	1993/94		1992/93	1993/94		Y-T-D
	1992/93	Month's	Month's	Year to Date		
<u>Actual</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Actual</u>	<u>Actual</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	128,591 518,283	124,000	126,888	572,664	450,000
NOV	146,503 634,800	120,000	116,517	719,167	570,000
DEC	143,934 752,809	100,000	118,009	863,101	670,000
JAN	99,035 844,140	82,000	91,331	962,136	752,000
FEB	131,147 940,061	100,000	95,921	1093,283	852,000
MAR	166358 1122,432	90,000	182,371	1259,641	942,000
APR	171,120 1222,410	102,000	99,978	1430,761	1044,000

Actual year-to-date receipts to the end of April 1994 are 37% more than the budgeted receipts.

The number of permits approved from July 1993 to April 1994 was 16% more than in July 1993 to April 1994 and the value was 34% more as shown on Attachment A.

NOTICES AND PROSECUTIONS

Private swimming Pool Infringement: Lot 676 (15) Maple Mews, DunCraig: Owner fined \$200 plus \$225.00 Court Costs.

BUILDING CONTROL ACTIVITY

This month 722 building applications were received and 624 building licenses were prepared for issue. Fifteen site instructions for building infringements were issued and 9 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 seven site instructions issued and seventeen matters were resolved from 185 inspections. 534 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 6692.

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;

R FISCHER
City Building Surveyor

LC:SE

bre05000

I10516

CITY OF WANNEROO REPORT NO: I10516

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 690-12, 880-3, 605-13, 052-2, 645-3-3,
240-13-1

SUBJECT: ANNUAL CONTRACTS: ROLLOVER OF EXISTING
MAINTENANCE CONTRACTS:
- MECHANICAL SERVICES TO AQUAMOTION AND
KINGSLEY COMMUNITY SERVICES CENTRE
- MAINTENANCE OF AUTOMATIC FIRE ALARMS TO
JOONDALUP ADMINISTRATION CENTRE, COCKMAN
HOUSE, WARWICK LEISURE CENTRE AND WOODVALE
LIBRARY

Through Norman Disney & Young, the City's mechanical plant management consultants, the contractor for mechanical service maintenance at Aquamotion and Kingsley Community Services Centre and the contractor for automatic fire alarm maintenance at the Joondalup Administration Centre, Cockman House, Warwick Leisure Centre and Woodvale Library, were invited to indicate their willingness to extend the contract for a further 12 month period at their present contract rates. Both contractors are considered to be performing satisfactorily in every case.

Both Direct Engineering Services (mechanical service maintenance) and Wormald Fire Systems (fire alarm maintenance) have replied that they are willing to continue the contract rates for a further 12 month period.

RECOMMENDATION

That Council:

- 1 accepts the option for the extension of the contract with Direct Engineering Services for mechanical services maintenance at Aquamotion for the 12 month period from 1 July 1994 to 30 June 1995;

-
- 2 accepts the option for the extension of the contract with Direct Engineering Services for mechanical services maintenance at the Kingsley Community Services Centre for the 12 month period from 1 July 1994 to 30 June 1995;
 - 3 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of automatic fire alarms at the Joondalup Administration Centre for the 12 month period from 1 July to 30 June 1995;
 - 4 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of automatic fire alarms at Cockman House for the 12 month period from 1 July 1994 to 30 June 1995;
 - 5 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of automatic fire alarms at Warwick Leisure Centre for the 12 month period from 1 July 1994 to 30 June 1995; and
 - 6 accepts the option for the extension of the contract with Wormald Fire Systems for the maintenance of automatic fire alarms at Woodvale Library for the 12 month period from 1 July 1994 to 30 June 1995.

R FISCHER
City Building Surveyor

PW:SE

bre05011

I10517

CITY OF WANNEROO REPORT NO: I10517

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL
MEETING DATE: 25 MAY 1994
FILE REF: 208-3-94/95
SUBJECT: ANNUAL CONTRACT: FOR THE SUPPLY OF SERVICES TO
CONTROL GRAFFITI - COUNCIL BUILDINGS

Five tenders for the supply of services to control graffiti were received on 3 May 1994. The tender is for Council buildings and does not include bus shelters or underpasses. Tenders included three rated items; for coating buildings with non-sacrificial anti-graffiti paint; labour rate for removal of graffiti per hour per person including solvents, and; a percentage on-cost to be added to the cleaning rate for work outside normal hours (eg removal of obscene graffiti). Tenders received are:

	COATING (\$/m ²) ON-COST	REMOVAL (\$/hr/man)	%
D & S Vulin trading as Spit and Shine Cleaning Services	5.50	21.00	20
The Protectionist Pty Ltd	6.50	35.00	20
Graffiti Coatings Aust Pty Ltd	7.50	34.00	0
Vendetta Holdings Pty Ltd as Trustee for the Hawthorn Unit Trust trading as Kleenit North	7.00 clear 8.00 tinted	52.00	10
Ezi-off Cleaning Services Pty Ltd	7.80	35.00	0

One late, non-complying tender was received from Aquajet (WA) Pty Ltd.

Spit and Shine Cleaning Services failed to submit the required safety data sheets and have orally confirmed that they allowed for a sacrificial coating, and that if a non-sacrificial coating was required, they would be unable to carry out the work at the quoted price. A letter has been received from Spit & Shine Cleaning Services withdrawing their tender.

In the nine months from 1 July 1993 to 31 March 1994, under the current contract with Graffiti Coatings Australia, a total of \$21,601.39 has been paid to the Contractor. Of this sum, \$19,247.39 is for removal of graffiti, and \$2,354.00 is for coating of buildings. The majority of coating of buildings is carried out under building contracts and is a capital cost unrelated to this contract.

Projecting removal and coating costs over a 12 month period, removal of graffiti extends to a cost of \$25,664.00 while coating extends to a cost of \$3,139.00. Using the existing contract rates for removal (\$34.00/hr) and coating (\$6.50/m²), over a twelve month period, removal equates to 754.82 hours while coating equates to 483m².

	<u>Graffiti Coatings Aust</u>	<u>The Protectionist</u>	<u>Ezi-off</u>
Removal			
	754.82hrs	754.82hrs	754.82hrs
	x 34.00/hr	x 35.00/hr	x 35.00/hr
A	\$25,663.88	\$26,418.70	\$26,418.70

Coating			
	483m ²	483m ²	483m ²
	x 7.50/m ²	x 6.50/m ²	x 7.80/m ²
B	\$3,622.50	\$3,139.50	\$3,767.40

Total Projected Cost (A + B)

Graffiti Coatings Australia:	A	\$25,663.88
	B	\$ 3,622.50
Total Projected Cost		\$29,286.38

The Protectionist:	A	\$26,418.70
	B	\$ 3,139.50

Total Projected Cost	\$29,558.20
Ezi-off:	A \$26,418.70
	B \$ 3,767.40
Total Projected Cost	\$30,186.10

The vast majority of existing buildings requiring coating have been coated in the last three years. Consequently, price B (above) is likely to decrease, increasing the gap between tenderers.

Graffiti Coatings Australia has held the contract for the last two years. Their performance has been good, and they are obviously familiar with location of vulnerable buildings within the City. They are based in Balcatta and of their six employees, five are City of Wanneroo residents.

RECOMMENDATION

That Council:

- 1 accepts the tender from Graffiti Coatings Australia for the supply of services to control graffiti at the rate of \$7.50/m² for non-sacrificial coatings, \$34.00 per hour per man for the removal of graffiti inclusive of labour and solvents and including after hours emergency work;
- 2 authorises the signing of the contract documents;
- 3 subject to the agreement of both the tenderer and the City of Wanneroo, agrees to the extension of the contract for a further 12 month period.

R FISCHER
City Building Surveyor

PW:SE

bre05008

I10518

CITY OF WANNEROO REPORT NO: I10518

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 208-4-94/95

SUBJECT: ANNUL CONTRACT: SUPPLY OF PLUMBING AND
HYDRAULIC SERVICES TO THE CITY OF WANNEROO

Two tenders for the supply of plumbing and hydraulic services to the City of Wanneroo were received on 3 May 1994:

	<u>%*</u>	<u>Plumber/hr</u>	<u>Labour/hr</u>	<u>After hours/hr</u>
Wanneroo Plumbing Service	-12	\$30.00	N/A	\$45.00
Casowary Nominees P/L trading as Gerrard Plumbing	-15	\$28.65	\$24.80	\$45.00

*Percentage adjustment is to the Schedule of Rates as per Attachment A.

While Wanneroo Plumbing Service are marginally higher for both percentage adjustment and labour rate, it is estimated that the cost to the City per annum will be marginally lower than the cost for Gerrard Plumbing (see Attachment B).

In addition, as a local business, Wanneroo Plumbing Service has provided plumbing maintenance services to the City for over 20 years and has held the annual contract since its introduction for the 1992/93 financial year. Wanneroo Plumbing Services knowledge of the Citys installations coupled with the faster response times for non-scheduled work by a local firm will, is believed, result in lower overall costs for non-scheduled items.

RECOMMENDATION

That Council:

- 1 accepts Wanneroo Plumbing Services tender as detailed in the body of this report for the supply of plumbing and hydraulic services to the City of Wanneroo (contract 4-94/95) for the financial year 1 July 1994 to 30 June 1995;
- 2 authorises the signing of contract documents;
- 3 subject to the agreement of the contractor and Council, authorises the extension of the contract for a further twelve month period.

R FISCHER
City Building Surveyor

PW:SE

bre05014

ESTIMATION OF COSTS - PLUMBING AND HYDRAULIC SERVICES ANNUAL CONTRACT

Historical Data:

Through the Building Asset Management Programme, records for the nine months from 1 July 1993 to 31 March 1994 have been checked, showing that of the \$66,486.82 paid to the present contractor for that period, \$15,301.50 (145 items) is for scheduled work and \$15,185.32 (181 items) is for non-scheduled work. Projected forward for a 12 month period, these costs equate to:

Scheduled Work

\$15,301.50
 ? 9 months
 \$ 1,700.17 per month
 x 12 months
 \$20,402.00 per annum

Non-Scheduled Work

\$15,185.32
 ? 9 months
 \$ 5,687.26 per month
 x 12 months
 \$68,247.10 per annum

Scheduled Work:

1 Create index using 1992/93 scheduled rates as base of 100;

2 Against the 1992/93 base of 100, the current contractor tendered at 90% of those rates. Convert actual costs to index base:

\$20,402
 ? 90
 226.6889
 x 100
 \$22,668.89 actual cost against index base;

3 Rates for 1994/95 were scheduled at a 5% increase.

Rates tendered can therefore be adjusted to the index base:

Gerrard Plumbing

Wanneroo Plumbing

100x1.05-((100x1.05)x15%)
 = 89.25 (% of index base)

100x1.05-((100x1.05x12%)
 = 92.4 (% of index base)

x\$22,668.89 {actual adjusted cost}
 \$20,232.00 {actual cost}

x\$22,668.89
 \$20,946.05

This provides an advantage to Gerrard Plumbing of \$714.05.

Non-Scheduled Work

- 1 Convert non-scheduled work payments to hours.
 . Assume construction industry standard of 60% materials, 40% labour.

$$\begin{array}{r}
 \$68,247.10 \\
 \times \quad 40\% \\
 \hline
 \$27,298.85 \text{ labour cost} \\
 ? \quad \$30.00 \text{ labour rate in 1992/93} \\
 \hline
 \underline{909.96} \text{ hours}
 \end{array}$$

- 2 Calculate anticipated 1994/95 costs for non-scheduled work.

- . Assume for Gerrard Plumbing that 1/3 of calls will be attend attended by tradesman and apprentice at combined tradesman and labour rate.
 . Assume for Gerrard Plumbing that additional travelling from Rivervale and general unfamiliarity with Council building locations and installations will average an additional 3/4 hour per call out over the full year.

0.75 hours x 242 callouts = 181.5 hours extra

	Gerrard Plumbing	Wanneroo Plumbing
Hours	909.96	909.96
	$\times \frac{1}{3}$	
	303.29	
Combined	$\times \underline{52.65}$	$\times \underline{30.00}$
	\$15,968.22	
	909.96	
	$\times \frac{2}{3}$	
	606.67	
Tradesman	$\times \underline{28.65}$	
	\$17,381.10	
	181.5	
	$\times \frac{1}{3}$	
	$\times \underline{52.65}$	

\$3,176.55

Travelling

	181.5
x	2/3
x	<u>28.65</u>

\$3,466.65

TOTAL EXPECTED COST

Non-scheduled items

\$39,992.52

\$27,298.85

This provides an advantage to Wanneroo Plumbing of : \$12,693.72.

If apprentices were not used, Gerrard Plumbing total expected cost for non-scheduled items would be \$31,270.33, the advantage to Wanneroo Plumbing then being \$3,971.48.

Total Contract Work

	<u>Highest</u>	<u>Lowest</u>
Total non-scheduled work advantage To Wanneroo Plumbing	\$12,693.72	\$3,971.48
Less		
Total scheduled work advantage To Gerrard Plumbing	(<u>\$ 714.05</u>)	(<u>\$ 714.05</u>)
Total anticipated saving by using Wanneroo Plumbing: Between	\$11,979.67 and \$3,257.43	

R FISCHER
City Building Surveyor

PW:SE

bre05014

I10519

CITY OF WANNEROO REPORT NO: I10519

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1995
FILE REF: 208-5-94-95
SUBJECT: ANNUAL CONTRACT: FOR THE SUPPLY AND
INSTALLATION OF GLASS AND GLAZING TO THE CITY
OF WANNEROO

Three tenders for the contract for the supply and installation of glass and glazing were received on 3 May 1994.

Pilkington Australia Pty Ltd trading as Pilkington Glass
Garland Enterprises Pty Ltd trading as Mobile Glass and Building
Maintenance
Jevra Pty ltd trading as Freeway Screens and Windows & DEML Glass
and Glazing

The DEML Glass and Glazing tender is the lowest received on the majority of items listed as Attachment A. This firm has held the City's maintenance contract for the past four years. The standard of work is very good and performance is highly satisfactory.

RECOMMENDATION

That Council:

- 1 accepts the tender from Jevra Pty Ltd trading as Freeway Screens and Windows & DEML Glass and Glazing for the supply an installation of glass and glazing to the City of Wanneroo as detailed in Attachment A to this report;
- 2 authorises the signing of the contract documents; and
- 3 subject to the agreement of both the contractor and the City of Wanneroo, agrees to extending the contract for a further twelve months.

R FISCHER
City Building Surveyor

PW:SE

bre05015

SCHEDULE OF ITEMS

	DEML	PILKINTON	MOBILE
G1 Re-glaze door up to 0.5m ² 0.51m ² and over	69 69	87 87	90 120
G2 Re-glaze door in laminate up to 0.5m ² 0.51m ² and over	95 90	93 93	120 120
G3 Re-glaze sash - Timber frame up to 0.5m ² 0.51m ² and over	45 40	66 66	53 53
G4 Re-glaze sash-aluminium frame up to 0.5m ² 0.51m ² and over	45 40	66 66	54 54
G5 Re-glaze in wired glass m ²	75	78	95
G6 Renew mirror m ²	120	76	100
G7 Labour rate hr	28	38/29	30
G8 EMERGENCY LABOUR RATE hr	40%(39.20)	38/29	30+20
G9 EMERGENCY LABOUR RATE for non-scheduled items	40%(39.20)	38/29	30+20

I10520

CITY OF WANNEROO REPORT NO: I10520

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 208-2-94/95

SUBJECT: ANNUAL CONTRACT: SUPPLY OF ELECTRICAL SERVICES
TO THE CITY OF WANNEROO

Three tenders for the annual contract for the supply of electrical services were received on 3 May 1994. Tenders were called for three options, namely: Option 1 for the whole of the City of Wanneroo; Option 2 for the Yanchep/Two Rocks region; Option 3 for the remainder of the City.

	%*	<u>Labour Rate(\$)</u>	<u>After Hours Rate (\$)</u>
<u>OPTION 1</u>			
Wanneroo Electric & Alarm Service	-20	18.00	50.00
O'Donnell Griffin	0	30.00	150.75
Gas & Electricity Services	-5	29.10	45.00
<u>OPTION 2</u>			
Wanneroo Electric & Alarm Service	-20	18.00	20.00
O'Donnell Griffin	-	-	-
Gas & Electricity Services	+10	32.00	50.00
<u>OPTION 3</u>			
Wanneroo Electric & Alarm Service	-20	18.00	20.00
O'Donnell Griffin	-	-	-
Gas and Electricity Services	-7.5	29.10	45.00

*Percentage adjustment to schedule of rates items listed in Attachment A.

By not submitting rates for Options 2 and 3, O'Donnell Griffin has submitted a non-complying tender.

The lowest tenderer, Wanneroo Electric and Alarm Service has held this contract for a number of years and has carried out the duties in a highly satisfactory manner.

Given that Wanneroo Electric and Alarm Service is clearly the lowest tenderer for all three options and their rates do not change between options, it seems unnecessary in this case to exercise Option 2 or Option 3.

RECOMMENDATION

That Council:

- 1 accepts the tender of Wanneroo Electric (WA) and Alarm Service for the supply of electrical services to the City of Wanneroo for the twelve months from 1 July 1994 to 30 June 1995;
- 2 authorises the signing of the contract documents;
- 3 subject to the agreement of both the contractor and the City of Wanneroo, agrees to the extension of the contract for a further twelve month period.

R FISCHER
City Building Surveyor

PW:SE

bre05007

I10521

CITY OF WANNEROO REPORT NO: I10521

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 208-1-94/95, C.605-4

SUBJECT: ANNUAL CONTRACT: SUPPLY OF CLEANING SERVICES -
JOONDALUP ADMINISTRATION CENTRE

Eight tenders were received on 3 May 1994 for the cleaning of the Joondalup Administration Centre:

<u>(\$)</u>	<u>Annual Cost (\$)</u>	<u>Hours/Day</u>	<u>Rate/Hour</u>
Jason Cleaning Services	24,768.00	6	15.50
Golden West Commercial and Retail Cleaning	27,960.00	8	11.27
Capacity Cleaners	29,593.93	7.5	11.51
Anisa Pty Ltd T/A Western Office Cleaning Services	30,622.42	8	12.95
Neatclean Pty Ltd	34,308.00	9	17.72
RS Linfoot Investment P/L T/A Linfoot Cleaning Services	44,905.93	8.5	15.00
Berkeley Challenge P/L	56,562.00	10	16.00
Westralian Cleaning Services Pty Ltd	103,330.99	21	22.50

By way of comparison for the 1992/93 financial year, the current contractor, Capacity Cleaners, tendered \$22,990 for eight hours per day. At that time, eight hours per day was considered the minimum requirement for cleaning the Joondalup Administration Centre. When the contract was extended to the 1993/94 financial year, Council nominated an additional 1.5 hours per day at a cost of \$4,160.40 for the cleaning of the Building Department when that Department occupied the area formerly leased by TAFE. This rate increase was accepted by the Contractor. It is a logical conclusion that 9-9.5 hours per day is the minimum time required

for cleaning the Joondalup Administration Centre to an acceptable standard, but a firm operating four cleaners for two hours each may be able to satisfactorily complete the work.

Jason Cleaning Services has contracted with the City previously but had their contract cancelled because of non-performance.

Capacity Cleaners has held the contract for the past two years, but their performance has been barely adequate with many small items such as spot cleaning of carpets not being undertaken. In this case, they have tendered for less hours per day, which would suggest an even more reduced service.

Whilst Golden West Commercial and Retail Cleaning and Western Office Cleaning Services have tendered for eight hours per day, both firms are members of the Master Cleaners Guild of WA and have impressive references. Indeed, Western Office Cleaning Services has applied for Quality Assurance accreditation under AS 3902.

Against Golden West Commercial and Retail Cleaning is their undertaking to carry out the quarterly cleaning of internal and external glass within their estimation of eight hours per day. The time reduction would, it is believed, place the already borderline timing into a deficit position, making adequate cleaning difficult to achieve. It should be noted that Western Office Cleaning Services has tendered 77% of Neatclean's window cleaning costs, which is a significant but not impossible difference.

Neatclean Pty Ltd, also a member of the Master Cleaners Guild, held the contract for the Joondalup Administration Centre prior to Capacity Cleaners winning the contract for the 1992/93 financial year. Their performance was considered satisfactory.

Based on eight hours per day, cleaning operation should be carefully monitored over the initial twelve month period to ensure adequate standards are being achieved. If standards are not adequate then the option to renew the contract for a further twelve month period should not be taken up and the contract should be re-tendered for the 1995/96 financial year.

Councils overhead component of approximately \$3,700 must be added to the cost of cleaning the Joondalup Administration Centre. This amount could increase considerably if the successful tenderer fails to perform.

It should be noted that for Councils own staff cleaners to clean the Joondalup Administration Centre, based on nine hours a day:

	9 hours per day	
	x 20.45 charge out rate	
	x 250 days per year	
	<u>\$46,012.50</u>	total cost, which excludes glass cleaning, and falls between the third highest and second highest tender prices.

RECOMMENDATION

That Council:

- 1 accepts the tender sum of \$30,622.42 from Anisa Pty Ltd trading as Western Office Cleaning Services for the supply of cleaning services to the Joondalup Administration Centre;
- 2 authorises the signing of contract documents; and
- 3 subject to the agreement of both the contractor and the City of Wanneroo, authorises the extension of the contract for a further twelve month period.

R FISCHER
City Building Surveyor

PW:SE

bre05013

I10522

CITY OF WANNEROO REPORT NO: I10522

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 208-7-94/95

SUBJECT: ANNUAL CONTRACT: FOR THE MAINTENANCE OF
COMMERCIAL COOKING AND FOOD HANDLING EQUIPMENT
- MEALS ON WHEELS

Only one tender was received on 3 may 1994 for the maintenance of commercial cooking and food handling equipment at the Meals on Wheels kitchen. Coastal Commercial Kitchen Services has tendered to perform the scheduled work at the following rates:

MW1	3 times annual service of refrigeration equipment including replacement of one condenser from motor per annum	\$415.80 per annum
MW2	2 times annual service of gas fired cooling equipment	\$315.00 per annum
MW3	Once annually service check of microwave cooking equipment including testing for leakages	\$84.00 per annum
MW10 0	Labour rate for non-scheduled work	\$40.00 per hour
MW10 1	Labour rate for non-scheduled work after hours	\$60.00 per hour

Coastal Commercial Kitchen Services have been servicing cooking and food handling equipment for the City of Wanneroo for some years.

Their performance has been quite satisfactory.

RECOMMENDATION

That Council:

- 1 accepts the tender of Coastal Commercial Kitchen Services for the maintenance of commercial cooking and food handling equipment at the Meals on Wheels kitchen for the 12 months from 1 July 1994 to 30 June 1995;
- 2 authorises the signing of contract documents;
- 3 subject to the agreement of both contractor and the City of Wanneroo, agrees to the extension of the contract for a further 12 month period.

R FISCHER
City Building Surveyor

PW:SE

bre05012

I10523

CITY OF WANNEROO REPORT NO: I10523

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 208-6-94/95

SUBJECT: ANNUAL CONTRACT: FOR THE SUPPLY AND
MAINTENANCE OF FIRE FIGHTING EQUIPMENT TO THE
CITY OF WANNEROO

Tenders for the supply and installation of fire fighting equipment to the City of Wanneroo closed at 11.00am on 3 May 1994. At the close of tenders only one tender was received, from Wormald Fire Systems, the current contractor. One tender, from B & E Fire Protection Pty Ltd was received late.

Wormald Fire Systems has tendered an annual inspection fee of \$999. The late tender from B & E Fire Protection Pty Ltd, which is based entirely on rates, equates to an inspection fee of \$2,361.60 for the 281 extinguishers, 21 fire blankets, 72 hose reels, 22 hydrants, 3 lay-flat hoses and 1 brigade connection included in the tender.

Wormald Fire Systems have held this contract for two years.

RECOMMENDATION

That Council:

- 1 accepts the tender of \$999.00 for annual inspection of fire fighting equipment to the City of Wanneroo and the prices for servicing and re-filling of equipment submitted by Wormald Fire systems;
- 2 authorises the signing of contract documents;
- 3 subject to the agreement of both the contractor and the City of Wanneroo, authorises the extension of the contract for a further twelve month period.

R FISCHER
City Building Surveyor

PW:SE

bre05010

I10524

CITY OF WANNEROO REPORT NO:I10524

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 895-11, C.061-416-01

SUBJECT: RELOCATION OF HILLARYS PRE-SCHOOL BUILDING
CURRENTLY LOCATED AT THE CORNER OF SHACKLETON
AVENUE AND NEW ENGLAND DRIVE, HILLARYS

At its meeting of 9 March 1994, Council resolved to seek a report on the relocation of the Hillarys Community Pre-School building located at the corner of Shackleton Avenue and New England Drive, Hillarys.

Four options for the use of the relocated building have been raised: relocation to the community purposes site in Caridean Street, Heathridge, for use as a low-cost food centre; re-location to McDonald Reserve, Padbury (former Recreation Centre site) for use as a youth drop-in centre; re-location to a community purposes site in Kinross for use as a temporary community hall; sale of the building by public tender.

Low Cost Food Centre, Heathridge

The Wanneroo Community Projects Association Incorporated has previously made approaches to the City regarding the provision of a low-cost food centre on Lot 745 Caridean Street, Heathridge, behind the Heathridge Shopping Centre. Lot 745 was re-zoned for this purpose in October 1992. Since that time, the Wanneroo Community Projects Association has been seeking either funding for a new building or a second-hand transportable building for which funding for renovation costs could be sought from the Lotteries Commission.

If the existing Hillarys Pre-school building was to be re-located to Lot 745 Caridean Street, Heathridge, then not only re-location and re-furbishment costs but also extensive site costs would be incurred. The total cost is anticipated to be:

Site Costs:

Earthworks and landscaping	\$18,000.00
Fire service connection	\$10,000.00
Connection of other services	<u>\$20,450.00</u>

Relocation Costs:

Clear building and disconnect services	\$ 1,700.00	
Re-locate building	\$10,000.00	
Clear Hillarys site	\$ 6,900.00	
Re-stump building	\$ 2,000.00	
Fencing	\$ 3,500.00	
Re-furbishment costs	\$ 3,200.00	
Car parking	\$43,000.00	
Landscaping	<u>\$ 7,000.00</u>	
		\$77,300.00
		<u>\$125,750.00</u>
<u>Contingency, fees, etc.</u>		<u>\$10,000.00</u>
<u>Total anticipated cost</u>		\$135,750.00

Youth Drop-in Centre, McDonald Reserve, Padbury

The idea of locating a youth drop-in centre on McDonald Reserve, Padbury, was first floated by the Northern Suburbs Youth Development Association, the group originally formed by Mr Paul Filing, MP. No formal request for a youth drop-in centre on the site of the former Whitfords Recreation Centre has been made to Council but when the proposal was mooted in the local press, it is believed there were several objections from local residents.

If a youth drop-in centre was to be located on McDonald reserve, its activities would need to be co-ordinated with the Whitfords Youth Information Centre that operates from the Jean Beadle Centre in Endeavour road, Hillarys. This group runs a drop-in centre similar to the City's "Anchors" centre at the Ocean Ridge Community Recreation Centre. At this stage, the Recreation Department has advised that there has been insufficient study to be able to comment on this proposal, and that in any re-location to McDonald Reserve for a youth centre, operating and maintenance costs must be considered.

In the event that Council should wish to pursue this option, the anticipated capital costs are:

Clear building and disconnect services	\$ 1,700.00
Re-locate building	\$ 8,000.00
Re-stump building	\$ 2,000.00
Prepare site	\$ 5,000.00
Re-furbishment costs	\$ 4,800.00
Provision of additional toilets	\$10,000.00
Connection to services	\$14,800.00
Landscaping	\$ 7,000.00
	<u>\$52,500.00</u>
Contingency, fees, etc	\$ 4,200.00
	<u>\$56,700.00</u>
<u>TOTAL ANTICIPATED COST:</u>	<u>\$56,700.00</u>

Community Hall - Kinross

\$200,000 was allocated in the current budget for the construction of a Community Hall in Kinross. However, due to the current state of negotiations with the developer, it is unlikely that the project will commence in this financial year. As a stop-gap measure, it may be possible to use the Hillarys Pre-School building to fill the breach until a permanent facility can be built.

Against this proposal is the argument that the re-location costs will be duplicated when the permanent building is constructed and another use must be found for the Hillarys Pre-School building.

If this option were to be adopted, some considerable site works and additional toilets would be required. The anticipated capital costs are:

Site Costs

Earthworks	\$19,000.00
Fire service connection	\$12,000.00
Connection of other services	<u>\$21,850.00</u>

\$52,850.00

Relocation Costs

Clear building and disconnect

services	\$ 1,700.00	
Re-locate building	\$16,000.00	
Clear Hillarys site	\$ 6,900.00	
Re-stump building	\$ 3,000.00	
Re-furbishment costs	\$ 3,200.00	
Car parking	\$36,000.00	
ADDITIONAL TOILETS	\$12,000.00	
Landscaping	<u>\$15,000.00</u>	
		\$ 93,800.00
		<u>\$146,650.00</u>
Contingency, fees, etc		<u>\$ 14,700.00</u>
<u>TOTAL ANTICIPATED COST</u>		<u>\$161,350.00</u>

Sale

Given the high cost of all the above, the final readily apparent option would be the sale of the building by public tender and its removal by the purchaser. Included in this would be restitution of the existing site.

Transportable buildings do not hold their value as permanent buildings. A rule of thumb in the industry is that after ten years, a transportable building will only be worth what was paid for it. As this building is now 18 years old, its value would be only approximately 80% of original value. It would therefore be likely that the costs involved in sale would be:

Sale Price: 34,878 x 80% = \$27,902.00

less

Relocate furniture	\$ 500.00	
Disconnect	\$1,200.00	
Relocate sheds	\$1,000.00	
Clean site	\$1,700.00	
Re-locate play equipment	<u>\$2,200.00</u>	
		<u>\$ 6,600.00</u>
ANTICIPATED INCOME FROM SALE		<u>\$21,302.00</u>

SUBMITTED FOR DIRECTION.

R FISCHER
City Building Surveyor

RF:SE

bre05016

I10525

CITY OF WANNEROO REPORT NO: I10525

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL
MEETING DATE: 25 MAY 1994
FILE REF: 625-15-1, 303-09-04
SUBJECT: CHILD HEALTH CLINICS

Council annually provides a contribution towards costs incurred by those Centres from which Child Health Clinics operate. Council is responsible for costs associated with the provision of Child Health Clinics.

The Moolanda Child Care Centre and the Timbertops Family Centre management committees have requested contributions from Council for the operating and maintenance costs incurred by the Centres for the Child Health clinic facilities which operate from the buildings. The details are as shown on Attachment A.

The Timbertops Centre pays electricity charges and the account is then forwarded to Council for the immediate reimbursement of 18% of the account. To date this has amounted to \$190.96. The extra costs associated with the Moolanda Centre reflect the older age of the building.

The costs for the Child Health Clinics have been accommodated within Council operating budget for 1993/94.

RECOMMENDATION

That Council approves \$2,159.16 and \$2,977.85 for the Timbertops Family Centre and Moolanda Child Care Centre respectively representing costs associated with Councils Health Clinics located in those buildings.

R FISCHER
City Building Surveyor

AN:SE

bre05009

I10526

CITY OF WANNEROO REPORT NO:I10526

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL- TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 2721/599/5

SUBJECT: PROPOSED RETAINING WALLS: LOT 599 (5) SENTRY
CLOSE, WOODVALE

A report was submitted to Council at its 27 April, 1994, for approval to construct retaining walls at Lot 599 (5) Sentry Close, Woodvale, I10425 refers (see Attachments 'A,B & C'). Additional information has been received.

The owners of Lot 596 Standish Way, Woodvale, have agreed to the extension of the retaining wall, indicated on the lower left hand corner of attachment 'C' because they consider that they contributed to the problem by cutting into the side of the hill. They claim that the cut was caused by Council's requirements in respect to driveway gradients.

It was explained that if the owners had considered redesigning the layout of the building so that the garage was further back on the Lot, there would not have been the need for such a deep cut. They agreed with this explanation.

An inspection of the applicants property revealed that it is an extremely difficult lot to provide a level area on which to construct the proposed dwelling. Accordingly the proposed retaining walls appear to be a logical solution. The applicant has indicated that he does not wish to build up the footings of the dwellings and prefers to have a level area around the dwelling because of his small children.

RECOMMENDATION

That Council approve the proposed retaining walls to be constructed on Lot 599 (5) Sentry Close, Woodvale, subject to the submission of an engineers certification of the structural

adequacy of the terraced retaining walls on completion of the work.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre05003

I10527

CITY OF WANNEROO REPORT NO: I10527

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 3681/1262/5

SUBJECT: DEPARTURE FROM APPROVED PLANS: LOT 1262 (5)
DALKEITH COVE, KINROSS

APPLICATION

The builders of a dwelling at Lot 1262 (5) Dalkeith Cove, Kinross, have requested that Council approve amended plans for the location of the dwelling which has not been constructed in the location indicated on the approved plans (see Attachment 'A').

BACKGROUND

The builders claim that the subcontractors who installed the concrete footings and floor slab took their measurements from a disturbed boundary peg. This subsequently caused the brick pier on the front verandah to be 190 from the right hand boundary instead of 1000 as shown on the approved plans.

The closest section of the dwelling on the adjoining is a double carport which is 2169 away from the boundary fence.

Council can request that the builder relocate the pier and alter the roof to provide the correct boundary clearance. However such alterations are undesirable because they would spoil the appearance of the dwelling. The owners of the property have indicated that they are happy with the existing location and would not like to see it changed. The builder has been asked to obtain and submit the written comments of the adjoining owners. It is understood that the adjoining owners do not object to the reduced setback.

RESIDENTIAL PLANNING CODES

Clause 1.5.7 of the Residential Planning Codes states that:

'Notwithstanding the minimum setbacks specified elsewhere in the Codes, Council may in a particular case, allow a lesser setback, provided that in doing so the Council shall have regard to:-

(b) the effect of such variation on the amenity of any adjoining lots.

RECOMMENDATION

That Council approve the amended location of the dwelling on Lot 1262 (5) Dalkeith Cove, Kinross, with a reduced side boundary clearance of 190 subject to the favourable comments of the adjoining owners.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre05004

I10528

CITY OF WANNEROO REPORT NO: I10528

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 3041/165/14

SUBJECT: REFUND OF BUILDING LICENCE FEES: LOT 165 (14)
WESTRA WAY, OCEAN REEF

APPLICATION

An application has been submitted by a builder for a refund of building licence fees for a proposed dwelling at Lot 165 (14) Westra Way, Ocean Reef.

COUNCIL POLICY

Council Policy J2-02 (b) states:

"No refund will be made of building licence fees except in cases of hardship when the City Building Surveyor shall submit details of the circumstances to Council for consideration."

BACKGROUND

The builder submitted a building application for the proposed dwelling on 15 November, 1993, and paid a building licence fee of \$600.00. On 17 November, 1993, a letter was sent to the builder requesting additional details and the application was placed in pending. On 10 January, 1994, the builder cancelled the application.

A letter dated 19 April, 1994, requested a refund of the building licence fee as the owner did not proceed with the construction of the dwelling with the builder.

As the building licence was not issued, it is considered in this instance that the building licence should be refunded less 25% which would compensate for Council's services.

RECOMMENDATION

That Council approve the refund of \$450.00 to the builder for the proposed dwelling at Lot 165 (14) Westra Way, Ocean Reef.

R FISCHER
City Building Surveyor

LC:lc:bre05005

I10529

CITY OF WANNEROO REPORT NO: I10529

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 2946/324/15

SUBJECT: REQUEST FOR REFUND: LOT 324 (15) MIRROR PLACE,
OCEAN REEF

APPLICATION

An application has been made from the owner of Lot 324 (15) Mirror Place, Ocean Reef, for a refund of building licence fees for building licence No.93/2323, which was never collected by the builder.

The applicant has explained that because the original builder went into liquidation, a second application was submitted and Building Licence No.94/0090 was issued to a second builder on 14 January, 1994.

The owner applied for a refund before engaging the second builder and was advised to reapply when construction work had been commenced by the second builder.

COUNCIL POLICY

Council's Policy J2-02 (b) states:

"No refund will be made of building licence fees except in cases of hardship when the City Building Surveyor shall submit details of the circumstances to Council for consideration."

The owner has explained that she is a widow and the new dwelling is being constructed adjoining the home of one of her daughters and grandchildren. She has also indicated that the original set of plans for her dwelling cost her in excess of \$1000.00 and are

now useless. The refund of \$496.00 would greatly assist her to complete the dwelling.

RECOMMENDATION

That Council refund the original building licence fees for the amount of \$496.00 to the owner of Lot 324 (15) Mirror Place, Ocean Reef.

R FISCHER
City Building Surveyor

LC:lc:bre05001

I10530

CITY OF WANNEROO REPORT NO: I10530

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 May 1994

FILE REF: 201-5

SUBJECT: MONTHLY REPORT APRIL 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 ongoing turfing of wear areas on ovals and play areas.

Pruning and cleaning around Council building surrounds and car parks is ongoing.

PLAYGROUND EQUIPMENT

The mobile play units are located at Blue Mountain Park, Joondalup and Scenic Park, Wanneroo.

Maintenance works and safety checks are ongoing.

TREE PRUNING

The truck mounted cherry picker has not been operational since 15 March 1994 due to changeover to new vehicle.

The small Afron cherry picker has been progressing work orders and SECWA list of trees under power lines in the Greenwood area.

It has now been two weeks out of service awaiting parts from the Eastern States. A cherry picker has been hired for this period.

The wood chippers are clearing roadside sight problems and chipping prunings from lopping work carried out by cherry pickers.

WATER TRUCKS

The water trucks continued to water their areas. Due to the dry weather the planting program may be held back if it does not rain soon.

MOWING

Gang mowing works and trim out works are up to date.

Vertimowing has recommenced at Robin Park.

Verge mowing crews are being utilised to cover annual leave absences in other parks areas.

Verge mowing works are suspended until the first good rains arrive.

CONSTRUCTION

Sports conversions have been completed, goals installed and wickets covered.

Crushed limestone has been delivered for pathway installation and park entrances.

Backfilling areas of turf removal has been completed at six locations.

Rubbish has been removed from Gibson Park and Badgerup Tip shipping sites; material which could not pass through chipper.

RETICULATION

Park watering has been reduced and winter maintenance works are on hold until the first good rains.

Highview Park and Addison Park have been block turfed around sprinklers to prevent movement of sprinklers and sand blocking nozzles.

BORES AND PUMPS

Pumps have been serviced or repaired at the following locations:

Sheoak Park, Wilkie Park, Charnwood Park,
Baltusrol Park, Braden Park, Badgerup Tip,
James Cook Park.

New submersible pump has been installed at Warrandyte Park and a new bore drilled at Alexander Heights Park.

Valve boxes have been replaced at various locations.

ENGINEERING WORKS

Verge reinstatement works have been completed at Haynes Road, Chelsford Road, Ellersmere Heights, Raleigh Road and Marlock Road.

BUILDING WORKS

20 loads of soil have been used to reduce steep slopes left after installation of amenities blocks at Mirror and Lexcen Parks. The areas have yet to be block turfed.

CAPITAL WORKS PROJECTS

Carramar Golf Course - Reticulation around clubhouse and extension of trickle to clubhouse surrounds and access road, planting, mulching and delivery of block turf have been completed.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crews include:

Carramar Golf Course - Planting, mulching, turfing, cleanup

CONTRACT WEED CONTROL

A small amount of Caltrop, Lovegrass and Castor Oil plant control was carried out during the month.

GREEN PLAN**CAPITAL WORKS****Warwick Conservation Reserves**

Development of the two new Conservation Reserves is now complete.

Both reserves have been fenced with vehicle access gates and specialised disabled gates installed at strategic locations. Signage has been installed at each entrance and at the corner of Beach and Erindale Roads. Pathways totalling 3.8km have been completed. This will facilitate public access by both the able bodied and disabled.

Warwick Open Space now has 60 hectares of Conservation Reserves.

Lilburne Bushland Reserve

Development of Lilburne Bushland Reserve is progressing with 400 metres of limestone pathways completed. The reserve will now be fenced and a small picnic site developed.

Green Plan Community Planting Program

Response to the 1994 Community Planting Program has been excellent with many people and community groups volunteering their time to revegetate degraded areas of Council's Conservation Reserves. Arrangements have also been confirmed with several schools to participate in revegetation projects in Council Conservation Reserves. A copy of the 1994 Community Planting Program is attached for Council's information.

F GRIFFIN
City Parks Manager

DHC:JB
gre0504

I10531

CITY OF WANNEROO REPORT NO: I10531

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 061-377

SUBJECT: WA SPORTING CAR CLUB - RETICULATION ITEMS

Council's Parks Department has received a request from the WA Sporting Car Club for assistance in the supply of irrigation equipment no longer required by Council.

The Parks Department currently has a travelling irrigator sprinkler, aged 8-10 years, previously utilised at the Wanneroo Showgrounds. The unit was retained as a spare following upgrade of the Showgrounds infield area in 1992. This spare unit has not been required and is unlikely to be required. Council may, therefore, wish to sell the unit to the WA Sporting Car Club.

Representatives of the Club have inspected the unit and have submitted an offer of \$500.

Section 271.2 of the Local Government Act states that "where the value of a particular thing is less than \$10,000, Council can sell it by private treaty".

In this instance I believe that this is a satisfactory way of disposing of the irrigator sprinkler.

RECOMMENDATION

That Council approves the sale by private treaty of the surplus travelling irrigator to the WA Sporting Car Club for the sum of \$500.

F GRIFFIN
City Parks Manager

DHC:JB
gre0502

I10532

CITY OF WANNEROO REPORT NO: I10532

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 894-12

SUBJECT: SORRENTO PLAYGROUP ASSOCIATION - PETITION
REQUESTING ADDITIONAL PLAY EQUIPMENT

A 43 signature petition has been received from the Sorrento Playgroup Association who utilise Sorrento Community Hall. 42 signatories live within the City of Wanneroo and 1 lives in the City of Stirling.

The Playgroup requests that Council replaces the play equipment installed during early 1982. Council's play equipment assets register confirms the age of the items. Due to its age the slide no longer conforms to the new design requirements and must be disposed of if removed. Current swing designs conform to all required standards for this type of area.

The request for a structure similar to the Marmion/Warwick Centre, believed to be the Duncraig Community Centre, is unrealistic due to the restricted area available.

The Sorrento Playgroup Association has indicated a willingness to contribute funds where available and will be advised that funding may be available via the Lotteries Grants Committee.

The problems identified regarding the tree bordering the play area will be attended to be holding an on site meeting with the Playgroup.

RECOMMENDATION

That Council advises the Sorrento Playgroup Association that:

- (a) the request will be listed for consideration in the 1994/95 budget submissions, and;

- (b) funding would only apply on a Dollar for Dollar basis, and;
- (c) the Association should pursue the alternative option of funds via the Lotteries Commission.

F GRIFFIN
City Parks Manager

DHC:JB
gre0500

I20500

CITY OF WANNEROO

PLANNING SECTION\

REPORTS FOR COUNCIL MEETING

25 MAY 1994

I20501CITY OF WANNEROO REPORT NO: I20501

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/4749

SUBJECT: PROPOSED MEDICAL CONSULTING ROOMS, LOT 64 (52)
BELGRADE ROAD, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: Highpoint Securities Pty Ltd
CONSULTANT: G J Marano
APPLICATION RECEIVED: 29 November 1993
COUNCIL: 9 February 1994
APPLICANT CONTACTED: 15 February 1994
ADVICE RECEIVED: 5 May 1994
REPORT WRITTEN: 6 May 1994

INTRODUCTION

Council considered the proposed medical centre for Lot 65 (48) Belgrade Road at its meeting on 9 February 1994 (I20205).

The applicant has since submitted a new application to transfer the proposal from Lot 65 to Lot 64 Belgrade Road, Wanneroo (Attachment No 1).

BACKGROUND

Council considered the application for Lot 65 at its meeting on 9 February 1994 and resolved to defer the proposal so that its location can be co-ordinated with a corner store for the same area.

Advertising was undertaken on Lot 65 for 30 days and no submissions were received. Council's consideration of the consulting room, in conjunction with the corner store is now requested.

ASSESSMENT

Given that advertising was undertaken on Lot 65, with no submissions resulting, and the proposal has not altered other than location, it is not considered necessary to re-advertise the proposal on Lot 64 Belgrade Road, Wanneroo.

The consulting room is proposed to be located adjacent to the corner store currently under Council's consideration (I).
Seven car parking bays, two emergency/disabled bays and two staff bays at the rear have been proposed.

A reduced setback of 1.5m is proposed to the joint boundary of the consulting room and corner store. Town Planning Scheme No 1 requires a 3m side setback, however, given that it is proposed to have a waiting room and toilets along that boundary, it is unlikely that excess noise shall be generated. It is considered imperative though, that a 3m landscaping strip be provided to Belgrade Road. This may require the removal of the two parallel bays leaving the site with a total of nine bays.

It is recommended that Council supports the proposed consulting room.

RECOMMENDATION:

THAT Council

exercises its discretion under Clause 5.9 of Town Planning Scheme No 1, for a reduced western side setback to 1.5 metres and approves the proposed medical consulting room for Lot 64 Belgrade Road, Wanneroo submitted by G Hagan on behalf of Highpoint Securities Pty Ltd, subject to:

- .1 a 3m landscaping strip being provided along Belgrade Road;
- .2 no more than one practitioner operating from the property at any one time;

-
- .3 the provision of sufficient parking on site (a minimum of six (6) car parking bays) to avoid the need for any verge parking;
- .4 adjacent street verges being landscaped and reticulated to the satisfaction of the Council;
- (e) standard and appropriate development conditions.

O G DRESCHER
City Planner

pje:gm
pre94523
5.5.94

I20502

CITY OF WANNEROO REPORT NO: I20502

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/4702

SUBJECT: PROPOSED CONSULTING ROOM ON LOT 230 (96)
TEMPLETON CRESCENT, GIRRAWHEEN

METRO SCHEME: Urban
LOCAL SCHEME: Residential
OWNER: N Q Tran
APPLICATION RECEIVED: 23.3.94
DAU: 29.3.94
APPLICANT CONTACTED: 19.4 and 20.4.94
REPORT WRITTEN: 20.4.94

INTRODUCTION

An application has been received from N Q Tran for a medical consulting room on lot 230 (96) Templeton Crescent, Girrawheen.

BACKGROUND

Lot 230 is a corner block opposite Marangaroo Shopping Centre, with an existing access off Marangaroo Drive. It is zoned Residential and a house is located on the site.

The proposed consulting room will be developed for the use of a medical practitioner.

ASSESSMENT

The proposal outlines a one-way internal flow of traffic between the existing access on Marangaroo Drive and a proposed access off Templeton Crescent with car bays located around the building.

Council's policy on Medical Facilities/Consulting Rooms encourages their location in or adjacent to shopping centres, or in areas where there is a suitable buffer to protect residential

amenity. Council's Engineering Department, however, has significant concerns about locating consulting rooms at the junction of Marangaroo Drive and Templeton Crescent and is opposed to allowing access of Marangaroo Drive for this use.

The location of car bays off a one-way internal access system is also not supported because the availability of bays cannot be readily determined on entry to the property which may cause people to leave and re-enter the property in an endeavour to locate a bay. A two-way internal access system is recommended with a different alignment of bays. In addition, the bays are undersized at 5.0m long.

The minimum lot size required under Town Planning Scheme No 1 is 800m²; the subject lot is 489m².

Council's policy also requires that the building shall be located not less than 7.5m from any street alignment. The existing residence is only 6m from Templeton Crescent but is angled on the lot to 10.5m setback. It is not felt that this will affect the amenity of the area.

Landscaping has not been addressed on the plan. The minimum 3m landscaping buffer to all road frontages could not be accommodated with the proposed internal accessways. A minimum 8% of the total site is to be landscaped.

In accordance with Council's Advertising Policy, advertising has not been initiated because it is considered the proposal should not be supported.

RECOMMENDATION:

THAT Council refuses the application submitted by N Q Tran for a medical consulting room on Lot 230 (96) Templeton Crescent, Girrawheen on the following grounds:

17location of a commercial development at the junction of Templeton Crescent/Marangaroo Drive is undesirable because of the busy nature of this intersection;

18access off Marangaroo Drive is considered unsafe in view of the increase in traffic generated by this use;

19the internal layout of accessways and car parking bays is not acceptable;

20a minimum of 8% of total area of the site with a 3m landscape buffer to all roads cannot be accommodated with the proposed development.

O G DRESCHER
City Planner

hjc:gm
pre94505
21.4.94

I20503

CITY OF WANNEROO REPORT NO: I20503

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/4598

SUBJECT: PROPOSED CHILD CARE CENTRE ON LOT 652 (73)
ADDINGTON WAY, MARANGAROO

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: M & W Markiewicz

APPLICATION RECEIVED: 21 March 1994

DAU: 12 April 1994

REPORT WRITTEN: 26 April 1994

INTRODUCTION

A revised application has been received from Mr and Mrs Markiewicz for a child care centre on Lot 652 (73) Addington Way, Marangaroo.

BACKGROUND

Lot 652 is zoned Residential Development and is 740m² in area. It is located opposite a primary school and is approximately 150m from a recreation reserve off Marangaroo Drive. The surrounding lots are used for residential purposes.

Council considered a previous application for a child care centre on this lot at its meeting on 9 February 1994 (I20210). It was refused because it did not conform to several of Council's standard requirements for such developments and represented an ad hoc development which would be unlikely to meet the expectations of local residents.

The applicant has submitted a revised proposal which they believe will satisfy Council's requirements.

PROPOSAL

The proposal is to convert the existing residence to a child care centre to accommodate 48 children of pre-primary and pre-school age supervised by three qualified child care workers and five assistants 15-18 years of age.

ASSESSMENT

Advertising has not commenced for this proposal because some features still do not comply with Council's requirements and seem to be unresolvable. Notably the minimum lot size should be approximately 800m²; Lot 652 is only 740m². The major problem, however, is parking. Council's requirement is one bay per staff member and one per eight children accommodated with a minimum on site requirement of five bays. Based on three trained staff and five assistants and an expected 48 children, a minimum of fourteen bays is required for this development. The lot is clearly constrained by the location of the existing house such that a total of only four bays could be provided. The two bays proposed closest to the front boundary are situated over a required 3 metre wide landscape strip and are not acceptable.

No further bays can be supplied elsewhere on the lot with the proposed development.

The proposal otherwise conforms to the requirements of Council and it is not felt that the extra traffic generated by the proposal will have any significant effect on residential amenity, given the location of the school opposite.

In conclusion, the lot size and associated shortfall in parking and landscaping provisions do not satisfy Council's requirements and the proposal cannot be supported. Should Council wish to approve the application, approval should be subject to advertising in the normal manner and no objections being received. Objections will require the reassessment of the application by Council.

RECOMMENDATION:

THAT Council refuses the revised application submitted by M & W Markiewicz for a child care centre on Lot 652 (73) Addington Way, Marangaroo because it does not conform to Council's standard requirements for child care centres with regard to lot size, parking and landscaping.

O G DRESCHER
City Planner

hjc:gm
pre94510
26.4.94

I20504

CITY OF WANNEROO REPORT NO: I20504

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/4674

SUBJECT: PROPOSED MULTIPLE GROUPED DWELLINGS ON LOTS
48, 49, 50 TOULON CIRCLE, MINDARIE KEYS

METRO SCHEME: Urban

LOCAL SCHEME: Marina Development - R60

APPLICANT/OWNER: Byron Constructions Pty Ltd

CONSULTANT: John McKenzie & Associates, Architects

APPLICATION RECEIVED: 25 February 1994

DAU: 1 March 1994

APPLICANT CONTACTED: 18/3, 25/3, 11 April 1994

ADVICE RECEIVED: 7/4 and 11 April 1994

REPORT WRITTEN: 11 April 1994

INTRODUCTION

An application has been received from John McKenzie & Associates, Architects, on behalf of Byron Constructions Pty Ltd for the development of nineteen grouped dwellings on Lots 48, 49 and 50 Toulon Circle, Mindarie Keys which requires the relaxation of setback and private open space provisions.

BACKGROUND

Lots 48, 49 and 50 are zoned Marina Development in an R60 coded area. The total area of the lots is 3,266m² and no application has yet been made for amalgamation of these lots.

The proposal is to develop these sites with nineteen grouped dwellings with frontage to three streets at reduced setbacks and using balconies as portions of the private open space required for these units.

The minimum street setbacks proposed are 2.5m from Toulon Circle, 3.2m from Itea Place and 3.0m from St Malo Court.

Several of the 24m² minimum private courtyard spaces required under the R Codes have balconies constructed over them thereby not complying with this provision. Other balconies are located independent of these courtyard spaces but have been included as a portion of the courtyard area required.

ASSESSMENT

Schedule 7 (Marina Development Zone - Special Provisions) of Town Planning Scheme No 1 requires 6m setbacks for all dwellings from streets in Mindarie Keys.

Council has previously approved developments less than 6m from secondary streets based on the provisions of the R Codes which were adopted more than two years after Schedule 7 was entered into the Town Planning Scheme. The R Codes allow setbacks down to a minimum of 3 metres and an average of 6 metres from the primary street and down to 1.5 metres from a secondary street. Toulon Circle and Itea Place setbacks meet these requirements the average 6m setback requirement on St Malo Court, if it were considered as the primary street, cannot be achieved.

Regardless of whether it is considered that this development would adversely affect the amenity of Mindarie Keys and whether reduced setbacks could be supported, other aspects of the proposal do not comply with the R Codes.

Grouped dwellings in an R60 area require a minimum average of private open space of 40m² per unit and may include the area of suitable uncovered balconies. This requirement is satisfied.

However, the R codes also require within these private open space provisions that a minimum area of 24m² with reasonable access from a living room and not built on except for structures of a pergola type is available for each dwelling. For this application, that portion of open space under balconies cannot be included in the 24m² courtyard provision under the present requirements of the R Codes. Council has requested a report (I20328) for the 18 May 1994 Policy and Special Purposes Committee addressing this issue.

In addition, the design in this case proposes four balconies to supplement the open courtyard space by up to 24m². The resulting courtyards which are (denoted * on Attachment No 3) range from

approximately 13-21m² and clearly do not comply with the requirements.

CONCLUSION

Lots 48, 49 and 50 Toulon Circle are at present individual lots. The proposed development relies on the successful amalgamation of these lots.

The application requires relaxation of the street setback and the private open space provisions and is considered to be an over-development of the site and should not be supported.

RECOMMENDATION:

THAT Council refuses the application for nineteen grouped dwellings on Lots 48, 49 and 50 Toulon Circle, Mindarie Keys submitted by John McKenzie & Associates, Architects on behalf of Byron Construction Pty Ltd on the grounds that it does not comply with the requirements of the Residential Planning Codes relating to building setbacks and private open space.

O G DRESCHER
City Planner

hjc:gm
pre94437 11.4.94

I20505

CITY OF WANNEROO REPORT NO: I20505

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/4639

SUBJECT: PROPOSED THREE GROUPED DWELLINGS ON LOT 126
(19) ROSSLARE PROMENADE, MINDARIE

METRO SCHEME: Urban

LOCAL SCHEME: Marina Development

APPLICANT/OWNER: Golden Hotels Pty Ltd

CONSULTANT: John McKenzie & Associates Architects

APPLICATION RECEIVED: 12 January 1994

DAU: 18 January 1994

APPLICANT CONTACTED: 15/2/94, 28/2/94, 3/3/94, 29/3/94

ADVICE RECEIVED: 23/2/94, 4/3/94

REPORT WRITTEN: 11/4/94

INTRODUCTION

At its meeting of 23 March 1994 Council deferred an application received from John McKenzie & Associates Architects on behalf of Golden Hotels Pty Ltd for three grouped dwellings requiring the relaxation of street setbacks and private open space concessions on Lot 126 (19) Rosslare Promenade, Mindarie (I20328). Council requested the formulation of a policy relating to balconies within private open space in grouped dwellings prior to making a decision.

A report on balconies in grouped dwellings has been formulated for the Policy and Special Purposes Committee Meeting on 18 May 1994 and is presented to this meeting of Council (Report No).

ASSESSMENT

Council has recently exercised its discretion in approving a ten grouped dwelling development in Mindarie with setbacks less than

6m from roads as is required under Schedule 7 (Marine Development Zone - Special Provisions) of Town Planning Scheme No 1.

The setbacks proposed conform to the requirements of the R Codes which were adopted some two years after the adoption of Schedule 7 and Council decided to use the standard set by the R Codes in approving the application. Similarly, the proposal for Lot 126 Rosslare Promenade could be approved at a reduced front setback because it achieves an average setback of 6m with a 3m minimum as is required under the R-Codes.

The proposal does not conform to the R-Code requirements for a private open space area totalling 24m² for Unit 2. It was pointed out to both the owner and consultant that the limited amount and type of private open space supplied for this unit may not be acceptable to Council but they decided major changes would be required to the design and therefore chose not to amend the plans.

The application is not therefore supported.

RECOMMENDATION:

THAT Council refuse the application submitted by John McKenzie & Associates Architects on behalf of Golden Hotels Pty Ltd for three grouped dwellings on Lot 126 (19) Rosslare Promenade, Mindarie on the grounds that it does not conform to the requirements of the Residential Planning Codes relating to private open space.

O G DRESCHER
City Planner

hg:rp
pre94441
12.4.94

I20506

CITY OF WANNEROO REPORT NO: I20506

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 30/4587
SUBJECT: PROPOSED CORNER STORE AND GROUP DWELLING
LOT 65 (48) BELGRADE ROAD, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Highpoint Securities P/L
CONSULTANT: G Hagan
APPLICATION RECEIVED: 8 March 1994
DAU: 8 March 1994
REVISED PLAN RECEIVED: 4 May 1994

INTRODUCTION

Council received a Development Application for a Corner Store and Two Group Dwellings on Lot 65 (48) Belgrade Road, Wanneroo.

BACKGROUND

The subject site is zoned Residential Development R-20 and is 1001m², which is sufficient for Two Group Dwellings. It is proposed that one of the Group Dwellings be attached to Corner Store in accordance with Council's Corner Stores Policy G3-40.

The overall objective of the Corner Store Policy is to provide for and maintain a well spaced distribution of Corner Stores in residential areas which allows for a convenient and accessible service for local residents to purchase convenience goods.

The introduction of Corner Stores into residential areas should generally act to enhance the amenity and lifestyle offered by residential areas.

As the land opposite the subject site is developed, the policy requires signatures of support from owners immediately adjacent to and opposite the proposed site. Support for rezoning of the site is thus, dependant on the receipt of these signatures.

The Corner Store Policy sets out six points for Council to consider when assessing proposed Corner Stores.

21The proposed store should serve approximately 200 homes or more and should be no nearer than 500m from other commercial facilities.

22Where possible the location of the Corner Store should be identified at the Structure Planning Stage. With respect to location the Corner Store should provide a local, highly accessible pedestrian and bicycle orientated catchment thus, these stores should be planned to link with walking and bicycle path.

23The Corner Store must be attached to a Residential Dwelling. There is no specific design criteria, however a zero setback is considered acceptable with a maximum floor space of 100m².

24Signage should be fixed to the wall and not illuminated. The location of compressors etc. should be sited in a position that will not adversely affect the amenity of nearby residents.

25Four carparking bays are to be provided and where possible they should be included on the verge. Consideration should also be given to the servicing of the store in terms of the delivery of goods.

26Corner Stores are not required to be located on street Corners. The proposed Corner Store should not be located on or in a cul-de-sac as traffic using the cul-de-sac head to turn will result in a loss of amenity.

ASSESSMENT

The Corner Store Policy requires that a Corner Store must be attached to a Residential Dwelling. The Policy does not clarify if this is a Single Dwelling or a Group Dwelling.

The subject proposal is for the Corner Store to be attached to one of Two Group Dwellings proposed on the site. The site is large enough to accommodate Two Group Dwellings and the design is in accordance with the Residential Planning Codes.

The following comments are made relating to the Corner Store Policy:

1. With adjacent residential lots, the current subdivision of 231 lots, and aged accommodation, the proposed Corner Store has potential to serve a sufficient number of homes. The closest commercial facility, being the Wanneroo Shopping Centre, is approximately 1km away, which meets the requirement of no less than 500m from another commercial facility.
2. It should be noted that although the Corner Store was not identified at Structure Planning Stage a footpath system does exist within the locality. An existing footpath is located opposite the subject site and it would be logical to provide or require the provision of a footpath on the development side of Belgrade Road, between the subject site and Scott Road intersection.
3. The Corner Store is proposed to be attached to the residential dwelling via a Storeroom/Shop access. It is considered imperative that the dwelling have a separate 4m² storeroom that is not accessible from the interior of the dwelling to meet specific requirements of the Residential Planning Codes. The shop is proposed to have a 100m² floor area with a zero setback from Belgrade Road.
4. Details of signage have not been provided at this stage. It is considered appropriate to deal with these issues following rezoning, as part of the development process. It should be noted that the compressor unit is proposed to be located adjacent to the shared boundary with the proposed Medical Consulting Room. It is suggested that its location will have little or no impact on adjoining residents.
5. Four carparking bays have been proposed for the Store at a 90° angle to Belgrade Road located inside the property rather than as suggested in Council's Policy.

Council's Traffic Engineering Section has concern about the 90° angle parking proposed for the Corner Store (Lot 65). In the past, where this concept has been trialed, it has resulted in an increase in the frequency of accidents. Consequently the preferred option would be one of parallel parking on the development side of Belgrade Road.

It is likely that the parking embayments would extend past Lot 65 and encroach onto Lot 64 frontage, some 4 metres or so. Council may need to install parking prohibitions at a later date to further manage parking in this general area.

This carparking proposal is supported from a Town Planning point of view as it reflects the short stay nature of the facility. Further details are required, however, on how the servicing of the store shall be undertaken, particularly with the delivery of goods to the shop.

6. The proposal is not located on a corner, nor is it located in a cul-de-sac. Given that the proposal is located further east than the Scott/Belgrade Road intersection, it is unlikely that its operation shall have a major impact on traffic flow in the locality.

Given the above points it is recommended that Council supports the initiation of a scheme amendment to accommodate a Corner Store on the subject Lot.

RECOMMENDATION

That Council:

1. supports the rezoning of Lot 65 (48) Belgrade Road, Wanneroo to allow for a Corner Store
2. prior to preparation of documents and request for advertising the applicant is requested to:
 - (a) provide signatures of support from Lots immediately adjacent to and opposite Lot 65 Belgrade Road, Wanneroo;

-
- (b) provide further details on how the Corner Store will be serviced, in particular the delivery of goods to the store and pedestrian access;
 - (c) submit revised plans showing 4 carparking bays parallel along the development side of Belgrade Road, a separate storeroom for unit 1 and the area currently shown as carparking incorporated into the Group Dwellings;
3. following receipt of the revised plans, signatures and information, forwards the documentation of the amendment to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

dsb:pje
pre94538

I20507

CITY OF WANNEROO REPORT NO:I20507

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 May 1994

FILE REF: 30/4667

SUBJECT: PROPOSED RESIDENTIAL DEVELOPMENT ON LOT 855
(6) KYLE COURT, JOONDALUP

METRO SCHEME: Central City Area
LOCAL SCHEME: Joondalup City Centre
OWNER: Homeswest
CONSULTANT: Sandover Architects
APPLICATION RECEIVED: 16 February 1994
DAU: 22 February 1994
APPLICANT CONTACTED: 3 March 1994
ADVICE RECEIVED: 15 April 1994
REPORT WRITTEN: 20 April 1994

INTRODUCTION

An application has been received from Sandover Architects on behalf of Homeswest, seeking Council approval for 27 residential dwellings to be accommodated on Lot 855 (6) Kyle Court, Joondalup.

The subject site is located within Joondalup City Centre North, adjacent to the existing Homeswest Retirement Village along Shenton Avenue. The land is currently undeveloped and is zoned Joondalup City Centre R60 under Council's Town Planning Scheme No 1. The proposed use is permitted under this zoning.

BACKGROUND

The Department of Planning and Urban Development approved a subdivision proposal for Lot 855 on 12 November 1993 (see Attachment No 2).

The proposal includes 36 small lots ranging in size from 233m² to 270m², a 1615m² site for public open space purposes and three larger sites, one of which will be utilised for a mix of commercial and residential uses (Lot 2) and two others (Lots 39 and 40) for commercial purposes only.

The subdivision is yet to be constructed.

PROPOSAL

To enable early construction of residential dwellings on site (ie prior to the creation of new titles) Homeswest has decided to request a development approval which has resulted in the application, subject of this report.

The development has been designed to coincide with the proposed subdivisional boundaries.

The project is to be effected in two stages:

- construction of seven Wisechoice units
- construction of six Homeswest rental units and 14 private sale units

(see Attachment No 2).

The Wisechoice units consist of a mix of two and three bedroom single storey dwellings. The Homeswest rentals and private sale units again consist of two and three bedroom dwellings, however they are on two levels.

Carparking and vehicle access is via a 6 metre wide rear laneway.

Council is advised that design guidelines for Joondalup City Centre North have been prepared by LandCorp in consultation with the City. These guidelines are being refined and are expected to be presented to Council for formal adoption in the near future.

Essentially, the guidelines have been prepared to shape the character of development proposals in the area. The Residential Planning Codes and the Australian Model Codes for Residential Development have been used as references in the formulation of the guidelines.

The proposed development has been thoroughly assessed in accordance with the requirements of the Joondalup City North Guidelines and does not comply in the following areas:

27In all cases the carports are proposed to be setback at 0.5m from the rear property boundary adjacent to the laneways. The minimum requirement is 1.5 metres to allow the incorporation of truncations and a better and safer movement of vehicles in accordance with Council's By-laws relating to fencing.

2. Several of the proposed dwellings intrude into the minimum 2 metres front setback requirement.
3. Several dwellings exceed the maximum 50 percent site coverage.
4. The Wisechoice units 2 to 6 do not comply with the minimum 1.5 metres setback requirement to their dining room windows.
5. There is some concern regarding carparking provision. Each dwelling requires the provision of two carparking bays. The applicant proposes a single carport per dwelling with the second bay being accessed via double gates into the rear yard area. Given the small lots and limited amount of open space available on the individual sites there is a strong possibility that the second space is unlikely to be utilised for parking. This is likely to result in owners parking in laneways and streets taking up valuable visitor parking but this issue is not normally followed for single residences on normal sized lots.
6. Several dwellings propose access to private open space via a non-habitable room (ie laundry). The guidelines refer to the requirements of the Residential Planning Codes regarding private open space which requires such areas to be provided with access from a habitable room (ie lounge room, dining room). Most dwellings can be easily modified to satisfy this requirement.

It is evident that the proposed development does not comply with several requirements of the proposed Joondalup City North Guidelines and accordingly it cannot be approved.

The problem areas will be outlined in Council's letter to the applicant following Council's resolution.

RECOMMENDATION:

THAT Council refuses the application for 27 dwellings to be accommodated on Lot 855 Kyle Court, Joondalup, as submitted by Sandover Architects on behalf of Homeswest, as the proposal does not comply with several of the requirements of the proposed Joondalup City North Guidelines.

O G DRESCHER
City Planner

tk:gm
pre94501
20.4.94

I20508

CITY OF WANNEROO REPORT NO: I20508

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/245

SUBJECT: PROPOSED RETAIL NURSERY AT LOT 65 (198)
LANDSDALE ROAD, LANDSDALE

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Ian Douglas Thompson
APPLICATION RECEIVED: 14 February 1994
DAU: 22 February 1994
ADVERTISING 4 March - 3 April 1994
REPORT WRITTEN: 12 April 1994

INTRODUCTION

Council has received an application from Mr I Thompson for a Retail Nursery on Lot 65 (198) Landsdale Road, Landsdale.

BACKGROUND

The subject lot is zoned Rural under Town Planning Scheme No 1 and a retail nursery is an AA use (a use that is not permitted unless approval is granted by Council) in this zone.

The subject lot is also proposed as an Urban Deferred Zone under the East Wanneroo Metropolitan Region Scheme Amendment released for advertising by the Department of Planning and Urban Development in January 1994. It is noted that while a retail nursery may delay urban development of the land it would be inappropriate to refuse the nursery on this basis, as it is not compulsory for landowners to develop land for urban purposes even when the land has been rezoned. Furthermore, the physical infrastructure and its capital value would not be so great as to

weigh against urbanisation when that becomes an attractive proposition.

ASSESSMENT

Council's Town Planning Scheme No 1 requirements for car parking at retail nurseries are assessed at one bay per 500m² of site area used for display plus one bay per 10m² of the sales area. The application generates the need for 19 car bays; the proposal provides 25 bays.

As a result of on-site advertising for 30 days, three submissions were received.

Two submissions were opposing the proposal on the following grounds:

- traffic and parking problems
- increased conflicts on weekends, especially verge parking restricting access to adjoining properties
- increase in nurseries on Landsdale Road.

The third submission was received by an adjacent landowner who is currently operating a market garden on his property. The landowner identified the possibility of odours, over-spray and fumes from his property which may cause complaints from visitors to the nursery.

The use of insecticides, fumigants and manure is most common in retail nurseries also and the fumes or odours associated with these would be incidental.

The landowner also questioned:

1. Would 25 carparking bays be sufficient?
2. Would the proposal encroach on their privacy?

As previously identified, the applicant proposes six bays more than that required, however it is recognised that an overflow of cars onto the verge is possible. This is addressed later in the report.

With respect to privacy, the applicant proposes to use the first 40m of his property for retail purposes only. The location of the adjacent property's house is a fair distance from the

proposed retail nursery and therefore should not affect their privacy.

There have been concerns expressed at the number of retail nurseries being established in the rural area and specifically in the Landsdale area. The distribution and number are controlled by market forces and are not a planning issue. However, Council is reminded that the establishment of nurseries along Gngangara Road and Wanneroo Road are discouraged due to traffic issues, whereas the demands for retail nurseries are increasing, inevitably, an increasing number of retail nurseries are being established.

This raises the issue of where are they to locate! Landsdale Road is a suitable location for retail nurseries (due to its centrality) however emphasis needs to be placed on the provision of sufficient car parking on-site, alleviating any concerns with verge parking.

Although the applicant is providing six bays over the required amount, it still seems that the main concerns associated with this proposal is the possible overflow of cars parking on the road verge.

Verge parking has been an ongoing problem associated with the existing retail nurseries on Lots 38 and 39 Landsdale Road. Due to persistent concerns being expressed by nearby residents, Council approved the installation of "NO PARKING CARRIAGEWAY OR VERGE" 8AM TO 6PM SATURDAY AND SUNDAY" signs along that part of Landsdale Road (H10410). Such restrictions may be necessary to alleviate most of the traffic problems associated with Retail Nurseries, especially along Landsdale Road.

In addition to this, the new retail nursery should have the parking facilities provided to full commercial standards, ie sealed, drained, and marked, together with a commercial crossover.

Please note that although the current carparking standards are adequate in most cases, from previous examples where activities have intensified, car parking has overflowed onto the road verge. To alleviate any possibility of this, a condition that additional parking be provided as determined by Council should it be required, may be incorporated as part of the approval.

However, should verge parking be a consistent problem associated with this application, the parking prohibitions (similar to that

previously identified) should be installed on that part of Landsdale Road affected.

RECOMMENDATION:

THAT Council approves the application submitted by Mr I D Thompson for a retail nursery on Lot 65 (198) Landsdale Road, Landsdale, subject to:

28the 25 bay carpark as depicted on the plan dated 14 February 1994 being constructed to a sealed/drained and marked standard to the specifications and satisfaction of the City Engineer;

29the retail nursery operating within the following definition:

"Retail Nursery" means an establishment engaged in the retailing of horticultural goods grown on the property such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use, the sale of plant containers, fertilisers, insecticides and gardening implements.

30additional parking on site being provided to the satisfaction of the City Engineer and the City Planner should it be required;

31standard and appropriate development conditions.

O G DRESCHER
City Planner

sk:gm
pre49511
26.4.94

I20509

CITY OF WANNEROO REPORT NO: I20509

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/4203

SUBJECT: PROPOSED VETERINARY HOSPITAL/CLINIC LOT 719
MINDARIE DRIVE, QUINNS ROCKS

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Gamehill Holdings Pty Ltd
CONSULTANT: John Miller
APPLICATION RECEIVED: 22.2.94
APPLICANT CONTACTED: 1.3.94 - Sign erected 28.3.94
ADVICE RECEIVED: Advertising closed 28.4.94
REPORT WRITTEN: 4.5.94

INTRODUCTION

An application has been received from John Miller on behalf of Gamehill Holdings for approval to establish a veterinary hospital/clinic on Lot 719 Mindarie Drive, Quinns Rocks.

BACKGROUND

The subject land is zoned Residential Development under Town Planning Scheme No 1. A veterinary hospital is an AA use (a use not permitted unless approval is granted by Council) in this zone.

At the 10 February 1993 meeting of Council an application was considered for a medical centre, offices and veterinary hospital on this site (H20209). This application was refused by Council on the grounds that it contravened Council's policy for medical facilities/consulting rooms in terms of location.

A further application for the site was put to the 7 April 1993 meeting (H20412) for a medical centre, child care centre, offices

and veterinary hospital. This was again refused on the same grounds as above.

A final application was placed before Council on the 9 June 1993 meeting (H20608). This application was for a medical centre, child care centre, infant health centre and offices. The veterinary hospital was voluntarily removed by the applicant without any request by Council. This application was advertised for the required 30 day period and after due consideration was approved by Council.

Another application was put to Council at the 10 November 1993 meeting (H21101) for a proposed chemist use. This application was refused on the grounds that the proposed use is not permitted in the Residential Development zone as well as the close proximity of the Quinns Rocks local shopping centre.

PROPOSAL

This application is for the establishment at a veterinary hospital within one of the units originally approved for a medical practitioner. The unit is on the eastern-most side as indicated in Attachment 2. Major internal partitioning is not proposed, nor is the segmentation of the unit for purposes such as kennels. A soundproof, air-conditioned kennel area of approximately 3 x 2 metres is proposed within the unit.

The establishment would be open seven days a week from 8am to 7pm. It would not deal with large animals such as horses and therefore access by commercial vehicles or cars with horse floats would not be required.

The establishment would be fully air-conditioned so that the emission of smells of any description, from the site, would not occur. Noise should not be an issue either, as the noise emissions would be minimal. Any animal which may cause noise is sedated. Should any animal be required to be euthanised, the body is placed in commercial plastic bags and then put into a deep freezer of domestic scale. A subcontractor is employed to remove bodies on a weekly basis, usually in the evenings.

ADVERTISING

In accordance with Council Policy, this application has been advertised on site for 30 days. At the close of the advertising period, two submissions were received and one other after the

closure. The initial submissions were objections from Quinns Rocks residents. The grounds of objection being:

- . The traffic will be coming and going around the medical centre and veterinary centre which will be far too heavy for the area to cope with.
- . The corner of Quinns Road and Mindarie Drive is extremely dangerous and the increase in traffic will make it worse.
- . There will be discomfort of the residents who will be subjected to the barking and crying of animals, especially at night.

This is a residential area and there has been no previous indications of such a development in the area.

The second submission was received from the Federal Member for Moore, Mr Paul Filing, acting on behalf of the members of the Quinns Rocks Recreation Association. The concern being that a new medical facility being constructed, including a veterinary surgery, may conflict with existing health regulations.

ASSESSMENT

A total of 60 car parking bays have been provided on site for the approved medical centre, child care centre etc. This number is based on Council's car parking requirements of six bays per practitioner for consulting rooms and one bay per 30m² of gross floor area for offices. Veterinary establishments are contained within Council's policy for medical facilities/consulting rooms which requires six bays per practitioner.

This overall development was based on the requirements of Council's Policy on medical facilities/consulting rooms. As a result this proposal does comply with Council's overall requirements. The veterinary establishment will not generate any additional traffic to or from the site other than what would have been generated had the unit remained for medical use.

The subject unit is opposite a recreational reserve and is separated from any future residential development by Quinns Road. It is not anticipated that this veterinary establishment will have an adverse effect on local residents and will provide a service which is currently lacking in the area.

RECOMMENDATION:

THAT Council approves the application submitted by John Miller on behalf of Gamehill Holdings Pty Ltd for a veterinary establishment on Lot 719 (10) Mindarie Drive, Quinns Rocks, subject to standard and appropriate conditions.

O G DRESCHER
City Planner

mb:gm
pre94520
5.5.94

I20510

CITY OF WANNEROO REPORT NO:I20510

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/3420

SUBJECT: PROPOSED DANCE STUDIO ON LOT 119 (133) UNIT 9,
WINTON ROAD, JOONDALUP

METRO SCHEME: Urban
LOCAL SCHEME: Service Industrial
APPLICANT: J A & J K Perozzi
OWNER: R & M Whitney
APPLICATION RECEIVED: 22 April 1994
DAU: 10 May 1994
APPLICANT CONTACTED: 4 May 1994
ADVICE RECEIVED: 6 May 1994
REPORT WRITTEN: 5 May 1994

INTRODUCTION

An application has been received from J A & J K Perozzi on behalf of R & M Whitney for the operation of a theatrical dance studio in Unit 9 of Lot 119 (133) Winton Road, Joondalup.

BACKGROUND

Lot 119 is 6828m² and zoned Service Industrial and developed with ten showroom units. Unit 9 is 260m² in area.

Five of the units on this site are occupied and Unit 10 received development approval on 23 March 1994 for a ballroom dance studio which had not commenced operation at the time of report.

The proposal is to operate a theatrical dance and teaching studio with classes in singing, tap, jazz, classical ballet, Spanish dancing, acrobatics, modelling, speech and drama.

A maximum of four teachers at any one time will conduct classes of 2-25 students ranging from three years of age to adults.

It is intended that classes will run from 3.30 pm to 10 pm Monday to Friday and 9 am to 5 pm on Saturdays. During these times adults will only attend Mondays 6.15 pm-7.15 pm, Wednesdays 7.15 pm-9 pm and Saturdays 2.45 pm - 5.00 pm. The remaining classes are mixed in age and are dependent on the grade of pupil.

Only private lessons by appointment will occur on Tuesday and Friday evenings.

The consent of existing tenants and unit owners has been obtained for this proposal.

ASSESSMENT

Ninety one car bays are provided on site for the ten units. These are aligned on either side of the units with separate accesses and no vehicular connection between each side. Forty five of these bays are located on the eastern side of the lot adjacent to Unit 9. The lack of opportunities for vehicular circulation poses a problem in approving two adjacent dance studios because traffic could easily become congested and there is minimal area for turning of vehicles.

Tenants' lease agreements allocate a certain number of lots per unit. The applicants have therefore obtained the consent of the owners/tenants of adjacent Units 7 and 8 to use their allocated bays during the stated hours. Considering these units are factory units occupied by electricians with few employees and generating little traffic, it is reasonable to expect most of these bays could be used by Unit 9 patrons. Unit 6 however is a showroom/warehouse development which is likely to generate more traffic.

The ballroom dance studio in Unit 10 was approved on the basis of nineteen bays being located adjacent to the unit, limited classes and the low key nature of the Unit 7 and 8 uses. Dance studios do however create a reasonable amount of traffic and it is felt that due to the parking arrangement on site, a dance studio in Unit 9 in addition to unit 10 would not be desirable.

The application is therefore not supported. However, the proposal could be supported if it were located in one of the vacant units on the western side of the development.

RECOMMENDATION:

THAT Council

1. refuses the application received from J A & J K Perozzi on behalf of R & M Whitney for the operation of a theatrical dance studio in Unit 9 of Lot 119 (133) Winton Road, Joondalup on the grounds that the parking arrangement and lack of vehicular circulation between the eastern and western sides of the lot are unsatisfactory for an additional dance studio to be located on this side of the development;
2. would be willing to support a similar proposal located in either Units 1, 2 or 3 on the western side of the development subject to no objections being received from tenants and unit owners.

O G DRESCHER
City Planner

hg:gm
pre94522
5.5.94

I20511

CITY OF WANNEROO REPORT NO:I20511

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/2902

SUBJECT: PROPOSED DANCE STUDIO AT UNIT 11 ON LOT 43
(200) WINTON ROAD, JOONDALUP

METRO SCHEME: Urban
LOCAL SCHEME: Service Industrial
OWNER: Vias Pty Ltd
APPLICANT: J A Cleary
APPLICATION RECEIVED: 23 March 1994
DAU: 19 April 1994
CONSULTATION COMPLETED: 3 May 1994
REPORT WRITTEN: 9 May 1994

INTRODUCTION

An application has been received from J A Cleary for the operation of a dance studio at Unit 11, Lot 43 (200) Winton Road, Joondalup. The application has only been signed by the owner of the strata unit and not by the strata company as required.

Lot 43 is zoned Service Industrial and is located in the Joondalup Business Park. Fifteen units were approved in November 1988 and 13 of the units are currently occupied.

BACKGROUND

The proposal is to operate a dance studio offering class tuition in jazz, tap and classical dance as well as performance work, aerobatics, acting and singing for children and adults. A breakdown of intended days and hours of operation and class composition is as follows:

Children (4-18 year olds)

Monday, Tuesday, Thursday, Friday	4.00-9.00pm
Saturday	8.15-9.45am
	12.00-1.00pm
	4.00-5.00pm

Adults (18 years and older)

Monday, Wednesday	6.00-9.00pm	
Saturday		11.00-12.00 midday

The maximum duration of classes would be 1 1/2 hours. No more than 15 pupils will be taught at one time. It is policy of the dance company that parents are not permitted to watch during classes and a list of car pooling participants has been supplied (14 signatures).

It is claimed that only parking bays at the rear of the premises will be used and students, staff and parents will only enter via the rear door.

There is an extensive history associated with this proposal to date and the applicant has had frequent contact with Council.

A dance studio has been operating from Unit 14 since the end of 1991. The proprietors of this studio (Denise Dancing School) were aware of Mr Cleary's interest in occupying a unit at Lot 43 prior to application and submitted a personal letter of objection and a petition of signatures of all tenants revoking any support expressed and objecting to the proposal because of perceived parking problems. This petition was received on 15 March 1994 and was presented at Council's meeting of 23 March 1994.

The applicant has been operating from premises in the Wangara Light Industrial area without development approval.

ADVERTISING

A dance studio is classified as a "Public Amusement" under Town Planning Scheme No 1 which, as an "AA" use in the Service Industrial zone, requires Council approval. Council's policy on advertising of planning proposals gives the City Planner discretion to advertise proposals which are considered contentious or likely to have an impact beyond that which may reasonably be expected in the area, or are likely to be excessively obtrusive. Referral of the petition to Council's meeting of 23 March 1994 and further objections to date resulted in the notification of affected landowners and tenants. Numerous

objections as well as letters of support have been received from within the Business Park. The origins of expressions of support are plotted on the appended plan (Attachment 3). All objections were received from other tenants/unit owners of Lot 43. This is expected given that the proposal was only referred to tenants and owners of units on Lot 43 rather than a sign having been placed on site.

The issues raised are summarised below:

32Noise from the existing studio on occasions such as examination times when a piano is used rather than recorded music.

33Car parking problems resulting from the existing dance studio and perceived problems of a further dance studio with parents likely to be waiting in cars on the premises for young children.

34Safety of young, unattended children being "dropped off" and "picked up" in car parks.

35A number of tenants claimed they had been misinformed regarding the extent, hours of operation and car parking arrangements for the proposal.

36The perceived effect of inadequate parking facilities on the viability of businesses.

The Joondalup Business Association has also advised that they believe there is already a significant parking problem resulting from the existing studio. If this is not proven to be the case they have no objection to the proposal.

In support of the proposal is a submission of 59 signatures of other operators of the Joondalup Business Park who were not consulted as part of the advertising process, and one of the unit owners who considers a choice of uses in the development would be advantageous to all other businesses within the complex.

ASSESSMENT

In assessing the objections, the following points are made:

1. The City's Environmental Health Department has assessed the application at a Development Assessment Unit meeting and stated that the use will be subject to the submission

of an acoustic consultant's report to satisfy the Department that the development is capable of containing all noise emissions in accordance with the Environmental Protection Act 1986. This is a standard noise requirement, one which was imposed on and satisfied by the existing dance studio. This concern can therefore be readily addressed with an appropriate development condition.

2. The safety of children and adults within the complex is a valid concern but the responsibility lies with parents, students and staff to park vehicles within marked bays and to use footpaths to keep pedestrian movement around parked cars to a minimum.
3. All owners and tenants have been made aware of the applicant's proposal in a consistent manner and Council is not responsible for the information distributed by the applicant, other unit occupiers/owners or other interested persons or organisations.
4. It is understood that the viability of adjacent businesses may be affected by any inadequacy of parking provisions or parking problems. These are the major considerations for Council and are addressed below.
5. While some tenants have alluded to existing problems with parking created by the existing dance studio they have also conceded that encouraging parking at the rear of the lot has alleviated the situation to date. There are 65 bays at the front of the lot and 47 at the rear, a total of 112 bays.

The proposal to use only the rear door is not acceptable as the Building Code of Australia requires more than one available fire door per unit if the furthest point of that unit is more than 20m from the primary entry. Restricting parking to the bays at the rear of Unit 11 would be the responsibility of the operator and could not be enforced.

A survey of car parking was conducted by City Planning officers between 3.00 pm and 5.05 pm on a Monday, Wednesday, Thursday and Friday, and on two Saturday mornings.

On all occasions only 4-8 rear unit bays were occupied by vehicles and a further 4-6 were used for storage purposes. Between 18 and 27 bays at the front of the development were

occupied at these times. This constitutes 9-17% of the available rear bays and 28-40% of the front bays, totalling 37-57% of available bays during these times.

The applicant has submitted details of his own survey which was conducted over a two week period (no record of number of days involved) between 6-7 pm and found an average of 8-10 bays occupied with a maximum of 15 bays occupied on the Thursday. This represents 7-13% of the total number of bays. It is likely that most of the occupiers of these bays would be attending the dance studio at these hours (excepting Thursdays) with the remaining bays available for the use of the remaining unit tenants. There was evidence of pupils being "dropped off" for Saturday classes as suggested by the applicant.

The parking layout significantly effects the utility of the development. Forty two percent of bays are not immediately visible from Winton Road being located at the sides or rear of 12 of the units and accessed independently of the bays located at the front of the development. This would discourage patrons from using the rear bays, especially at night time with lighting to the rear of units being restricted and particularly when children are being "dropped off" and collected. Any congestion at the front of the lot could be relieved in part by encouraging employees to park at the rear, and by the removal of stored materials from the parking bays. A letter has been sent to all unit owners regarding the use of parking bays for storage.

With respect to the proposed dance studio a maximum of 15 pupils per class could readily be accommodated by available bays. Another major consideration for Council is the opposition expressed by other tenants/owners of units on Lot 43. Several of the businesses have been operating for some time and have experienced problems of noise and parking with the existing studio and anticipate a recurrence of these problems should another studio be approved.

On the basis of the above analysis, however, the concerns expressed by tenants and owners can be adequately addressed with relevant development conditions and the application is supported.

RECOMMENDATION:

THAT Council

1. advises J A Cleary that it is prepared to approve an application for a dance studio in Unit 11 of Lot 43 (200)

Winton Road, Joondalup on receipt of an application signed by the strata company subject to:

- (a) tenants and staff being encouraged to use the rear parking area; and
- (b) standard and appropriate development conditions;

- 2. delegates to the City Planner, authority to issue approval to this proposal on the receipt of the appropriately signed application form.

O G DRESCHER
City Planner

hg:rp
pre94507
10.5.94

I20512

CITY OF WANNEROO REPORT NO:I20512

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 790-682

SUBJECT: PROPOSED REZONING FROM RESIDENTIAL DEVELOPMENT
TO COMMERCIAL AND MIXED BUSINESS : PORTION OF
LOT 904 BALTIMORE PARADE, MERRIWA

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Smith Corporation
APPLICATION RECEIVED: 14 March 1994
APPLICATION COMPLETED: 11 April 1994
REPORT WRITTEN: 12 April 1994

INTRODUCTION

Correspondence has been received from Smith Corporation requesting Council to rezone portion of Lot 904 Baltimore Parade, adjacent to the corner of Marmion Avenue, Merriwa, from Residential Development to Commercial and Mixed Business (see Attachment No 1).

The subject land forms part of Stage 8 of Smith Corporation's Merriwa Estate and is located opposite the proposed Royal Australian Air Force Association retirement village.

The land comprises two individual parcels separated by a local distributor road. The western site, on the corner of Marmion Avenue, measures approximately 1.0 ha in area and is proposed to be zoned Mixed Business. The applicant intends to subdivide this land into three individual sites. The eastern parcel measures 0.75 ha and is proposed to be zoned Commercial in order to accommodate a local shopping centre of 500m² retail gross leasable floorspace, as well as other commercial land uses. It is intended to further subdivide the eastern parcel into two sites.

BACKGROUND

In September 1990, Council approved the Structure Plan for Smith Corporation's Merriwa landholding (E20928). This plan identified a 0.25 ha "local shopping" site and a 1.0 ha "other commercial" site generally over the subject land. At that stage the "other commercial" site was intended to be developed as a homemaker/service centre. A 1.4 ha "Commercial Sport" site was also intended for the north-eastern corner of the Marmion Avenue/Baltimore Parade intersection (Attachment No 2).

Subdivision has been progressing since that time northwards from Hester Avenue and generally in accordance with the approved structure plan. Stage 8, which incorporates the subject land as well as surrounding residential, recreation and primary school sites, was originally approved in August 1990 and was re-approved in October 1993. A revised design still consistent with the major elements of the structure plan and in line with the subject rezoning proposal was approved by the Department of Planning and Urban Development in March 1994.

DISCUSSION

The size, location and intent of the proposed zones are generally consistent with the established structure planning for this area.

The structure plan envisaged a local shopping component of 500m² retail gross leasable area as still proposed. The previously mentioned "Commercial Sport" has, however, now been deleted by virtue of Council's approval to the Royal Australian Air Force Association retirement village (H20413). (The Association has since purchased the land from Smith Corporation). The proposed commercial site has therefore been increased by 0.5 ha to compensate for this. The applicant has requested the entire eastern parcel of land be zoned Commercial to enable consideration of a broad range of land uses. This is considered acceptable on the basis that retail floorspace is restricted under Schedule 5 of the Scheme.

Council's draft Planning Policy on the Design of Centres, adopted at its 9 February meeting (H50310), aims at guiding the design and development of centres to ensure they become safe, attractive and functional focal points within their respective communities.

The draft policy outlines a range of objectives and design guidelines for application to all centres and intends that in addition to this, each new centre will have its own Planning Policy specific to that centre. In this case, the Policy should address issues such as permitted land uses, vehicular access,

reciprocal parking and access, parking requirements, building distribution, provision for pedestrians and cyclists, amenity of adjacent residential areas etc. The draft Planning Policy for this site should be prepared as soon as possible so that it can be advertised concurrently with the amendment.

Council's Engineering Department is aware of this rezoning proposal and has incorporated its requirements, including a roundabout on the corner of Baltimore Parade and Dalvik Avenue, into the detailed design of adjoining roads as part of the subdivision process. The location of proposed access points will, however, require further assessment during the formulation of the Planning Policy for this centre.

RECOMMENDATION:

THAT Council:

37initiates Amendment No 682 to Town Planning Scheme No 1 to:

.1 rezone portion of Lot 904 Baltimore Parade, Merriwa generally as shown on Attachment No 1 to Report I204 from Residential Development to Commercial and Mixed Business;

.2 amend Schedule 5 to include a figure of 500m² being the maximum gross leasable area that will be used for retail purposes for this centre;

38requests the applicant to prepare a centre plan consistent with the objectives of its draft Planning Policy on the Design of Centres and addressing the issues mentioned in Report I204 to the satisfaction of Council;

39upon its adoption of a draft Centre Plan and Policy, forwards the documentation for Amendment No 682 to the Department of Planning and Urban Development seeking the Hon Minister's approval to advertise.

City Planner

rmp:gm
pre94439
12.4.94

I20513

CITY OF WANNEROO REPORT NO: I20513

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 790-593

SUBJECT: REZONING OF SURPLUS PORTIONS FREEWAY RESERVE :
JOONDALUP, HEATHRIDGE, CONNOLLY AND CURRAMBINE

METRO SCHEME: Controller Access Highway
LOCAL SCHEME: Controller Access Highway
APPLICANT/OWNER: LandCorp/DPUD
CONSULTANT: LandCorp

INTRODUCTION/BACKGROUND

At its meeting on 23 October 1991 (F21021), Council initiated Amendment No 593 to its Town Planning Scheme No 1 (TPS 1) to rezone portions of the Mitchell Freeway reserve no longer required for freeway purposes.

The subject sites are situated at the intersections of the Freeway reserve and Hodges Drive and Shenton Avenue.

The rezoning is from Controlled Access Highway to Residential Development, Joondalup City Centre and Service Industrial (see Attachment No 1).

The application was submitted by LandCorp.

At its meeting on 21 December 1992 (H20249) Council considered a subdivision application from LandCorp for the Connolly site for 21 residential lots ranging in size from 680m² to 1140m². This application was held pending consideration of submissions received following the close of advertising of the amendment.

LandCorp also requested an amendment to the Metropolitan Region Scheme MRS to accommodate the new zones.

At its meeting on 9 June 1993 (H20622) Council considered Amendment No 593 again following the close of advertising. Seventy submissions and one petition containing 77 signatures were received. Sixty five submissions and the petition objected to the rezoning of the Connolly site and five submissions objected to the rezoning of the Heathridge site. One of the submissions was from LandCorp requesting Council to delete the Connolly site from the amendment due to strong public objection.

Reasons of objection included:

40devaluation of property values;

41purchasers believed that the subject sites were to act as buffers between residential development and the Freeway;

42increased levels of traffic on adjacent residential streets and associated loss of amenity and safety.

Following consideration of the submissions received, Council resolved:

1. to modify the amendment to delete the Connolly site;
2. forward the submissions to the Hon Minister for consideration;
3. following advice that the Hon Minister is prepared to approve the amendment, sign and seal the documents.

Council also resolved to refuse the subdivision application due to the removal of the Connolly site from the amendment and consequently the site would be inappropriately zoned to accommodate residential development.

CURRENT SITUATION

The Hon Minister recently approved Amendment No 593 and the signed and sealed documents were returned to the Minister on 26 April 1994 for endorsement of final approval and publication in the Government Gazette.

Correspondence has recently been received from the Minister's office advising that he has approved the associated MRS amendment. This amendment includes the Connolly site even though Council made a submission advising the Minister of LandCorp's and

Council's desire to remove the Connolly site. No reason was given as to why the Minister ignored LandCorp's and Council's advice.

The new zones under the MRS, including the Connolly site to Urban, were effectively introduced on 15 April 1994 being the date that the finalisation of the amendment was advertised in the Government Gazette.

Council is advised that by lifting the Reservation (ie Controlled Access Highway) under the MRS and zoning the land Urban the Reservation under Council's TPS 1 is automatically lifted in accordance with requirements of the Metropolitan Region Town Planning Scheme Act (MRTPSA) and consequently the Connolly site is now not zoned under TPS 1.

Section 35A of the MRTPSA requires in the above case, that Council initiates an amendment to its Scheme to zone the land no later than six months after the date of the MRS amendment's gazettal (ie six months from 15 April 1994).

If Council fails to comply with this requirement the Minister has the power to initiate an amendment to Council's Scheme to zone the land. If Council does not adopt the Minister's proposed amendment the Minister can, within a period of ninety days after the amendment is delivered to Council, approve the amendment and have it published in the Government Gazette from which date the land will be zoned under Council's Scheme.

There are therefore two options:

1. to initiate an amendment to introduce a zone that LandCorp and Council considers appropriate;
2. to do nothing and anticipate the possibility that the Minister may force a rezoning.

From a planning point of view there appears to be only two genuine land use possibilities for the Connolly site and they are residential or public open space (POS).

At its meeting on 11 August 1993 (H20820) Council considered a report on the possibility of using the subject site for POS. The result of an examination of that option by Council's Town Planning and Parks Departments determined that the value of this land for POS is limited and that such a site would normally be unacceptable for recreational purposes.

In considering the residential option, Council should remember the strong objection received following the initial advertising period for residential development on the Connolly site.

RECOMMENDATION

That Council advises LandCorp of the issues relating to the Metropolitan Region Scheme and Council's Town Planning Scheme Amendments with regard to the Connolly site, and seeks advice as to what course of action it proposes to pursue.

O G DRESCHER
City Planner

tk:rp
pre94532
9.5.94

I20514

CITY OF WANNEROO REPORT NO: I20514

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 790-684

SUBJECT: PROPOSED REZONING : LOTS 313 AND 314 OUTLOOK
DRIVE, EDGEWATER

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development R20

APPLICANT/OWNER: Perth Diocesan Trustees

CONSULTANT: Fraser & Downsborough Designers

APPLICATION RECEIVED: 18 April 1994

REPORT WRITTEN: 28 April 1994

INTRODUCTION

An application has been received from Ken Fraser of Fraser and Downsborough Designers requesting that Council initiate an amendment to Town Planning Scheme No 1 for the recoding of Lots 313 and 314 Outlook Drive, Edgewater from Residential Development R20 to Residential Development R40.

BACKGROUND

Lots 313 and 314 Outlook Drive, Edgewater are owned by the Perth Diocesan Trustees (The Anglican Church), however, are under offer of sale to Fraser & Downsborough.

On 21 December 1992 Council resolved (G31235) to issue a preservation order on a tree at Lot 313. Council carried out the required procedures to do this and on 10 March 1993 (H20332) received letters from various bodies regarding the proposed preservation. On this occasion Council resolved to "enter into negotiations with the Perth Diocesan Trustees regarding the preservation of the significant tree on Lot 313." A valuation of

the land was carried out by the Church and also by an independent valuer for Council.

The Church was of the opinion that the site was not developable due to the location of the tree and offered the land to Council.

Council did not make a budget allocation for this purpose and did not proceed with placing a preservation order on the tree.

The tree has been removed from Lot 313, and both Lots 313 and 314 are now completely cleared.

PROPOSAL

The applicant proposes to develop the site with an aged persons development consisting of 16 units. An R40 density code would allow 11 grouped dwelling units, however, with a 50 percent bonus density for aged persons this would increase to 16 units. The current R20 density only allows 6 units or 9 with a bonus of 50 percent. Previously, Council has only exercised this discretion where it is considered that the developer has a history, expertise and an ongoing commitment to the provision of aged care and accommodation.

The proposed development will have 8 ground floor units and 8 first floor units accessed via external stairs. Each unit is two bedroom, however, few other details are provided at this stage. To accommodate the proposed number of units the land would have to be recoded to R40 and Council would have to exercise its discretion and allow a density bonus. This proposal is the equivalent of an R60 development.

ASSESSMENT

This application is for a recoding as opposed to a development approval. Lots 313 and 314 being owned by the Anglican Church has been considered as a church site. Both lots abut the Edgewater Primary School Site. Any development will have access from both Treetop Avenue and Outlook Drive.

With regard to the amenity of the local residents an aged persons or residential development on the site would not generate as much traffic and be more sympathetic to the surrounding area than a church.

The site is not located near any local shops or amenities and in this regard is not an ideal location for aged persons, however, transport is available via Treetop Avenue. An increase in the

density from R20 to R40 would make the site more attractive for either aged persons or a grouped dwelling development.

Any 50 percent bonus density for aged persons dwellings should be dealt with in accordance with Council's practice at a development application stage where the developer will be required to provide information of the organisation of the development and details of on-going care for residents.

RECOMMENDATION:

THAT Council

43initiates Amendment No 684 to Town Planning Scheme No 1 to recode Lots 313 and 314 Outlook Drive, Edgewater from R20 to R40;

44forwards the documentation for Amendment No 684 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

mb:rp
pre94531 6.5.94

I20515

CITY OF WANNEROO : REPORT NO I20515

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-1

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF
APRIL 1994

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
pat003

I20516**CITY OF WANNEROO REPORT NO: I20516**

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 790-91779
SUBJECT: PROPOSED SUBDIVISION OF LOT 1 (500) BADGERUP
ROAD, GNANGARA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: E & E J Della-Maddalena
APPLICATION RECEIVED: 7 December 1993
SCU: 9 December 1993
APPLICANT CONTACTED: 11 March 1994
ADVICE RECEIVED: April 1994
REPORT WRITTEN: 10 May 1994

INTRODUCTION

Council considered an application for subdivision of Lot 1 (500) Badgerup Road, Gngangara at its meeting on 9 February 1994 (I20217), where it was resolved to defer consideration pending discussions with the owner regarding road widening requirements.

BACKGROUND

Lot 1 is zoned Rural and is 4.8739 ha in area. Badgerup road divides the lot into 0.8739 ha and 4.0 ha portions of vacant land at the present time. The applicant wishes to subdivide the lot on this alignment.

ASSESSMENT

The City Engineering Department has determined the only acceptable alignment for the future widening of Badgerup Road which has been relayed to the applicants (see Attachment 1 & 2).

This would involve the applicants ceding two portions of land on either side of Badgerup Road free of cost to the City. These portions total approximately 2750m². The applicants have not consented to ceding the land at this time.

The lot is subject to Council's Rural Subdivision Policy 63-33 which requires a minimum lot size of 4 ha in this area. However, the lot is effectively two lots being severed by Badgerup Road and subdivision merely formalizes the arrangement for potentially better management of the smaller portion. The special circumstances of this lot would not create a situation of precedent and, therefore, the subdivision is supported subject to the ceding of lands for road widening purposes.

RECOMMENDATION

That Council supports the proposed subdivision of Lot 1 (500) Badgerup Road, Gnangara submitted by E & E J Della-Maddalena subject to:

45the ceding of lands free of cost to the City of Wanneroo for the widening of Badgerup Road as detailed on the Attachments 2 & 3, to the satisfaction of the City Engineer;

46standard subdivision conditions.

O G DRESCHER
City Planner

dsb:hjg
pre94542

I20517

CITY OF WANNEROO REPORT NO: I20517

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93574

SUBJECT: PROPOSED SUBDIVISION, LOT 529 TYSON PLACE,
QUINNS ROCKS

METRO SCHEME: Urban
LOCAL SCHEME: Residential 20
APPLICANT/OWNER: A H & C R Allaway
APPLICATION RECEIVED: 18.3.94
SCU: 31.3.94
REPORT WRITTEN: 15 April 1994

An application has been received from A and C Allaway proposing to subdivide a 1581m² lot into two lots of approximately 819m² and 672m², excluding the access leg. The site is currently developed with a single residential house.

The subject lot is unsewered and as a result does not comply with the Department of Planning and Urban Development's (DPUD) and the Public Health Departments policies which require a minimum lot size of 850m² for unsewered lots.

In addition to this, the proposed battleaxe lot does not meet the requirements of DPUD's Subdivision Policy with regard to location. The policy states:

"All new residential lots shall be located within an area which is suitable for subdivision in terms of its physical characteristics, such as topography, soils, drainage, vegetation and natural features and accord with an overall plan for the area which reflects those characteristics".

As illustrated in Attachment No 2, the proposed lot has a very steep gradient with a drop of 8m from front to back. This does

not make the lot suitable for residential development without major earthworks and extensive retaining which will substantially change the character of the lot. In addition to this a site inspection has revealed that any future development would require considerable retaining of any dwelling which will increase the height of the walls, effectively increasing the set back requirement which further reduces the development potential of the lot.

RECOMMENDATION:

THAT Council does not support the application submitted by A & C Alloway for the subdivision of Lot 529 Tyson Place, Quinns Rocks for the following reasons:

47the application does not meet requirements of the Department of Planning and Urban Development and the Public Health Department for minimum lot sizes for unsewered lots;

48the proposed lot does not present a site suitable for future development of a residential nature;

49support for the application would create an undesirable precedent for further subdivisions of a similar nature.

O G DRESCHER
City Planner

mb:gm
pre94445
15.4.94

I20518

CITY OF WANNEROO REPORT NO: I20518

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93850

SUBJECT: PROPOSED SUBDIVISION, LOT 12 (65) GIBBS ROAD,
NOWERGUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: F G & R J Farr
APPLICATION RECEIVED: 19 April 1994
SCU: 21 April 1994
REPORT WRITTEN: 27 April 1994

INTRODUCTION

Council received a subdivision proposal on 19 April 1994 for the subdivision of Lot 12 Gibbs Road, Nowergup from one lot of 13.51 ha to create six lots of approximately 2.25 ha each (Attachment No 1 & 2).

BACKGROUND

The subject site is zoned Rural and falls within the provisions of Council's Rural Subdivision Policy G3-33. The minimum lot size under the policy is 20 ha, however, a small portion of the lot does contain spearwood sands and consequently falls within the 4 ha minimum area (Attachment No 3).

The subject site was also identified in the Department of Planning and Urban Development's Basic Raw Materials Policy Statement. The aim of the policy is to protect and facilitate the extraction of valuable deposits of basic raw materials required to serve the future needs of metropolitan Perth.

The key objective of the policy is to secure and protect supplies against incompatible development or land use zonings. The policy

recommends the existence of buffers to prevent land uses sensitive to extractive industry such as residential development.

The subject site is located in a limestone resource land use area which is identified as an area of high resource potential, where future basic raw material operations are likely to occur.

The Limestone Priority Area is located immediately to the east of the subject site (Attachment No 4). The priority area is identified as having regional significance because of the quality and extent of the resource, availability to extractive operators and absence of incompatible uses.

When assessing proposals within the resource area Council should, in accordance with the Basic Raw Materials Policy Statement, have regard to the effect of the proposal on the availability of basic raw materials.

If Council was to approve the proposed subdivision, disregarding the rural subdivision policy, it would provide six lots of approximately 2ha each within the immediate locality of the priority limestone resource area. It is known that residential land uses are sensitive to extraction operations and would thus, be considered as an incompatible land use under the Basic Raw Materials Policy.

It is recommended that, in accordance with Council's Rural Subdivision Policy and the Department's Raw Materials Policy, the proposed subdivision be refused.

RECOMMENDATION:

THAT Council does not support the application submitted by F G & R J Farr for the subdivision of Lot 12 (65) Gibbs Road, Nowergup for the following reasons:

50the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in area;

51approval to the subdivision would be against the objectives and intentions of the Department of Planning and Urban Development's Basic Raw Materials Policy Statement;

52support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

pje:gm
pre94515
2.5.94

I20519

CITY OF WANNEROO REPORT NO: I20519

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93770

SUBJECT: PROPOSED SUBDIVISION, SWAN LOCATION 1979
ZIATAS ROAD, PINJAR

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr C Ioppolo
APPLICATION RECEIVED: 11.4.94
SCU: 14.4.94
REPORT WRITTEN: 20.4.94

INTRODUCTION

Council received an application on 11 April 1994 for the subdivision of Swan Loc 1979 from one lot of 23.5476ha to create two lots of approximately 2,511.9m² and 23.2965m² (Attachment No 1).

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 20 hectares.

ASSESSMENT

The subject site is currently used for rural purposes. The application for subdivision is requested as the 2,511m² portion is segregated from the main section of the lot by Ziatas Road (Attachment No 2). If Council was to support the proposed subdivision it would result in a rural zoned lot of a size not suitable for rural purposes and result in the fragmentation of the rural lots.

It would be possible to support such a subdivision, however, if the 2,511m² portion was to be amalgamated with the western portion of Loc 1979 (229) Ziatas Road, Pinjar. Subdivision without such an amalgamation would contravene Council's Rural Subdivision Policy by creating a 2,511m² lot in an area identified from a 20ha minimum lot size.

It is recommended that Council not support the proposed subdivision as it contravenes Council's Rural Subdivision Policy and will result in a rural lot too small to be used for purposes identified in Town Planning Scheme No 1 for the rural zone. It should be included, however, that the subdivision would be supported subject to the subdivided portion being amalgamated with the western portion of Loc 1979 (229) Ziatas Road, Pinjar.

RECOMMENDATION:

THAT Council

53 does not support the application submitted by Mr C Ioppolo for the subdivision of Swan Loc 1979 Ziatas Road for the following reasons:

- .1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in area;
- .2 approval of the subdivision would create a lot of insufficient size to undertake rural activities identified in Town Planning Scheme No 1;
- .3 support for this proposal will establish an undesirable precedent for further subdivision in the locality;

54 would be prepared to support the subdivision of Swan Loc 1979 (121) Ziatas Road, Pinjar submitted by Mr C Ioppolo subject to the subdivided portion (2,115m²) being amalgamated with the western portion of Swan Loc 1979 (229) Ziatas Road, Pinjar.

O G DRESCHER
City Planner

pje:gm
pre94506
21.4.94

I20520

CITY OF WANNEROO REPORT NO:I20520

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93975

SUBJECT: PROPOSED SUBDIVISION : LOT 263 (54) ARNISDALE
ROAD, DUNCRAIG

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: N K Gillon Pty Ltd & E G Osboine Pty Ltd

CONSULTANT: Chappell & Lambert Pty Ltd

APPLICATION RECEIVED: 29 April 1994

SCU: 5 May 1994

REPORT WRITTEN: 6 May 1994

INTRODUCTION

Council received a subdivision application on 29 April 1994 for the subdivision of Lot 263 (54) Arnisdale Road, Duncraig from one lot of 1.0131 ha to create 17 residential lots ranging between 450m² and 612m² or 13 residential lots ranging between 450m² and 612m² with a medical centre site of 2368m² (Attachments 1 and 2).

BACKGROUND

Council considered an application for a maternity hospital on the subject site at its meeting in July 1990 (E20703). The proposal was refused, however, the applicant was advised that support would be issued for a single storey maternity hospital should an application be made. A second application was not submitted and the land has remained vacant.

Council is currently considering a policy for the location of medical facilities in Arnisdale Road. The Draft Policy is being advertised and will undergo further Council consideration following advertising closure. It is advised that the proposed subdivision has acknowledged the Draft Policy and has the ability

to accommodate a medical centre on the portion of land identified in the Draft Policy for the subject site.

ASSESSMENT

The subject site is zoned Residential Development R20. The Residential Planning Codes require a minimum of 450m² with a minimum average of 500m² for the R20 density. The minimum lot size for the proposal is 450m². The average for the 17 residential lots is 518.9m² whilst the average for the 14 residential lots is 630.78m².

The proposed lots are to be serviced from an internal road system off Alder Way and directly off Arnisdale Road. No access is proposed onto Warwick Road with a 0.1m pedestrian accessway and uniform fencing to ensure this.

The proposed subdivision is in accordance with Council's Town Planning Scheme No 1 and the Residential Planning Codes. It is recommended that Council supports the proposed subdivision subject to standard and appropriate subdivision conditions.

RECOMMENDATION:

THAT Council supports the proposed subdivision of Lot 263 (54) Arnisdale Road, Duncraig submitted by Chappell & Lambert on behalf of NK Gillon Pty Ltd and EG Osboine Pty Ltd subject to:

55 Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specifications and satisfaction of Council. As an alternative, Council is prepared to accept the subdivider paying to Council the cost of such works as estimated by Council, subject to Council giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission.

56 The design and construction of all retaining walls and fencing to be to Council's specification and satisfaction.

57 The land being filled and/or drained at the subdivider's cost to the satisfaction and specifications of Council and any easements and/or reserves necessary

for the implementation thereof, being provided free of cost to Council and in accordance with their requirements.

58The applicants co-ordinating the subdivision earthworks and re-contouring adjacent to Warwick Road.

59The cul-de-sac heads being designed to the satisfaction and specification of the City Engineer.

60Vehicle crossovers being constructed in the head of cul-de-sacs to the specification and satisfaction of the City Engineer.

61A 0.1m wide pedestrian accessway being provided along Warwick Road in order to prevent access onto Warwick Road. Such land to be shown on the Diagram or Plan of Survey as a pedestrian accessway vested in the Crown under Section 20A of the Town Planning and Development Act (as amended) and ceded free of cost and without payment of compensation by the Crown.

62Uniform fencing along the boundaries of Warwick Road and Lot 7 and 5 adjoining the subject site to be constructed to the specifications and satisfaction of the Local Authority.

63The battle-axe legs being constructed and drained at the subdivider's cost to the specifications and satisfaction of Council.

64This approval excludes the subdivision of the four lots fronting Arnisdale Road pending the finalisation of Council's Draft Consulting Rooms Policy for Arnisdale Road, Duncraig.

Footnote

Approval to the subdivision is not to be construed as a use approval for the proposed medical centre.

O G DRESCHER
City Planner

pje:rp
pre94530
6.5.94

I20521

CITY OF WANNEROO REPORT NO: I20521

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93882

SUBJECT: PROPOSED SUBDIVISION LOT 500 OLD YANCHEP ROAD,
CARABOODA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: B J & J Philip
APPLICATION RECEIVED: 20.4.94
SCU: 21.4.94
REPORT WRITTEN: 29.4.94

INTRODUCTION

Council received an application on 20 April 1994 for the subdivision of Lot 500 Old Yanchep Road, Carabooda to subdivide one lot of 20.3680 ha to create three lots of approximately 9.71 ha, 7.26 ha and 3.39 ha (Attachments 1 and 2).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Councils Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 20 hectares.

It should be noted that Council has previously considered three applications for the subdivision of Lot 500 at Council's meetings on May 1991 (F20523), December 1991 (F21219) and in February 1993 (H20224). All of the applications were not supported and consequently refused by the Department of Planning and Urban Development. Following refusal of the third application an appeal was made to the Minister for Town Planning who dismissed the appeal in October 1993.

ASSESSMENT

The subject site is currently used for rural purposes. The proposed lot sizes are in contravention to Council's Policy. 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 B J & J Philip for the subdivision of Lot 500 Old Yanchep Road, Carabooda for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in area:
2. support for this proposal will establish an undesirable precedent for further subdivision in the locality and fragmentation of the rural zone.

O G DRESCHER
City Planner
pje:gm
pre94516
2.5.94

I20522

CITY OF WANNEROO REPORT NO:I20522

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93304

SUBJECT: PROPOSED SUBDIVISION, LOT 223 (3) HURST TRAIL,
CLARKSON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Bribow Pty Ltd
CONSULTANT: McMullen Nolan & Partners
APPLICATION RECEIVED: 23.2.94
SCU: 24.2.94
APPLICANT CONTACTED: 29.3.94 - re I20317
ADVICE RECEIVED: 4.5.94
REPORT WRITTEN: 5.5.94

BACKGROUND

Council at its 23 March 1994 meeting considered an application from McMullen Nolan & Partners on behalf of Bribow Pty Ltd for the subdivision of Lot 223 Hurst Trail, Clarkson (I20327).

Lot 223 is currently 900m² and has a density coding of R20. The application involved the creation of two lots approximately 465m² and 435m². The site is developed with one dwelling.

The application was not supported by Council on the grounds that:

1. the lot sizes do not conform with the average lot size prescribed by the Residential Planning Codes (1991);
2. support for the application would create an undesirable precedent for further subdivision at a similar nature.

The R Codes require that under the R20 density a minimum lot size of 450m² with an average of 500m² must be maintained with all single residential subdivision.

The Department of Planning and Urban Development has since contacted Council's Town Planning Department and requested that this application be reconsidered on the grounds of each proposed lot having an area of 450m². Though the R Codes require an average of 500m², DPUD is approving subdivisions of lots with the minimum requirement of 450m² each.

This addresses the issue that in an area with an R20 density code, two grouped dwellings are permissible on a 900m² lot indicating that this area of land is capable of maintaining two dwellings. With this being the case it should follow that 900m² lots should be capable of being subdivided for two dwellings subject to the two lots maintaining the minimum subdivision area of 450m² and each lot having satisfactory road frontage.

To support this application would set a precedent where by lots with an R20 density code which are capable of accommodating two grouped dwellings are therefore capable of being subdivided subject to maintaining a minimum 450m² lot area, and each lot having an acceptable road frontage. Any lot with a density code over R20 would be in a medium density coding and would require a development approval with any proposed subdivision, therefore this would only apply to the R20 code.

RECOMMENDATION:

THAT Council:

65 supports the application submitted by McMullen Nolan & Partners on behalf of Bribow Pty Ltd for the subdivision of Lot 223 Hurst Trail, Clarkson, subject to:

- .1 each lot maintaining a minimum area of 450m²;
- .2 all buildings having the necessary clearance from the new boundaries;

66 amends its Residential Planning Codes Policy by:

- (a) arranging the sub-headings under section "1 Residential Planning Codes" in alphabetical order;

- (b) inserting in appropriate alphabetical order the following new sub-section:

"Subdivision of R20 Lots

Notwithstanding the R-Code requirement for a minimum average area of 500m² , all residential lots with an R20 coding , which are capable of accommodating two grouped dwellings, will be supported if the proposed new lots have a minimum area of 450m².

Support of subdivision is subject to each lot having suitable access directly to a street frontage and does not include lots requiring access via a battleaxe leg.

In the case of corner lots the street truncation will be taken into account when calculating the area of the appropriate lot."

O G DRESCHER
City Planner

mb:gm
pre94524
5.5.94

I20523

CITY OF WANNEROO REPORT NO: I20523

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93760

SUBJECT: PROPOSED SUBDIVISION LOC 1971 (569) PERRY
ROAD, PINJAR

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M H & J A Wallace
APPLICATION RECEIVED: 15.4.94
SCU: 21.4.94
REPORT WRITTEN: 4.5.94

INTRODUCTION

Council received a development application on 15 April 1994 for the subdivision of Swan Loc 1971 (569) Perry Road, Pinjar to subdivide one lot from 64.7497 ha to create two lots of approximately 44.7501 ha and 19.9996 ha (Attachments 1 and 2).

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 20ha.

It should be noted that although the subject site is not included in the Environmental Protection Authority's Environmental Protection Policy (EPP) lots directly to the north and south are affected by the EPP recommendations (Attachment 3).

It should also be noted that the site was assessed by Bowman Bishaw Gorham in the East Wanneroo Wetlands Natural Resource Mapping Study (Wetlands Study). This study was an investigation, initiated by the Department of Planning and Urban Development as

part of the East Wanneroo MRS major amendment process, to determine appropriate sites for inclusion in the Gngangara Regional Park. The study identified that Loc 1971 is subject to periodic inundation and portions of the site have been identified as proposed core conservation zones for vegetation and fauna (Attachment 4).

ASSESSMENT

Council's Rural Subdivision Policy requires the provision of a flood secure area of a minimum of 1000m² and an accessway to the flood secure area at a reduced level to Australian Height Datum specified by Council. It is further stated that within the 20ha minimum lot size policy area, flood secure areas and accessways shall be naturally occurring as a result of natural topographic elevation or may be created by clean filling material.

The surface water bodies and topographic features maps in the Wetlands Study indicate that the vast majority of land within Swan Loc 1971 is subject to periodic inundation or water logging. Although the 19 ha lot would be able to provide a naturally occurring flood secure area, the 44ha lot would not.

The establishment of flood secure areas on the proposed lots would disrupt areas that have been proposed as core conservation zones.

As can be seen from Figure 4 approximately 40-45 percent of Loc 1971 is within the recommended core conservation zone for Lake Pinjar. As uncontrolled rural subdivision and land use could detract from the conservation values of the site, approval of the subdivision could compromise future initiative to implement the proposed core conservation zone.

The Lake Pinjar Land Use Planning and Management Strategy (Lake Pinjar Strategy), which is currently being prepared by Council, has not yet been revised to incorporate the recommendations and conclusions of the Wetlands Study.

In further consideration of the Lake Pinjar Strategy, information from the Wetlands Study will have to be considered. If core conservation areas recommended within Lake Pinjar are to be accommodated substantial changes to Lake Pinjar Strategy will be necessary.

The Environmental Protection Authority has previously undertaken a formal level of environmental assessment for the proposed

subdivision of Swan Loc 2703 Nisa Road, Pinjar, a lot also located within the confines of Lake Pinjar. The assessment was undertaken in two parts. The first considers the specific proposal to subdivide Swan Loc 2703 Nisa Road, Pinjar. The second part provides the planning and environmental context for Lake Pinjar and indicates environmental issues which the Authority considers should be taken into account for all proposals on Lake Pinjar.

The EPA's recommendation from the assessment supports the 20 ha minimum lot size, however considers that the environmental objectives for Lake Pinjar should be maintained through mechanisms within the planning process. The EPA further advised that until a formal planning strategy has been prepared for the Lake Pinjar area, the environmental acceptability of development should be determined individually.

It is advised that Council's Lake Pinjar Strategy is still in its draft stages and is unable to provide the land use management and controls that would allow for subdivision and development in a manner that will protect the environmental objectives for Lake Pinjar.

Furthermore, should subdivision be approved, the upgrading of Hakea Road at the applicants expense would be a required condition. Given that the road would be inundated for a good portion of the year the construction costs of the road would be very high for the few lots it would serve. Loc 1971 is beyond those parts of Lake Pinjar affected by the Swan Coastal Plain Lakes Environmental Protection Policy (EPP). However, properties adjoining Loc 1971 are effected by EPP. By enhancing access to the adjacent lots through the construction of Hakea Road, as this subdivision proposal would necessitate, further subdivision pressure on the EPP areas would be likely.

RECOMMENDATION:

THAT Council does not support the proposed subdivision of Swan Loc 1971 (569) Perry Road, Pinjar, submitted by M H and J A Wallace for the following reasons:

67although the proposal can be seen to be consistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20ha with a flood secure area and accessway of 1000m² (minimum), approval of the subdivision could compromise future initiatives to implement the proposed core conservation zone;

68the site and access road (Hakea) is subject to periodic inundation and waterlogging and is considered unsuitable for development;

69any subdivision and consequent development could jeopardise or damage the areas identified on Swan Loc 1971, by the East Wanneroo Wetlands Natural Resource Mapping Study, as proposed core conservation zones;

70support for this proposal will establish an undesirable precedent for further subdivision of land identified for the proposed core conservation zone in the locality.

O G DRESCHER
City Planner

pje:gm
pre94518

I20524

CITY OF WANNEROO REPORT NO: I20524

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 790-685

SUBJECT: PROPOSED AMENDMENT NO 685 TO TOWN PLANNING
SCHEME NO 1 TO REZONE AND RECODE PART LOT 50
HILLCREST ROAD, ALEXANDER HEIGHTS FROM
COMMERCIAL TO RESIDENTIAL DEVELOPMENT R40

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: Homeswest
APPLICATION RECEIVED: 28 April 1994
REPORT WRITTEN: 10 May 1994

INTRODUCTION

An application has been received from Homeswest requesting the rezoning and recoding of Pt Lot 50 Hillcrest Road, Alexander Heights from Commercial to Residential Development R40. Lot 50 being the Alexander Heights Shopping Centre Site.

BACKGROUND

The potential development of Lot 50 has been identified as a Shopping Centre with maximum GLA of 12000m², Service Station, Fast Food Outlet, Community Purpose Site, Church Site, Medical Centre and Residential Development R40 (Attachment No 1).

An application for subdivision of Lot 50 was submitted by Shrapnel Urban Planning reflecting the proposed uses of the subject site. Attachment No 2 identifies the ten lots proposed with Lots 6-9 being for residential use.

The development of a community hall on the proposed Lot 4 is currently in progress by Council and two applications for residential purposes on the proposed Lots 7 and 9 have since been

received by Homeswest. Residential uses are not permitted in the Commercial zone under Town Planning Scheme No 1.

CURRENT SITUATION

Following advice that the proposed Lots 6 to 9 were still zoned Commercial, Homeswest has now requested the initiation of an amendment in order to alleviate any delays in the development of the site.

The subdivision approval for the site has been issued by the Department of Planning and Urban Development on 19 April 1994. It is therefore recommended that Amendment No 685 be initiated to enable the development of the site to occur in accordance with the intentions of the structure plan and subdivision.

RECOMMENDATION:

THAT Council

71supports the application submitted by Homeswest to rezone and recode portion of Lot 50 Hillcrest Road, Alexander Heights from Commercial to Residential Development R40 and initiates Amendment No 685 for this purpose;

72forwards the documentation for Amendment No 685 to the Minister for Planning for preliminary approval to advertise;

73requests the Hon Minister for Planning to allow a reduced period of advertising from 42 days to 21 days.

O G DRESCHER
City Planner

sk:rp
pre94537
10.5.94

I20525

CITY OF WANNEROO REPORT NO: I20525

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 790-677

SUBJECT: AMENDMENT NO 677 : REVISED STRUCTURE PLAN, LOT
998 CONNOLLY DRIVE, CURRAMBINE

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development, Commercial,
Tavern, Service Station, Civic

APPLICANT/OWNER: R & I Bank of WA

CONSULTANT: Martin Goff and Associates

INTRODUCTION

Martin Goff and Associates, on behalf of the R & I Bank of WA have submitted an updated Structure Plan for Lot 998 Connolly Drive, Currambine (refer Attachment 1).

The subject land is currently zoned Residential Development R20 and R40, Commercial, Civic, Tavern and Service Station and was the subject of Amendment No 482 (the previously approved Structure Plan is shown in Attachment 2).

THE UPDATED STRUCTURE PLAN

Martin Goff and Associates have requested that Council initiates an amendment to adjust the current zoning boundaries of the components of the local centre and the sites coded R40 in accordance with the updated Structure Plan.

The main components of the updated Structure Plan are:

1. Currambine Neighbourhood Centre

The centre conforms with the earlier approved Structure Plan. The Structure Plan does not propose any changes to

the land uses comprising the centre, apart from the addition of a fast food outlet, but does involve some adjustments to the boundaries of the zones. The eastern and southern boundary of the neighbourhood centre have been altered in accordance with the new road layout. The Service Station zone and Commercial zone has been moved further south with a corresponding westward relocation of the east boundary of the centre.

2. R40 Sites

On the approved Structure Plan two R40 sites abutted the northern boundary of the neighbourhood centre and the third R40 site was located adjacent to the Mitchell Freeway reserve and the public open space.

On the updated Structure Plan this R40 site has been relocated to the eastern side of the public open space. An additional R40 site is proposed along the northern boundary of Lot 998. The R40 areas are within walking distance of the Currambine Railway Station and are close to the recreation reserve and the Neighbourhood Centre.

3. Public Open Space

Comprises a consolidated major reserve of the north eastern corner of Lot 998. This location conforms with the earlier approved Structure Plan and is easily accessed via the main pedestrian/cycle routes.

4. Primary School Site

This site was originally identified on the corner of Connolly Drive and Moore Drive. The updated Structure Plan proposes relocating the primary school site eastwards along Moore Drive.

COUNCIL DEPARTMENT COMMENTS

Council's Parks Department advises that the public open space conforms to the previous approved structure plan. The Engineering Department advises that the structure plan is satisfactory.

ISSUES

The Ministry of Education has advised that if the primary school is relocated eastwards along Moore Drive (as shown on the revised Structure Plan) it will need to accept students from the northern portion of Connolly, south of Moore Drive. Moore Drive, as one of the main roads that will eventually service Joondalup City Centre, will become a very busy road and this raises the issue of safe access across the road for children attending the primary school from south of Moore Drive. This can be achieved by the provision of a pedestrian underpass on Moore Drive, near the school.

Should a pedestrian underpass be required it should be totally funded by the R & I Bank, as it is their proposal to relocate the school away from the Connolly Drive/Moore Drive intersection (where traffic lights would have provided the crossing point to the school). This requirement should be secured by a legal agreement.

A pedestrian underpass is proposed on Connolly Drive and the cost of it is to be shared equally between the R & I Bank, as owners of Lot 998 and the Davidson Group/Roman Catholic Archbishop of Perth as owners of Currambine West. The latter's 50 percent obligation has been secured by means of a legal agreement, but so far the R & I Bank's 50 percent share has not been the subject of any formal agreement. This obligation should be secured by means of a legal agreement.

For some time now Council has been encouraging centre designs which may facilitate the creation of effective community focal points. The arrangement of uses shown on the updated Structure Plan basically follows the current zoning of the land. However, there is scope for improvement in the overall design of the proposed centre so that they relate together more cohesively and so create a well integrated centre.

RECOMMENDATION:

THAT Council:

74rezones Lot 998 Connolly Drive, Currambine to Residential Development R20, Commercial, Service Station, Tavern, Civic and Special Zone (Restricted Use) Fast Food, generally in accordance with the updated Structure Plan (dated October 1993) and particularly in accordance with the Centre Structure Plan (to be submitted as required below) and initiates Amendment No 677 for this purpose;

75recodes the nominated group housing sites to R40;

76includes reference to the Special Zone (Restricted Use) Fast Food in Part 2 of Schedule 2 of the Scheme Text;

77advises the applicant that prior to forwarding the documents for Amendment No 677 to the Hon Minister for Planning for preliminary approval to advertise it requires a Centre Structure Plan which better facilitates the development of a cohesive, integrated and effective community focal point to the satisfaction of the City Planner;

78advises the applicant that in the interest of facilitating the prompt development of the subject land it has resolved to seek the above amendment, but prior to granting final approval to Amendment No 677 it requires that the owners enter into a legal agreement with the City ensuring that the following obligations are met:

- .1 ceding and 50 percent contribution to the total cost of the construction of full earthworks, one carriageway and a dual use path for Connolly Drive and Moore Drive, abutting the subject land;
- .2 provision of one pedestrian underpass on Moore Drive (to service the proposed primary school site) the total cost of which is to be met by the owner of Lot 998;
- .3 contribution to half the cost of the proposed pedestrian underpass on Connolly Drive;
- .4 ceding to the City, free of cost, the 5000m² community purpose site.

O G DRESCHER
City Planner

lk:rp
pre94534

9.5.94

I20526

CITY OF WANNEROO REPORT NO:I20526

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 790-665

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 665 -
RATIONALISATION OF EXISTING ZONAL BOUNDARIES
ON PT LOT M1362 WHITFORDS AVENUE, HILLARYS

METRO SCHEME: Urban

LOCAL SCHEME: Commercial/Special Development A/Service Station

APPLICANT/OWNER: Whitfords Beach Pty Ltd

CONSULTANT: Hames Sharley

INTRODUCTION

Council, at its meeting on 27 October 1993 (H21034) resolved to initiate Amendment No 665 to Town Planning Scheme No 1 for the rationalisation of zonal boundaries between the existing Commercial, Service Station and Special Development A Zones as illustrated in Attachments Nos 2 and 3 on Pt Lot M1362 Whitfords Avenue, Hillarys (being proposed Lots 714 and 715 Flinders Avenue, Hillarys).

CURRENT SITUATION

Advertising of the amendment as approved by the Hon Minister for Planning closed on 25 February 1994 in which time one submission from the Water Authority of WA and one signature petition was received in support of the proposed amendment.

The Water Authority of WA expressed no objection to the proposed amendment provided that the following issues were taken into consideration:

1. The subject land is situated in the Perth Coastal Underground Water Pollution control Area and any

development will be subject to By-Laws aimed at the prevention of pollution of underground water.

2. Proposals for development are to be referred to the Water Authority for evaluation.
3. The prior approval of the Water Authority is required for the service station.

The Water Authority also advised that any approval issued by them in the form of a permit, will incorporate underground water pollution controls and require the applicant to contact the Authority during the early planning stage to ensure that these requirements are addressed in the proposal.

The above comments will be dealt with during the Development Application stage.

The 18 signature petition stating full support for the proposed development was submitted by a nearby RSL Village.

RECOMMENDATION:

THAT Council:

79finally adopts Amendment No 665 to Town Planning Scheme No 1 to rationalise the existing zonal boundaries on Pt Lot M1362 Whitfords Avenues, Hillarys;

80authorises the affixation of the Common seal to, and endorse the signing of, the amending documents;

81forwards Amendment No 665 to the Hon Minister for endorsement of final approval and publication in the Government Gazette;

82advises Hames Sharley of the requirements as set out by the Water Authority of WA.

O G DRESCHER
City Planner

sk:gm
pre94410
18.3.94

I20527

CITY OF WANNEROO REPORT NO: I20527

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-809

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN SEWELL PLACE AND ABSOLON WAY, HILLARYS

METRO SCHEME: Urban
LOCAL SCHEME: Special Development A
APPLICANT/OWNER: Adjoining Owners/Crown

Council, at its meeting on 23 February 1994, resolved to initiate preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Sewell Place and Absolon Way, Hillarys.

The proposed closure of the accessway was advertised in the Wanneroo Times and signs were erected at either end of the accessway.

At the close of advertising, no objections were received. One gentleman telephoned on 6 April and advised that he was going to send a written objection, however to date this objection has not been received.

The residents in the vicinity will not be inconvenienced by the closure as alternative access routes through the area are more than adequate.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Sewell Place and Absolon Way, Hillarys subject to the benefiting landowners agreeing to meet all the costs involved in accordance with Council's Policy.

O G DRESCHER
City Planner

cd:rp
pre94504

I20528

CITY OF WANNEROO REPORT NO: I20528

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-1294

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN PITONGA WAY AND WAITARA CRESCENT,
GREENWOOD

The residents adjoining the pedestrian accessway between Pitonga Way and Waitara Crescent, Greenwood are experiencing excessive amounts of vandalism and anti-social behaviour relating to pedestrian accessway which adjoins their properties.

In one incident one of the residents chased away an intruder but unfortunately the intruder and his accomplice attacked the resident. Because of the increase of vandalism the adjoining owners have applied to have the accessway closed.

The owners of the four adjoining properties have agreed to purchase the land within the accessway and to meet all of the costs involved. No services will be affected if the accessway is closed.

The accessway is part of a network which leads directly to a local shopping centre. Its closure will inconvenience the residents in the vicinity. If this application was approved it may lead to requests being received to close other accessways within the network which would lead to poor pedestrian movement in the area.

The Department of Planning and Urban Development has objected to the closure on the grounds that it provides convenient access to a shopping centre and two schools in the area.

If Council wishes to further investigate the closure application the proposal would need to be advertised. However, it is suggested that closure not be supported on planning grounds.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Pitonga Way and Waitara Crescent, Greenwood and advises the applicants accordingly.

O G DRESCHER
City Planner

cd:rp
pre94529
6.5.94

I20529

CITY OF WANNEROO REPORT NO: I20529

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 3593/426/4

SUBJECT: REMOVAL OF 0.1 METRE PEDESTRIAN ACCESSWAY ON
LOT 426 SHALIMAR RISE, CURRAMBINE

A retaining wall was originally proposed to be constructed by the developer on the front western boundary on Lot 426 Shalimar Rise, Currumbine.

A 0.1m pedestrian accessway (PAW) was created to protect the retaining wall.

The wall was never constructed and the developer has no intention or requirement to erect one.

The owners of Lot 426 want to construct their driveway on the western side of their property, however due to the existence of the PAW, this is not possible.

As the retaining wall is not being constructed the PAW is not required and could therefore be closed, allowing the owners to construct their driveway.

The Engineering Department has no requirement for the PAW and the developer has supported its removal.

RECOMMENDATION:

THAT Council requests the Department of Land Administration to cancel the 0.1 metre pedestrian accessway adjoining Lot 426 Shalimar Rise, Currumbine.

O G DRESCHER
City Planner

cd:rp
pre94526
5.5.94

I20530

CITY OF WANNEROO REPORT NO: I20530

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-1180

SUBJECT: WIDENING OF WOODVALE DRIVE, WOODVALE -
COMPENSATION CLAIM BY EMU RESORTS PTY LTD

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Emu Resorts Pty Ltd

The City is widening Woodvale Drive, Woodvale as shown on Attachment No 1. Lot 1 will be affected by the widening and an area of approximately 1587m² will be required for the road.

Chesterton International have valued the portion of the land required at \$31,740. As the land is being obtained on a compulsory basis, the valuer has suggested an additional 10% solatium in accordance with the Public Works Act. This takes the total compensation figure to \$34,914.

The valuer has quoted recent sales evidence of similar properties in the vicinity to support his valuation. The valuation is fair and reasonable and the affected landowner is satisfied with the valuation.

Funds to meet the compensation are held in the Woodvale Drive Land Acquisition Account No 32672.

RECOMMENDATION:

THAT Council agrees to pay Emu Resorts Pty Ltd an amount of \$34,914.00 for the 1587m² of land required from Lot 1 corner of Woodvale Drive and Wanneroo Road, Woodvale for the upgrading of Woodvale Drive.

O G DRESCHER
City Planner

cd:rp
pre94508

I20531

CITY OF WANNEROO REPORT NO: I20531

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-2753

SUBJECT: PROPOSED FENCING OF CUL-DE-SAC HEAD, ALFRED PLACE, OCEAN REEF

INTRODUCTION

A request has been received from Wayde Smith, MLA for Wanneroo, on behalf of the residents of Alfred Place, Ocean Reef, seeking Council's permission to continue the existing uniform fencing to Hodges Drive along the Alfred Place cul-de-sac head.

BACKGROUND

Council considered a 19 signature petition received from the Alfred Place residents at its October 1991 meeting (F91010). The reasons for this request were based on:

83Frequent car parking, both within Alfred Place and Hodges Drive, associated with the adjacent high school.

84Advice given by the developers of the estate that the cul-de-sac would be enclosed.

85Pedestrians/motorcyclists using the breaks between the existing post and rail fencing to access Hodges Drive rather than using existing concrete path.

This request was supported by the then MLA for Wanneroo, Mrs Jackie Watkins.

The residents were subsequently advised that the construction of a uniform fence or the planting of barrier vegetation could not be supported. Barrier railing was however installed across the

path linking Alfred Place to Hodges Drive in order to deter motor cyclists from using this link.

ASSESSMENT

The present request again seeks the fencing of this cul-de-sac head in the same style and materials as that existing along Hodges Drive, leaving a 2.5 metre wide opening to enable pedestrian access. The residents' spokesperson has advised that the works will be undertaken at their expense.

The reasons for this request include:

1. Noise emanating from adjoining bus stops.
2. Parking associated with the adjacent high school.
3. Child safety.
4. The fact that the nearby Winch Place cul-de-sac head on the opposite side of Hodges Drive has been enclosed.

Alfred Place is one of a number of cases where the local road system directly abuts the Hodges Drive road reserve. A dual use path runs along the northern side of Hodges Drive, the Ocean Reef High School is located opposite Alfred Place and bus stops are located adjacent to Alfred Place on both the north and south side of Hodges Drive.

The present style of uniform fencing along Hodges Drive in this vicinity comprises either timberlap or supersix, separated by limestone piers at intervals of between 5 and 10 metres. The fencing on the south side of Hodges Drive has been constructed on a limestone retaining wall of around 1.0 metre in height. Post and rail fencing has generally been constructed where local roads directly abut Hodges Drive. The exception being the Winch Place/Hodges Drive interface where a full height fence screens a pedestrian ramp running parallel to and linking Hodges Drive. This fence was, however, erected prior to Council's current Uniform Fencing Policy.

Council's current Uniform Fencing Policy, adopted in August 1993 (H20836), requires that the style of fencing permitted at the interface of local roads and regional roads should be limited to that which would merely act as a vehicle barrier. The reasons for this requirement is:

-
1. to provide a visual break to continuous sections of fencing along regional roads; and
 2. to provide pedestrian/cycle access to the trunk dual use path system along regional roads.

While noting the residents concerns, a more substantial fence than the existing post and rail style at the interface of Alfred Place and Hodges Drive is not considered appropriate. In fact, even if such a fence was approved, residents' concerns relating to noise, car parking and child safety would not be substantially improved as a break would still be required to provide pedestrian/cycle access.

A number of similar unsuccessful requests have been made since the adoption of Council's current policy and it is considered that an approval in this instance would create an undesirable precedent.

A request has been made to the City's Parks Department for the planting of vegetation within the Alfred Place cul-de-sac head. Such planting is common practice and will help screen the cul-de-sac from Hodges Drive. Planting is expected to be implemented during the coming winter months.

RECOMMENDATION:

THAT Council:

1. does not permit the construction of any additional fencing at the interface of Alfred Place and Hodges Drive, Ocean Reef as this would be contrary to its Uniform Fencing Policy;
2. advises Mr W Smith, MLA, that the recent residents' request for landscaping within the Alfred Place cul-de-sac head will be implemented during the coming winter months.

O G DRESCHER
City Planner

rmp:gm
pre94517
4.5.94

I20532

CITY OF WANNEROO REPORT NO:I20532

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 510-1180

SUBJECT: RESUMPTION FOR DRAIN RESERVE AND WIDENING OF
WOODVALE DRIVE, WOODVALE

METRO SCHEME: Regional Open Space
LOCAL SCHEME: Rural
APPLICANT/OWNER: City of Wanneroo/Deceased Estate (1910)

The City is currently negotiating with the landowners adjoining Woodvale Drive, Woodvale to acquire a portion of their property to enable Woodvale Drive to be widened.

Part of the land along Woodvale Drive is being used for drainage but it is in fact freehold land. The Title for the drain has been held in deceased estate since 1910. This being the case, the only option available to Council to acquire the land required for the widening is by way of resumption.

The Department of Land Administration is prepared to resume the land and they have sought our opinion on resuming the whole of the drain. The section of the drain not required for road widening will then be set aside as a drainage reserve and vested in the Department of Conservation and Land Management as part of the Yellagonga Regional Park. It would be logical to resume the whole of the land being used for a drain to rationalise the existing situation and formalise the ownership and maintenance responsibility.

Council will be required to indemnify DOLA against costs or claims arising from the resumption of the drain required for the road widenings.

RECOMMENDATION:

THAT Council

86requests the Minister for Lands to resume the land held in Certificate of Title 371/42 for the widening of Woodvale Drive, Woodvale and the creation of a drainage reserve vested in the Department of Conservation and Land Management;

87indemnifies the Department of Land Administration against all costs or claims which may arise from the resumption of the land required for the widening of Woodvale Drive, Woodvale.

O G DRESCHER
City Planner

cd:rp
pre94503

I20533

CITY OF WANNEROO REPORT NO:I20533

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 755-36855

SUBJECT: EXCISION OF A PORTION OF RESERVE 36855
HEATHRIDGE FOR PROPOSED ROADWORKS

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: City/Crown

The City is proposing to install a roundabout at the intersection of Admiral Grove and Channel Drive, Heathridge.

The roundabout will require the realignment of the road reserve as shown on Attachment No 2. To enable the realignment an area of approximately 519m² will need to be excised from Reserve 36855.

This reserve is set aside for the purpose of Public Recreation and is vested in the City. The portion of the reserve being excised will be dedicated as a public road.

The excision of 519m² from the reserve will have little impact on the overall use of the reserve.

Also affected by the proposed roundabout is a freehold parcel of land owned by the City. The freehold lot comprises 21m² and is developed as part of the reserve. The City would need to transfer this lot to the Crown to enable it to become part of the dedicated road.

RECOMMENDATION:

THAT Council agrees to the excision of 519m² from Reserve 36855 and the transfer of Lot 746 held in Certificate of Title Volume 1551 Folio 608 to the Crown to enable the construction of a roundabout at the intersection of Channel Drive and Admiral Grove, Heathridge.

O G DRESCHER
City Planner

cd:rp
pre94527
5.5.94

I20534

CITY OF WANNEROO REPORT NO: I20534

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 305-5

SUBJECT: PROPOSED NEERABUP ROOFED RESERVOIR AND WATER SUPPLY MAINS

INTRODUCTION

The Water Authority is proposing to develop a water supply facility within Water Supply Reserve 34537 located in the southern extremity of Neerabup national Park.

The Environmental Protection Authority is formally assessing the proposal at Consultative Environmental Review (CER) level. Because of the relative timing of the public review period and the timing of Council meetings, it was necessary to provide the EPA with officer level comments (refer to Attachment No 1).

DISCUSSION

The proposal entails the construction of two roofed reservoirs (the first by 1995, the second probably by 2007) each of 128 million litres capacity. The reservoirs will comprise concrete lined earth structures extending partially above ground level and will be roofed with steel sheeting coloured to meld with the landscape backdrop. The above-ground earth embankments will be re-vegetated. Attachments 2, 3 and 4 (extracted from the Water Authority's CER) outline the location and extent of the proposed structures.

Several alternative options for providing a reticulated water supply to expanding urbanisation within the North West Corridor are canvassed in the CER. The Water Authority was directed (by the Government of the day) not to use the lowest cost site (Hill "T" in Nowergup), because it contained high grade limestone reserves. Reserve 34537 is the second lowest cost option, and

has been selected as the preferred option over two others (reservoirs in Carabooda only, and in Carabooda and Wanneroo) on cost grounds.

Potential environmental impacts from construction of the reservoirs in Reserve 34537 canvassed in the CER are -

- . clearing of vegetation;
- . disturbance of flora and fauna;
- . Jarrah dieback;
- . aesthetics;
- . dust and noise;
- . social impacts;
- . management of the facility (as an intrusion upon Neerabup National Park).

Clearly, an adequate water supply to service the North West Corridor is necessary. However, equally clearly, the proposal to establish the reservoirs within Reserve 34537 will be seen by some sectors of the community as an unacceptable intrusion upon Neerabup National Park (as evidenced by the questions raised regarding the clearing of vegetation within the Reserve at Council's 22 December 1993 meeting).

The importance of ensuring that alternatives to the preferred option have been properly canvassed is evident and as indicated in the comments provided to EPA, some reservations are held in this regard.

If construction of the reservoirs within Reserve 34537 is accepted as the most appropriate option, there is a need to ensure that consequent impacts, both within the reserve and the adjoining areas of Neerabup National Park, and the surrounding community in general, are adequately addressed.

Issues of importance in this context are -

- . visual impact;
- . vegetation clearing (and disposal of cleared material);
- . site rehabilitation;
- . dust and noise;
- . informal access;
- . site housekeeping.

Each of these issues has been addressed in the comments forwarded to EPA.

RECOMMENDATION

That Council endorses the comment on the Neerabup Reservoir Consultative Environmental Review previously submitted to the Environmental Protection Authority and appended to Report No .

O G DRESCHER
City Planner

ph:gm
pre94509
25.4.94

I20535

CITY OF WANNEROO REPORT NO: I20535

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 765-20

SUBJECT: FORESHORE MANAGEMENT PLAN FOR THE MINDARIE BEACH FORESHORE RESERVE

INTRODUCTION

Bill James Landscape Architect has provided the City of Wanneroo with a final Foreshore Management Plan for Mindarie Beach. The Plan has been commissioned by the owners and developers of the adjacent Mindarie Keys Harbour Estate, Gumflower Pty Ltd, to consider specific management issues.

Two copies of the Plan have been placed in the Councillors' Reading Room for perusal.

BACKGROUND

The consultant provided the City with the Draft Management Plan on 21 December 1993. The draft Plan was released for public comment for a period of four weeks concluding on 4 February 1994.

It was also referred to the relevant Council departments for comment. The final Plan was provided to the City on 21 March 1994 (see Attachment No 1 - Management Plan Map).

Recently, the developer has suggested proposals to change the dual-use path route within the Plan area (Attachment No 2). Council officers visited the area and concluded that the new route will require slightly less earthworks, and therefore is more environmentally friendly and as such should be supported.

THE SITE

The subject area of this management plan is situated immediately south of the southern breakwater of the Mindarie Keys Harbour.

It is bound by Alexandria View to the north, Long Beach Promenade to the east and the Indian Ocean to the west. To the south is a continuation of the foreshore reserve. The site covers about 30ha. It is approximately 700m from north to south, and varies between 200m and 500m from east to west.

The beach south of Mindarie Keys Harbour is often referred to as the Clayton Beach. This area was subject to uncontrolled use for some time. However, the most intensive pressure for use of this section of the foreshore reserve began with commencement of abutting residential development.

PUBLIC SUBMISSIONS

Two submissions from the public were received. These were as follows:

1. Quinns Mindarie Surf Life Saving Club (Inc) requested that the club facility be accommodated within the vicinity of the proposed car park situated at the centre of the Plan area. Since the club facility site will be situated outside visual contact of the beach, access for a 4WD vehicle will be required to carry all the necessary equipment to and from the beach each day. For this reason the proposed accessway to the beach needs to be of a suitable width and gradient for vehicular access.
2. A request that the steps down from Alexandria View to the beach be constructed at the earliest opportunity.

The City's Parks Department and Town Planning Department also provided their comments to the consultant. During this time an issue of the drainage overflow from the adjacent subdivision area arose. Comments on the Plan provided by the public and the Wanneroo Council's officers are incorporated in the final Plan including additional explanation on the maintenance and management of the discharged drainage water.

THE PLAN

The Management Plan was prepared within the overall framework established by the "Coastal Planning Study, Burns Beach to Jindalee prepared by Hames Sharley Australia in 1992. It provides a detailed direction for management, rehabilitation works and associated recreational development within the foreshore reserve, adjacent to the residential development of the Mindarie Keys Harbour Estate.

The Plan has placed particular emphasis on the creation of recreational facilities which will have a minimal impact on the already disturbed coastal dune landscape. The development of recreational facilities is proposed within areas that are already degraded. Such an approach should provide opportunities for the rehabilitation of the degraded areas and the future protection of areas supporting relatively undisturbed indigenous vegetation.

Development within the Plan area is limited to the construction of a Life Saving facility, toilet facilities, car parks, access roads, dual-use paths, steps, lookouts and fencing and associated conservation works. Most of these works will be carried out by the developer (Attachment No 3). Some of these works are required of the developer as a condition of subdivision approval (Attachment 4) and some will be carried out by the developer as funds become available from the residential land sales. The developer would like to undertake most of these works in autumn, winter and spring 1994 (Attachment 5). Some of the remaining works will be undertaken in late 1994 and early 1995.

The City of Wanneroo is responsible for the upgrading of the 36 bay car park adjacent to Alexandria View (Attachment No 6). The development of the Life Saving Club facility is for the City and the Club to resolve.

RECOMMENDATION:

THAT Council:

88endorses the Foreshore Management Plan for the Mindarie Beach Foreshore Reserve;

89refers the Foreshore Management Plan for Mindarie Beach Foreshore Reserve to the Department of Planning and Urban Development for approval to commence development;

90provides two copies of the Foreshore Management Plan for the Mindarie Beach Foreshore Reserve to each City of Wanneroo Library, the Battye Library and each Western Australian University's library.

O G DRESCHER
City Planner

rh:gm
pre94521
5.5.94

I20536

CITY OF WANNEROO REPORT NO: I20536

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-89020

SUBJECT: LAKES AREA : LOT 35 (PREVIOUSLY LOT 662)
BAYPORT CIRCUIT, MINDARIE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R40
OWNER: Glenhill Investments
REPORT WRITTEN: 10 May 1994

INTRODUCTION

I refer to Report H61109 regarding the future of the landscaped lakes area on Lot 35 (previously Lot 662) Bayport Circuit, Mindarie. This report was tabled for Council's information at its November 1993 meeting. At that stage discussions were being held with Mindarie Keys, the current owners of the Mindarie Estate, to determine what course of action it proposes to take in respect to the lakes.

BACKGROUND

This issue was first brought to Council's attention when a complaint was received alleging sales representatives had advised prospective purchasers that the "lakes area" would never be built on as it formed part of the irrigation system for the Mindarie Estate.

For the benefit of new Councillors a copy of Report H61109 which outlines the background of this issue forms Attachment 3 to this report.

ASSESSMENT

Mindarie Keys has since advised that it cannot provide an assurance that the lake area will be retained in perpetuity. Mindarie Keys have however advised that it will be purchasing Lot 35 back from the present landowner, Glenhill Investments, and have formally requested the City to either:

9) purchase Lot 35 from Mindarie Keys to gazette it as a public park, and thereafter to maintain the park and lake in perpetuity for the benefit of the residents of Mindarie; or

92 accept the area as part contribution to open space within the area calculated at a rate which reflects its prime locational value. Mindarie Keys will then lease back Lot 35 from the Council for a period of five years or such other term as mutually agreed from the date of transfer to the City at an annual fee of \$1.00 and to continue to maintain and operate the reticulation system for street verges. During that time Mindarie Keys will also maintain the lake and landscaping on Lot 35. On completion of the term of the Lease the Council will take up responsibility for and maintain the whole of the reserve (Lot 35) for the community's enjoyment in perpetuity.

The suggestion to purchase the land from Mindarie Keys is not considered appropriate as substantial portions of the estate are currently undeveloped and the opportunity to obtain the land free of cost as part of the developer's subdivisional contribution still exists.

If Council was to accept the land as part of the developer's subdivisional contribution as Option 2 suggests, it should not entertain any relaxation to the normal 10 percent requirement on the basis of the suggested relatively high value of Lot 35.

The Parks Department strongly objects to both of the above options as the area is small and has been highly developed to accommodate the irrigation system for the Mindarie Estate. If accepted there is concern that community pressure would be applied to retain the verge irrigation system. Maintenance of

the land including the lake has been estimated at \$18,000-\$22,000 annually.

The Parks Department remind Council of high cost repairs and intense public criticism of Council when it has accepted similar areas in the past such as the lake and stream abutting the shopping centre at Edgewater Park, Edgewater and the feature pond entry statement at Trailwood Park, Woodvale.

From a planning perspective, the distribution of public open space for the Mindarie Estate has been negotiated with the developers, the Department of Planning and Urban Development and the Council through the structure planning and subdivision processes. This site was not intended to be accepted as open space and rather it was developed as exists on the basis that the improvements, including the lake would ultimately be removed and the land developed for medium density housing.

As the Department of Planning and Urban Development is the approving authority in respect to subdivision, the acceptance of this site as part of the developer's subdivisional open space contribution would also need to be accepted by the Department.

RECOMMENDATION:

THAT Council does not accept Lot 35 Bayport Circuit, Mindarie as a recreation reserve either by purchasing the land or as part of Mindarie Keys subdivisional open space contribution for the following reasons:

1. the lake and associated landscaping was established for irrigation purposes and was always intended to be temporary;
2. this land was ultimately intended to be developed for residential purposes;
3. the highly developed state of this land will result in unacceptably high maintenance costs;
4. retention of the lake would create community pressure to retain the verge irrigation system again resulting in unacceptably high maintenance costs;
5. if this land was to form part of the developer's subdivisional public open space contribution, it would

prejudice the distribution of such open space throughout the undeveloped portions of the Mindarie Estate.

O G DRESCHER
City Planner

rmp:rp
pre94539
11.5.94

I20537

CITY OF WANNEROO REPORT NO: I20537

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 050-2

SUBJECT: FINAL REPORT : CITY OF WANNEROO INVENTORY OF
HERITAGE PLACES

INTRODUCTION

W G Martinick and Associates Pty Ltd has provided the City with a final report of the City of Wanneroo Inventory of Heritage Places. The Report and the Inventory has been commissioned by the City of Wanneroo to satisfy the requirement of the Heritage of Western Australia Act 1990.

A copy of the final Report has been forwarded to each Councillor under separate cover.

BACKGROUND

Section 45 of the Heritage of Western Australia Act 1990 requires "The Council of municipalities to compile and maintain an inventory of buildings (places) within its district which in its opinion are, or may become, of cultural heritage significance" by early 1994. The inventory is required to be compiled with proper public consultation.

The City of Wanneroo resolved to engage a consultant to undertake this task. W G Martinick and Associates Pty Ltd was engaged to prepare the Municipal Inventory. This task has been undertaken in the following stages:

- establishment of a Steering Committee
- review of historical development of the City of Wanneroo
- preparation of the historical framework for the Inventory

-
- compilation of the Inventory, drawing on information from community consultation
 - evaluation of nominated places
 - preparation of draft report
 - release draft report for public comment, and
 - compilation and submission of a final Report and the Inventory.

To involve the wider community, a Public Workshop was held on 19 September 1993 and a Public Open Day was held in conjunction with the Perry's Paddock Picnic Day on 24 October 1993. The public had an opportunity to nominate possible cultural heritage places as well as to speak to the project personnel and to make suggestions and comments regarding nominated places. Further opportunity for public comment on the draft Report and Inventory was provided during the Public Comment Period.

PUBLIC SUBMISSIONS

The Council at its meeting held on 8 December 1993 resolved to release the draft Report and the Inventory for public comment for a period of eight weeks (H41207). The Report was available for public viewing at all of Council's libraries and recreation centres. Copies of the report were also available for viewing and purchase at Council's Joondalup Administration Centre.

The public comment period concluded on 25 February 1994. By the closing date of the public comment period 12 submissions were received. Comments on the report were provided by the public, Heritage Council of WA and Wanneroo Council officers. These are as follows:

1. Two submissions of further nominations:
 - Gibbs House - Beonaddy, located at 73 Pipidiny Road at Eglinton, and
 - Mindarie Pastoral Co - Homestead, located at Connolly Drive, Clarkson.
2. Four submissions generally supporting the Inventory:

The received submissions were from Mrs Glynis Monks, Mr Joe Ariti, Mrs Pam Rocca and Mr Charles Pearsall.

3. Three submissions opposing the inclusion of particular places in the Inventory:

The received submissions were from Readymix, Gray & Associates on behalf of Mrs F Conti and Mr M F Langan.

4. One from the Heritage Council of WA, providing general comments on the Inventory and Report itself.
5. One from the Department of Aboriginal Sites regarding Aboriginal significance of the Orchestra Shell Cave.
6. One from Mr Bob Ruscoe (Council's Land Information Officer) providing general comments on the Report.

The majority of the submissions were generally constructive and were providing more information regarding a particular place or to the enhancement of the Report itself. In the opposing submissions the more common arguments were that the place concerned does not have much significance (Mr Langan), was demolished (Gray & Associates) or prevents further development of a place (Readymix). City of Wanneroo officers involved in the project (Ray Fischer, Ron Banham, Phil Thompson, Paul Holmes, Richard Hulajko and Margaret Cockman) also provided their comments, rather as an informal day-to-day contribution than formal submission.

These submissions were analysed and referred to the Inventory's Steering Committee at its meeting held on 4 March 1994 at the City of Wanneroo. The Committee resolved that these comments be passed onto the consultant for inclusion in the final Report. The consultant has incorporated all these comments in the final Report.

THE REPORT

The final Report - City of Wanneroo Inventory of Heritage Places, covers the general requirements stated in the brief. The Report consists of two major parts, History and proposed Inventory. The historical development of the district was reviewed, aimed to identify the significant periods in the development of the Wanneroo community to assist in the preparation of a thematic framework. This thematic framework has been prepared in the form of a table, where the columns show time periods important for the

City, and the rows display important themes or story lines (Attachment 1).

The places which were reviewed came primarily from the City of Wanneroo data base called "Historic Sites List". Places were also discovered during field work or from the literature review, and additional nominations came from members of the public. The study reviewed 151 places, from which 84 were evaluated, 18 did not have access permission, 8 could not be found and 41 were documented as being demolished or were found demolished during field investigation.

The project team has visited, examined and described each place with recommendations and advised on each evaluated place and place nominated for the Inventory. All these places were evaluated according to their significance. The criteria for the place to have cultural heritage significance is defined as its aesthetic, historic, scientific and social value, and its rarity and representativeness for the present community and future generations.

The evaluated places were ranked according to their significance which could have values from 0 (lowest) to 7 (highest). Places which have significance rated at 5 and above for any criteria listed above, were nominated for inclusion in the Inventory of Heritage Places. This resulted in 53 places or precincts being recommended for inclusion in the Inventory. This will allow the nomination of places to enter the State Register of Heritage Places.

All reviewed places have been shown and sorted in three tables (Councillors will need to refer to their respective copies of the full Report). Table 3 shows all places recorded as having any historical significance for the local community. It displays the name of places and their addresses. Table 4 shows all places evaluated in descending order. Table 5 displays all places suggested for inclusion in the Inventory of Heritage Places in descending order organised into management categories (Attachment 2).

The Report contains a number of recommendations. These recommendations provide general background of how the places (proposed to be included in the Inventory) may be maintained, preserved and controlled. The Report also provides general guidelines for its implementation.

The detail description of the evaluated places included specific recommendations to each place are attached to the Report in Appendix 4. Also thematic maps have been drawn to illustrate each theme and time period of the development of the history of Wanneroo. These are contained in Appendix 5.

CONCLUSION

The whole project has been carried out for approximately a year. It describes the thematic history of Wanneroo, establishes the importance of the cultural heritage places in the City and provides recommendations on how the proposed Inventory places are to be maintained, preserved and controlled. It would also be a blue print for future reviews of cultural heritage places.

As advised by Heritage Council of WA, it is the first completed municipal inventory in Western Australia undertaken in accordance with the requirements of the Heritage Act and guidelines of the Heritage Council. This project makes an important contribution to the development of other municipal inventories.

RECOMMENDATION:

THAT Council

93receives the final report titled "City of Wanneroo Inventory of Heritage Places";

94endorses the City of wanneroo Inventory of Heritage Places as shown in Table 5 in the Report and forming Attachment 2 of this Report No ;

95forwards a copy of the City of Wanneroo Inventory of Heritage Places report to the Heritage Council of Western Australia and requests the Council to assess the places included in the Inventory as shown in Table 5 for possible inclusion in the State Register of Heritage Places;

96provides two copies of the City of Wanneroo Inventory of Heritage Places report to each City of Wanneroo's libraries, Battye Library, and each WA University's library;

97thanks the members of the Steering Committee for their dedicated work, willingness and co-operation during the carrying out of the project;

98requests the Historical Sites Advisory Committee to address the various recommendations contained in the City of Wanneroo Inventory of Heritage Places Report.

O G DRESCHER
City Planner

rh:rp
pre94535
9.5.94

I20538

CITY OF WANNEROO REPORT NO:I20538

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 305-6

SUBJECT: ENVIRONMENTAL ADVISORY COMMITTEE

INTRODUCTION

Minutes from the Environmental Advisory Committee meetings of February and March 1994 are attached for Council's information (Attachments 1 and 2).

There are no matters arising from the February Minutes that require Council action.

The March Minutes do, however, raise several matters requiring action by Council and these are discussed hereunder.

DISCUSSION

99Committee Membership - the Committee resolved to accept the resignation of Mr Robert Ross (a community representative) due to overseas work commitments, and has recommended that a replacement be appointed.

The original nominations for appointment as community representative to the Committee have been reviewed to identify an appropriate replacement for Mr Ross. On this basis, Mr Victor Harman's appointment is recommended. Like Mr Ross, Mr Harman is affiliated with a local ratepayer and a residents association and has wide ranging environmental-related experience and interests.

100Management Plan for Mullaloo to Ocean Reef Foreshore Reserves - the Committee has recommended that Council releases the management plan in draft form for public review.

Although the consultancy brief for this project does not specifically provide for public review of the draft management plan, discussions with the consultants engaged to prepare the plan indicate that such can be accommodated without any variation in the scope (and therefore cost) of the consultancy.

The opportunity for public review of the draft management plan prior to finalisation and adoption by Council is considered highly desirable. Accordingly, release of the draft in accordance with the Committee's recommendation is supported.

10|Local Conservation Strategy Revised Statement of Principle - the Committee has recommended that Council adopts the following statement of principle for the City of Wanneroo's Local Conservation Strategy -

THE CITY OF WANNEROO'S LOCAL CONSERVATION STRATEGY IS A PROCESS AIMED AT PROTECTING THE CITY'S NATURAL ENVIRONMENT AND ITS TRADITIONAL RURAL CHARACTER AS FAR AS POSSIBLE AGAINST THE EFFECTS OF A RAPIDLY EXPANDING HUMAN POPULATION WITHIN THE MUNICIPALITY.

THE OBJECTIVE OF THIS PROCESS IS TO IDENTIFY -

- . ENVIRONMENTAL PRIORITIES FOR THE CITY OF WANNEROO; AND
- . NECESSARY IMPROVEMENTS IN THE WAY IN WHICH THE CITY'S ENVIRONMENTAL RESOURCES ARE CONSERVED AND MANAGED IN THE FACE OF RAPID GROWTH AND DEVELOPMENT.

IN SEEKING TO ACHIEVE THIS OBJECTIVE, THE CITY'S LOCAL CONSERVATION STRATEGY -

- . SEEKS TO MAINTAIN AND ENHANCE THE QUALITY OF THE NATURAL AND HUMAN ENVIRONMENTS THROUGHOUT THE MUNICIPALITY; AND
- . PROMOTES AN ONGOING PARTNERSHIP BETWEEN THE COMMUNITY OF WANNEROO, THE CITY COUNCIL AND OTHER INTERESTED BODIES AND GOVERNMENTS.

THE CITY'S LOCAL CONSERVATION STRATEGY REPRESENTS A COMMITMENT TOWARDS SUSTAINABLE MANAGEMENT OF WANNEROO'S ENVIRONMENTAL RESOURCES.

In essence, the statement establishes the underlying intent of the Local Conservation Strategy and, as can be seen, this is to protect the City's environment and character as far as possible from the effects of rapid growth and development within the municipality. In formulating the statement, the Committee specifically recognised the need for the Local Conservation Strategy to be practical, hence the acknowledgement of a rapidly growing human population and of rapid growth and development. However, the statement also reflects the Committee's belief that improved management of the City's environmental resources (and in fact a commitment towards sustainable management of such resources) is necessary.

Through its submission to the Inquiry Into Australia's Population Carrying Capacity (Council Resolution I90423), Council has already canvassed the above statement of principle for the Local Conservation Strategy and the notion of genuine environmental sustainability. Formal adoption of the statement as recommended by the Environmental Advisory Committee would, therefore, be appropriate.

102Local Conservation Strategy Preparation Programme - the Committee has previously adopted the process for preparation of the Strategy as outlined in Attachment 3, and requested that a work programme to give effect to this process be developed. The Committee has now adopted this programme (Attachment 4) and has also recommended its adoption by Council.

The preparation process and consequent programme reflect the principles previously accepted by Council in terms of Strategy preparation (refer to Council Resolution H20336). Formal adoption of the programme recommended by the Committee would again, therefore, be appropriate.

The proposed work programme does encompass a number of community consultation and involvement initiatives and it needs to be recognised that there will be costs associated with these initiatives. It is intended that these costs would be met from the \$20,000 provision for

"Community Consultation Process and Specialist Investigations" for the Local Conservation Strategy included in Account No 27609 in the draft 1994/95 budget.

It should be noted that this provision is a carry over (of the same amount for the same purpose) from the 1993/94 budget.

In seeking Council's endorsement of the proposed work programme, endorsement for the expenditure of funds from Budget Account 27609 is also being sought.

Councillors will also note from the proposed work programme that the community survey undertaken by Edith Cowan University has been completed. The initial report from this survey (providing an overview of the qualitative information derived from the survey) has now been prepared, and a copy has been placed in the Councillors' Reading Room. The University is presently preparing a report overviews qualitative information derived from the survey.

The Environmental Advisory Committee is already using the completed report as a working document in its preliminary consideration of priority issues to be addressed through the Local Conservation Strategy. In this regard, excerpts from the document have been distributed to Committee members, but the full document has not. The Committee is now at a stage where it will be giving detailed consideration to the prioritisation of issues to be addressed through the Strategy. The report will also be an important reference document during the broader process of preparing the Local Conservation Strategy.

Council's endorsement for provision of a copy of the Edith Cowan University report to Environmental Advisory Committee members, and for use of the report as appropriate during preparation of the Local Conservation Strategy is, therefore, sought.

The report also contains information that could be of value to Council's various internal Departments. Accordingly, Council's endorsement for distribution of the document for internal use as appropriate is also sought.

103Reserve Management Plans - as an extension of the Committee's discussion of the Management Plan for the Mullaloo to Ocean Reef Foreshore Reserves, the Committee

has recommended that copies of all management plans for reserves vested in Council be placed in each of Council's libraries.

This is normal practice, and enquiries suggest that copies of such documents have generally been provided to the libraries. Enquiries are continuing, and if it is established that copies of particular management plans are not available in a particular library or libraries, the situation will be rectified. It will be ensured that copies of future management plans will be placed in the libraries once adopted by Council.

Council's endorsement for this action is sought.

RECOMMENDATION:

THAT Council:

1. appoints Mr Victor Harman as a community representative to the Environmental Advisory Committee for the remainder of the two year term for which the original community representatives were appointed (appointments expire in March 1995);
2. agrees to the release of the Management Plan for Mullaloo to Ocean Reef Foreshore Reserves in draft form for public review prior to its finalisation;
3. adopts the following statement of principle for the City of Wanneroo's Local Conservation Strategy:

"THE CITY OF WANNEROO'S LOCAL CONSERVATION STRATEGY IS A PROCESS AIMED AT PROTECTING THE CITY'S NATURAL ENVIRONMENT AND ITS TRADITIONAL RURAL CHARACTER AS FAR AS POSSIBLE AGAINST THE EFFECTS OF A RAPIDLY EXPANDING HUMAN POPULATION WITHIN THE MUNICIPALITY.

THE OBJECTIVE OF THIS PROCESS IS TO IDENTIFY -

- . **ENVIRONMENTAL PRIORITIES FOR THE CITY OF WANNEROO;
AND**
- . **NECESSARY IMPROVEMENTS IN THE WAY IN WHICH THE CITY'S ENVIRONMENTAL RESOURCES ARE CONSERVED AND**

MANAGED IN THE FACE OF RAPID GROWTH AND DEVELOPMENT.

IN SEEKING TO ACHIEVE THIS OBJECTIVE, THE CITY'S LOCAL CONSERVATION STRATEGY -

- . SEEKS TO MAINTAIN AND ENHANCE THE QUALITY OF THE NATURAL AND HUMAN ENVIRONMENTS THROUGHOUT THE MUNICIPALITY; AND
- . PROMOTES AN ONGOING PARTNERSHIP BETWEEN THE COMMUNITY OF WANNEROO, THE CITY COUNCIL AND OTHER INTERESTED BODIES AND GOVERNMENTS.

THE CITY'S LOCAL CONSERVATION STRATEGY REPRESENTS A COMMITMENT TOWARDS SUSTAINABLE MANAGEMENT OF WANNEROO'S ENVIRONMENTAL RESOURCES."

4. adopts the work programme for preparation of the Local Conservation Strategy as outlined in Attachment No 4 to City of Wanneroo Report No and notes that this will entail the expenditure of funds allocated in Budget Account 27609 for "Community Consultation Process and Specialist Investigations" associated with the Local Conservation strategy for implementation of the consultation initiatives included in this programme;
5. endorses the provision of copies of the Edith Cowan University report "Wanneroo Environmental and Health Survey 1993" to Environmental Advisory Committee members and the use of this report as appropriate during preparation of the Local Conservation Strategy;
6. endorses the distribution of the Edith Cowan University report Wanneroo Environmental and Health Survey 1993" to Council's internal Departments for use as appropriate;
7. endorses the distribution of all management plans prepared for all reserves vested in Council (once adopted by Council) to all of Council's libraries.

City Planner

ph:gm
pre94502
21.4.94

I20539

CITY OF WANNEROO REPORT NO: I20539

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 305-6

SUBJECT: COMMUNITY ENVIRONMENTAL GRANT SCHEME

INTRODUCTION

Earlier this year, Council adopted the attached policy regarding its Environmental Grants Scheme (Attachment 1). Action in accordance with the policy calling for submissions for grants under the Scheme in the 1994/95 financial year has been initiated.

In the meantime, however, a recent application for funding from the Friends of Hepburn and Pinnaroo Action Group needs to be considered.

DISCUSSION

The Action Group is seeking \$200 to purchase materials for the propagation of seedlings for use in the revegetation of the Hepburn Heights Reserve. The seedlings will be propagated from seed collected from the Reserve and will be undertaken in the nursery operated by the Friends of Yellagonga Regional Park Group.

Several Council/community based revegetation initiatives are already under way within the Hepburn Heights Reserve and the proposal by the Action Group can be regarded as compatible with these. It is therefore considered that the application for funding should be supported, although in so doing, it is important to ensure that the initial seed collection and the subsequent planting out of the seedlings is undertaken in close liaison with Council's Parks Department.

RECOMMENDATION:

THAT Council approve a grant of \$200 (under the City of Wanneroo's Community Environmental Grant Scheme) to the Friends of Hepburn and Pinnaroo Bushland Group for the propagation of seedlings for replanting in the Hepburn Heights Reserve subject to close liaison with Council's Parks Department over the collection of seed from the Reserve and the planting out of seedlings within the Reserve.

O G DRESCHER
City Planner

ph:rp
pre94528 6.5.94

I20540

CITY OF WANNEROO REPORT NO: I20540

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-92052

SUBJECT: PROPOSED SUBDIVISION OF LOTS 5, 7, 53 AND PT
LOC 3144 ADAMS ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: C & T Knell, A & K Pavlovich,
C & M Clark
CONSULTANT: Feilman Planning Consultants

INTRODUCTION

An application has been received by Feilman Planning Consultants on behalf of C & T Knell, A & K Pavlovich and C & M Clark for the subdivision of Lots 5, 7, 53 and Pt Loc 3144 Adams Road, Mariginiup. The applicant proposes to create 15 lots with an average area of 2.15 ha per lot.

BACKGROUND

The subject land is identified under Amendment No 592 which was initiated by Council at its March 1992 meeting (G20321). The purpose of the amendment is to rezone Lots 5, 7, 53 and Pt Loc 3144 from Rural to Special Rural.

The special provisions identified in the amending documents restrict the minimum lot size to not less than 1.0 ha where the subdivision is to be generally in accordance with the "Development Guide Plan".

Prior to Council initially considering the Special Rural zone application, it was referred to the Environment Protection Authority and the Water Authority of WA for advice. Both Authorities expressed concern that the subject land was in an

environmentally sensitive area because of its location near the circular wetlands and within the Wanneroo Underground Water Pollution Control Area.

Both Authorities felt that if the proposal was considered in isolation from the rural land between Lake Jandabup and Neaves Road, it would establish a precedent for one hectare Special Rural subdivision without due consideration to establishing land management control to ensure the protection of wetlands and groundwater.

It was therefore resolved by Council at its meeting on 12 May 1993 (H20521) that before granting final approval to Amendment No 592, it will require:

- (a) an Interim Rural Strategy Plan for the area bounded by Neaves Road, Pinjar Road, Caporn Street, Rousset Road, Townsend Road and the State Forest;
- (b) a more detailed structure plan for the area bounded by Neaves Road, Adams Road, the proposed major north-south Road, Rousset Road (southern end), Townsend Road, the State Forest and the western boundary of the Meadowlands Special Rural zone;
- (c) a revised detailed Special Rural zone proposal for the subject land which accords with the outcome of (a) and (b) above.

It was intended that through the preparation of the Interim Rural Strategy Plan, these issues will be investigated and addressed fully by the applicants. Therefore, the required detailed structure plan and revised detailed Special Rural zone proposal should accord with the findings of the Interim Rural Strategy Plan.

Following the completion of advertising on 12 November 1993 in which time one submission from the Water Authority of WA was received, stating their opposition to the amendment, Council reaffirmed its previous resolution identified above (H21217).

CURRENT SITUATION

To date no Interim Rural Strategy Plan or detailed structure plan has been prepared by the applicants. It is to our understanding that the applicants feel the information required and time involved to prepare an Interim Rural Strategy would cause

unnecessary delays in the subdivision of the land the applicant has taken approximately twelve (12) months to to come to that determination. Therefore a premature subdivision application has been submitted with the intention of hurdling the requirement of an Interim Rural Strategy Plan under the appeal process.

Please note that the procedures in obtaining a Special Rural subdivision involve an initial rezoning in which measures are taken to restrict the use of the land by way of special provisions. It is paramount that the special provisions of a Special Rural zone are incorporated into the Scheme prior to subdivision to protect what is in this situation an environmentally sensitive area.

The initial application for subdivision dated 15 March 1994 was in accordance with the development Guide Plan originally proposed for the Special Rural zone where the minimum lot size was 1.0 ha.

However, a requirement of the Water Authority for lots below 2 ha is that they are to be connected to reticulated water.

Please note that the special provisions in the amending documents do not identify this requirement and therefore will need to be modified.

At this stage, the applicants do not intend to connect the proposed lots to reticulated water, so a revised subdivision plan showing 2 ha lots was submitted on 7 April 1994.

The revised design however, does not alleviate any environmental concerns associated with the development of Lots 5, 7, 53 and Pt Loc 3144.

Should the subdivision be approved under the current Rural zoning, then the use of the small lots could possibly be determined as per the Rural definition, where the land could be used in a way which can be environmentally damaging with no provisions in place to ensure its protection.

In conclusion, the application for a 2 ha lot subdivision not only conflicts with Council's Rural Subdivision Policy which designates the land as having a minimum lot size of 4 hectares but may promote the degradation of the subject land and that surrounding, through setting a precedent.

RECOMMENDATION:

THAT Council does not support the application submitted by Feilman Planning Consultants on behalf of C & T Knell, A & K Pavlovich and C & M Clark for the subdivision of Lots 5, 7, 53 and Pt Loc 3144 Adams Road, Mariginiup on the following grounds:

104as the land is currently zoned Rural, the proposal does not conform with Council's Rural Subdivision Policy which designates the land as having a minimum lot size of 4 hectares;

105support for the subdivision could create an undesirable precedent for further fragmentation of rural land in the locality;

106with the absence of an approved Interim Local Rural Strategy, support for the subdivision of rural land would lead to the degradation of underground water and nearby wetlands.

O G DRESCHER
City Planner

sk:rp
pre94541
11.5.94

I20541

CITY OF WANNEROO REPORT NO: I20541

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/4669

SUBJECT: PROPOSED 17 AGED PERSONS UNITS ON LOT 50
HILLCREST ROAD, ALEXANDER HEIGHTS

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: Homeswest
CONSULTANT: Dryka & Partners

INTRODUCTION

An application has been received by Dryka & Partners on behalf of Homeswest for 17 aged persons units on Pt Lot 50 (Proposed Lot 7) Hillcrest Road, Alexander Heights with a request for a primary street setback variation from the Residential Planning Code requirement of 6 metres average with 3 metres minimum to 3.5 metres average with 2 metres minimum.

BACKGROUND

The application is based on an R40 residential coding which was proposed in the concept design for the whole site, which is the Alexander Heights Shopping Centre. (Attachment No 1). A request for an amendment to Town Planning Scheme No 1 for the rezoning and recoding of Pt Lot 50 Hillcrest Road, Alexander Heights has been submitted to Council at this meeting (Report No).

The design of the Centre is focused on the public square which aims to achieve a pedestrian integration between the Shopping Centre, Medical Centre, Community Purposes Buildings, Church and the surrounding residential areas. The proposed R40 residential development on the site provides an opportunity to reinforce this urban village character.

The integration of residential dwellings with a Commercial Centre is strongly encouraged, as the community is kept lively and active day and night, increasing the security of the centre and the hours of use.

It provides an opportunity to mix home, work, shopping and leisure facilities within a walking distance that is made safe and pleasurable.

Clause 3.1.2 of the Residential Planning Codes provide for the relaxation of the front setback for certain group dwelling developments. This residential precinct is appropriate for the exercise of this discretion to assist in the creation of an urban village character for the area.

To achieve the kind of community identified above the single most important factor in promoting social identity and interaction is through proper design. This may include:

1. consistent public landscape treatment which is inviting and enclosing;
2. houses relating directly to the street with unambiguous entries and no intervening garages and carports;
3. narrow front gardens to bring houses near the street;
4. low front boundary walls ensuring a positive interactive street environment.

It is through consideration of the above design issues, that the applicant requests a setback variation to the primary street from 3 metre minimum/6 metre average to 2 metre minimum/3.5 metre average. A secondary street setback of 1.5 metres is provided which is in accordance with the Residential Planning Codes.

ASSESSMENT

The subject lot is 3232m² in area where the number of dwellings permitted by its proposed R40 zoning is 12.

Clause 5.1.3. of the Residential Planning Codes provides the opportunity for a 50% bonus, where at the discretion of Council, development on the site may be up to 50% greater (19 dwellings) than provided for by the R40 code which will apply to the site (Amendment No 685).

The applicants propose to develop 17 aged persons units on the subject which is 2 units below the maximum number permitted by the bonus. It is a practice of Council that discretion be given for the 50% bonus to applicants with a track record in the provision of aged persons units, such as Homeswest.

The design of the 17 Aged Person Units as been based on community integration and improved streetscope.

The applicant identifies a direct relationship between the dwellings and street where no intervening garages or carports are proposed. All carparking is provided behind the aged persons dwellings where it is not visible from the street (Attachments 3 and 4).

Narrow front gardens and entrance balconies are also proposed with low boundary walls providing a semi-private area together with a positive interactive street environment. A final design issue which may be addressed is the provision of standard verge landscaping, this can unify the area and give the street a shady quality that is naturally inviting and enclosing.

Carparking requirements for aged persons dwellings, as specified under table 6 of Town Planning Scheme No 1 and Clause 5.1.5 of the Residential Plan Codes, is 1 per dwelling with 10% or a minimum of 2 bays being set aside for visitors carparking. The applicant proposes a total of 19 bays which is 2 above the required amount, being 21 bays.

All other provisions under the Residential Plan Codes have been met.

RECOMMENDATION

That Council exercises its discretion to allow a reduction of the primary street setback at Pt Lot 50 (Proposed Lot 7) Hillcrest Road, Alexander Heights and average of 6 metres with a minimum of 3 metres to an average of 3.5 metres with a minimum of 2 metres and approves the application submitted by Dryka and Partners on behalf of Homeswest for 17 aged persons units on Lot 50 Hillcrest Road, Alexander Heights subject to:

107the provision of standard Verge landscaping to the satisfaction of the City Parks Manager;

108the finalisation of Amendment No 685

109standard development conditions.

O G DRESCHER
City Planner

dsb:sk
pre94540

I30500

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

25 MAY 1994

I30501CITY OF WANNEROO REPORT NO: I30501

TO: MAYOR

FROM: TOWN CLERK/RETURNING OFFICER

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 801-1-93

SUBJECT: 1994 MUNICIPAL ELECTIONS - RETURNING OFFICER'S
REPORT

Local Government elections were held on Saturday, 7 May 1994 to fill vacancies in each ward of the municipality.

The result of those elections is detailed in Attachment 1 and is summarised as follows:

NORTH WARD

Councillor Lynn O'Grady (retiring 1997)

CENTRAL WARD

Councillor Stephen Magyar (retiring 1997)

SOUTH WARD

Councillor Kim Wood (retiring 1997)
Councillor Andrew Hall (retiring 1997)

SOUTH-WEST WARD

Councillor Margaret Lynn (retiring 1997)
Councillor Geoffrey Curtis (retiring 1996)

Preparations for and the conduct of the elections proceeded generally in accordance with the requirements of the Local Government Act. Although minor breaches were again evident, past

experience has shown that further pursuit of these transgressions is unwarranted as they are considered by the Commissioner of Police to be of a trivial nature.

VOTER TURNOUT

The decline in voter turnout continued this year, despite the unseasonably fine weather. Only the North Ward turnout was higher than that recorded in 1993.

WARD	PERCENTAGE TURNOUT			
	1991	1992	1993	1994
North	20.42	No election	9.86	11.39
Central	11.48	9.73	8.77	6.38
South-West	10.64	7.24	7.81	5.12
South	9.16	8.24	5.73	4.55
Average turnout	12.92	8.40	8.04	6.84

Submitted for information.

R F COFFEY
Returning Officer

PAH:FB
are94045

I30502

CITY OF WANNEROO REPORT NO: I30502

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 312-2 c314-3

SUBJECT: COUNCIL OF THE NATIONAL TRUST VACANCY

The Western Australian Municipal Association has invited nominations from member councils for appointment to the position of Member on the Council of the National Trust of Australia (WA). A panel of three names is sought.

The National Trust Council meets on the first Monday of every month at 5.30 pm. The meetings last for 2-3 hours and are conducted at the Old Observatory in West Perth. National Trust Councillors are also encouraged to attend at least one monthly Committee Meeting held after hours.

The appointment is for a three year term and preference will be given to National Trust Members with a keen interest in heritage issues affecting Local Government. Nominations for this position must be submitted by the 26 May 1994.

RECOMMENDATION

That Council

- 1 Nominates a councillor for consideration for appointment to the National Trust Council of Australia (WA).
- 2 in this instance sets aside its policy in respect of "Communication of Council Resolutions" to allow for immediate action on this matter.

A ROBSON
Deputy Town Clerk

NKC:nkc
are94047

I30503

CITY OF WANNEROO REPORT NO: I30503

TO: TOWN CLERK
FROM: DEPUTY TOWN CLERK
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 25 MAY 1994
FILE REF: 312-2 c485-8
SUBJECT: YOUNG PEOPLE'S JUSTICE AND ADVISORY COMMITTEE
VACANCY

The Western Australian Municipal Association (WAMA) has invited nominations from councils for membership to the Young People's Justice and Advisory Committee. The Committee is seeking three new members.

The Committee meets on the first Monday of every second month at Local Government House in West Perth. The meetings commence at 10 am and generally last for one hour.

The original purpose of this group was to examine issues pertaining to juvenile justice. The terms of reference have now been broadened and are outlined (with committee membership) in attachment 1. In light of the new directions, the committee is seeking members who will broaden the group's skill base.

Those seeking membership should have experience with youth and community development through fostering or working with troubled youth. Other relevant qualifications would be recreation skills and skills with Aboriginal young people.

Submitted for nomination.

A ROBSON
Deputy Town Clerk

NKC:nkc

are94049

I30504

CITY OF WANNEROO REPORT NO: I30504

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 312-2

SUBJECT: CONTROL OF VEHICLES (OFF ROADS AREAS) ACT
ADVISORY COMMITTEE

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Member and Deputy Member - Control of Vehicles (Off-Road Areas) Act Advisory Committee. A panel of four names is sought.

The committee has three meetings per annum with requirement for additional meetings as needed. The meetings are held from 2.00 pm on weekdays for three hours and the meeting fee is \$73 for a half day and \$108 for a full day. The term is for three years.

Committee membership is as follows;

Chairperson (Ministerial Appointment)
2 Off Road Vehicle Industry Representatives
4WD Group Representative
Minister for Environment Representative
LGA Representative
CSCA Representative

Nominations are required by the 26 May 1994.

RECOMMENDATION

That Council

- 1 Nominates a councillor for consideration for appointment to the Control of Vehicles (Off-Road Area) Act Advisory Committee.

2 in this instance sets aside its policy in respect of
 "Communication of Council Resolutions" to allow for
 immediate action on this matter.

A ROBSON
Deputy Town Clerk

NKC:nkc
are94048

I30505

CITY OF WANNEROO REPORT NO: I30505

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 202-1-1

SUBJECT: CENTRE FOR MUNICIPAL DISPUTE RESOLUTION

The Australian Centre for Local Government Studies (ACLS) has written to Council about Centres For Municipal Dispute Resolution (CMDR).

The CMDR is a creative approach to resolving disputes between Local Governments, interest groups and ratepayers. The CMDR provides neutral facilitators at task force meetings who work with all concerned parties to resolve disputes and to promote the design of new policies and laws. Increased participation reduces opposition and increases the likelihood of success.

The City of San Diego, California has had a CMDR for fifteen years to settle disputes between the citizens and the City. Besides avoiding lengthy and expensive court proceedings the City has experienced a wealth of benefits. There is greater efficiency in case processing, reduced costs to both parties, fairer resolution of cases and greater access for citizens to resolve disputes.

The ACLS is considering holding workshops to explore the concept of CMDR in Australia and would like interested councils to contact them.

RECOMMENDATION

That Council writes to the ACLS supporting workshops to explore the concept of Centres for Municipal Dispute Resolution.

A ROBSON
Deputy Town Clerk

NKC:nkc
are94050

I30506

CITY OF WANNEROO REPORT NO: I30506

TO: TOWN CLERK
FROM: DEPUTY TOWN CLERK
FOR MEETING OF: COUNCIL
MEETING DATE: 25 MAY 1994
FILE REF: 208-079-93/94
SUBJECT: PABX TELEPHONE SYSTEM MAINTENANCE -
TENDER NUMBER 079 - 93/94

Council owns and operates an NEC (NEAX 2400 SDS) PABX telephone system which comprises a network of three sites; namely Joondalup Administration Centre, Works Depot and Kingsley Welfare Services Centre.

During the first three years of its operation, the system was maintained by NEC Australia Pty Ltd. After this period it was decided to seek expressions of interest from organisations capable of maintaining the network and in March 1993 Telecom Australia was appointed to perform this work for a period of twelve months to 30 June 1994.

Formal tenders were recently called for provision of maintenance to the telephone network for the period 1 July 1994 to 30 June 1995. Tenders closed on 4 May 1994 and three submissions as follows were received -

Champagne Communications	\$11,935.00
NEC Australia Pty Ltd	16,993.00
Telecom Australia	17,789.00

Although Champagne Communications is the lowest tenderer, this company qualifies their tender with the insertion of a maintenance agreement. This has the effect of negating some requirements of the tender conditions/service specification. Champagne Communications has limited resources and operation life and it is recommended this company not be considered at this time.

The next lowest tenderer is NEC Australia Pty Ltd. This company has the necessary expertise to perform the work and has in the

past demonstrated its ability to provide the level of service required.

RECOMMENDATION:

That Council accepts Tender Number 079-93/94 from NEC Australia Pty Ltd for maintenance to its NEC NEAX 2400 SDS PABX telephone system for a twelve months period commencing 1 July 1994 for the sum of \$16,993.00.

A ROBSON
DEPUTY TOWN CLERK

MWR:KD
are94051

I30507

CITY OF WANNEROO REPORT NO: I30507

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 314-4

SUBJECT: FUNDING FOR LITTLE FEET FESTIVAL

The Wanneroo Festivals Committee has written to Council asking for financial assistance for the Little Feet Festival to be held in December 1994.

The Little Feet Festival is aimed at children up to 12 years of age. The theme of the 1994 Festival is 'Through Children's Eyes' and the festival is an acknowledgment and a celebration of the world in which children live, learn and play.

Council may recall that a report in April 1993 outlined the process involved in developing an Integrated Cultural Policy for the City of Wanneroo (Item H40425 refers). The Cultural Policy is currently being drafted and it focuses on five key programme areas as detailed in the above report. One of the programme areas is Public Animation which includes public environment, festivals, public and open space, facilities, infrastructure and public art.

The Little Feet Festival fits into the Public Animation programme area. It would be of benefit to the community and would further the goals and objectives of the Integrated Cultural Policy in the Public Animation area. Festivals are an excellent vehicle to celebrate the cultural life of the community.

The Festivals committee has requested 'in kind' support such as the loan of witches hats and star pickets; provision of fresh water; assistance with the setting up of the festival and the loan of a courtesy bus for visitors. These items have been costed at approximately \$2 000 and the submission includes a request for a further \$3 000 for the administrators fees.

RECOMMENDATION

That Council

- 1 supports the Little Feet Festival by providing sponsorship of \$5 000.
- 2 lists in the 1994/95 draft budget the sum of \$5 000 for the Little Feet Festival.

A ROBSON
Deputy Town Clerk

NKC:nkc
are94044

I30508

CITY OF WANNEROO REPORT NO: I30508

TO: MAYOR
FROM: DEPUTY TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 25 MAY 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>
13 May 1994	W.A. Volleyball - Reception for Malaysian & Brunei Teams	55	Council
17 May 1994	Philippines Delegation	21	Council
20 May 1994	Greek Ambassador & Party Luncheon	20	Council
30 May 1994	Peer Assessment Panel - Cultural Development Fund	8	Council

Submitted for consideration.

A ROBSON
Deputy Town Clerk

prre0123

I30509

C I T Y O F W A N N E R O O R E P O R T N O : I30509

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
DATE: 25 MAY 1994
FILE REF: 021-1
SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
30 APRIL 1994

WARRANT OF PAYMENTS TO COUNCIL ON 25 MAY 1994

INCORPORATING PAYMENTS TO 30 APRIL 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	112262 - 113651	\$ 6,647,029.55
Municipal	002980 - 002987A	\$ 7,990,774.65
Trust	013704B Only	\$ 99,110.00
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/>
		\$14,736,914.20

=====

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 \$14,736,914.20 which was submitted to each member of Council on 25 May 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.

CITY TREASURERCERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$14,736,914.20 as submitted on 25 May 1994 is recommended to Council for payment.

MAYOR

RC:JW
tre0010

I30510

CITY OF WANNEROO REPORT NO: I30510

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 208-99-92/93; 404-15; 022-3

SUBJECT: ANNUAL TENDERS - PROTECTIVE CLOTHING

Councillors will be aware that annual tenders are normally called for protective clothing for outside workers with the existing contract with King Gee Clothing Company Pty Ltd due to expire on 30 June 1994.

The type of clothing currently being issued is under review due to safety considerations and the introduction of fringe benefits tax effective 1 September 1993 on employer issued clothing. This review is being conducted by a working party over the next few weeks. Consequently it is unlikely that a resolution can be achieved prior to the current contract expiring.

In view of this, a three month extension of the current contract is sought.

RECOMMENDATION

That Council approves a three month extension to 30 September 1994 for the current clothing contract with King Gee Clothing Company Pty Ltd.

J B TURKINGTON
City Treasurer

KA:JW
4 May 1994

tre0209

I30511

CITY OF WANNEROO : REPORT NO I30511

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

Items approved by Council but not previously listed in the schedule are also included for consistency and to facilitate presentation of an accumulated balance.

The net result of these reallocations and adjustments is a budget deficit of \$67,223.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 25 May 1994.

J B TURKINGTON
City Treasurer

TO:JW
10 May 1994

tre0008

I30512

CITY OF WANNEROO REPORT NO: I30512

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 010-0-2

SUBJECT: DISPOSAL OF SURPLUS ASSETS

Council has the following items which are surplus to requirements:-

	Equipment Type/Model and Location	Asset No	Date Acquired	Depreciated Value
1.	Electric Pottery Kiln 3 Phase (ex Sorrento/ Duncraig Recreation Centre)	2235	1987	\$2,633
2.	Electric Glass Washer Council Kitchen	0013	1980	Nil
3.	Electric Binding Machine - Prima 30 Basement Print Room	6097	1989	\$1,234
4.	Continuous Forms - Detacher, Moore Paragon 3250 Computer Services	411	1986	Nil
5.	Continuous Forms - Decollator	412	1985	Nil

Computer Services

6.	Electric Typewriter Adler MX	1649	1978	Nil
----	---------------------------------	------	------	-----

Yanchep Recreation Centre

7.	Electric Typewriter Olivetti 121	0499	1986	Nil
----	-------------------------------------	------	------	-----

Basement Asset Store

The electric kiln (Item 1) is heavily corroded and the micro-processor does not operate.

The electric glass washer (Item 2) is obsolete and works intermittently.

The electric binding machine (Item 3) has several parts which need replacing. The repair quotes have exceeded the asset value of the item.

The forms detacher and the decollator (Items 4 and 5) have reached the end of their economical life and have been replaced with new items, in accordance with budget provisions.

The electric typewriters (Items 6 and 7) have also reached the end of their economical life.

RECOMMENDATION

That Council -

1. disposes of Items 1 - 5 as scrap only;
2. donates items 6 and 7 to a local club or service organisation; and
3. adjusts the asset register to reflect the disposal of these items.

J B TURKINGTON
City Treasurer

KA:JW

4 May 1994

tre0208

I30513

CITY OF WANNEROO REPORT NO: I30513

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 371/7/2

SUBJECT: SECTION 20A "PUBLIC RECREATION" RESERVE BOND -
CYGNET RESERVE - RESERVE FUND

Council, at its September 1993 meeting, (Report H20922 refers) resolved to sell a portion of Cygnet Reserve between Clevedon Place and Cygnet Street, Kallaroo. The sale price for this land was \$10,500 including \$200 payable to Department of Land Administration for amalgamating the land with adjoining titles.

The Department of Land Administration Guidelines on the sale of unwanted Section 20A "Public Recreation" reserve land requires that Council may apply the proceeds to capital improvements on other recreation reserves in the general locality. The proceeds from the sale of Section 20A reserve land is to be held separately in an account established for this purpose and that a separate audit and audit certificates be provided annually to show how the proceeds have been applied.

Pursuant to Local Government financial reporting legislation, all funds controlled by a Local Authority are to be included in the general purpose financial report which requires the proceeds from the sale of Section 20A reserve land to be accounted for as a reserve account.

RECOMMENDATION

That Council:

110in accordance with the provisions of Section 528 of the Local Government Act, establishes a specific reserve titled "Section 20A Land Reserve - Cygnet Reserve";

111credits the proceeds from the sale of Cygnet Reserve
to that account.

J B TURKINGTON
City Treasurer

TP:HY
tre0214
11.5.94

I30514

CITY OF WANNEROO REPORT NO: I30514

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 25 MAY 1994
FILE REF: 330-7-1; 330-5-1
SUBJECT: CASH FLOATS - WANNEROO RECREATION CENTRE AND OCEAN RIDGE COMMUNITY CENTRE

The Recreation and Cultural Services Department has requested an increase in the cash floats as follows:-

1. Wanneroo Recreation Centre by \$70.00 to \$150.00.
2. Ocean Ridge Community Centre by \$100.00 to \$200.00.

The increases have become necessary due to the implementation of new banking procedures at the Centres.

Adequate audit controls are implemented for the correct recording and security of the cash floats.

RECOMMENDATION

That Council -

1. increases the cash floats as follows:-
 - Wanneroo Recreation Centre by \$70.00 to \$150.00
 - Ocean Ridge Community Centre by \$100.00 to \$200.00
2. ensures the cash floats are operated in accordance with correct

J B TURKINGTON
City Treasurer

RC:JW
4 May 1994

tre0210

I30515

CITY OF WANNEROO REPORT NO: I30515

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 319-4; 006-4

SUBJECT: DONATION - SORRENTO SURF LIFESAVING CLUB (INC)

Council is in receipt of a submission from the Sorrento Surf Lifesaving Club for financial assistance to assist with defraying costs associated with its operation. A copy of the submission is appended as Attachment A.

Council in its 1993/94 Budget deliberations decided to withdraw its support to both the Sorrento Surf Lifesaving Club (Inc) and Mullaloo Surf Lifesaving Club.

The Club is now seeking a continuation of Council's previous donation of \$2,000 per annum. In support of its request the Club President advised at a meeting called to discuss the matter, that as a consequence of Council upgrading the facility in 1992/93 operational costs i.e. insurance premiums and utility charges, had increased substantially. While bar trading did return a sizeable profit, hall hire returns were not as attractive as originally anticipated.

In assessing whether Council should reverse its previous decision to withdraw support to the Sorrento Surf Lifesaving Club the following should be considered:-

- * From the information presented the point raised by the Club President appears valid with operational costs in 1993/94 outstripping income as follows:-

Income \$5,800

Expenditure \$9,500

*With the Club's financial year commencing on 1 May 1993 its 1993/94 Council did not formally advise the Club of the cessation of the grant.

- * With Council upgrading the facilities it was considered the new facilities would assist the Club in generating additional revenue through hall hire. Based on the figures presented by the Sorrento Surf Lifesaving Club (Inc) additional hall hire revenue has not transpired.

*While the Club's 1992/93 financial statements revealed a trading

While the Club's request is for an on going continuation of the annual donation of \$2,000 it would seem that there is a potential to increase income from hall bookings. It is therefore suggested that Council officers meet with Club representatives to discuss the matter of hall bookings.

In view of the above to accede to the Club's request for ongoing annual support would seem inappropriate. Rather, in view of the fact that the Club had made 1993/94 budgetary provision prior to Council making a decision to cease the grant, it is suggested that a once only \$2,000 grant be made to both the Sorrento Surf Lifesaving Club (Inc) and Mullaloo Surf Lifesaving Club (Inc) for the 1993/94 season with both Clubs being advised that no further grants would be forthcoming from Council.

RECOMMENDATION

That Council -

1. by **ABSOLUTE MAJORITY VOTE** in accordance with the provisions of Section 547 (12) of the Local Government Act donates \$2,000 to both the Sorrento and Mullaloo Surf Lifesaving Clubs (Inc) as a once only grant for the 1993/94 financial year;
2. advises both Clubs that no further grants will be made in future
3. seeks an early meeting with the Sorrento Surf Lifesaving Club (Inc) officials to discuss the issue of facility bookings with the aim to increase income to the centre.

J B TURKINGTON
City Treasurer

JBT:JW
12 April 1994

tre0205

I30516

CITY OF WANNEROO REPORT NO: I30516

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 009-1

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Michelle Maslin, 46 Halgania Way, Duncraig 6023.
Miss Katie Maslin, 46 Halgania Way, Duncraig 6023.
Miss Stacey Morton, 64 Nanovich Avenue, Girrawheen 6064.
Miss Candy Stephenson, 14 Plover Way, Kingsley 6026.

Michelle, Katie, Stacey and Candy 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 \$3,000.

2. Mrs Toni Sideris, 12 Page Drive, Mullaloo 6027.

Toni has been selected to represent Western Australia in the National Veterans Cricket Championships to be held in Hobart on 8 - 15 May 1994.

3. Mr Ryan Murtha, 18 Harman Road, Sorrento 6020.
Mr Marcus Wulf, 363 Warwick Road, Greenwood 6024
Mr Jeremy Burns, 6 Adenmore Way, Kingsley 6026
Mr Matthew Scott, 12 Frinton Place, Greenwood 6024
Ms Ruth Beckham, 7 Balgonie Avenue, Girrawheen 6064
Ms Marissa Iddon, 11 Branton Court, Duncraig, 6023
Ms Kylie Wheeler, 4 Asquith Court, Greenwood 6024

The above have been selected to represent Western Australia in the International Little Athletics Championships to be held in July 1994 at Kuala Lumpur.

4. Mr Ben Salter, 8 Seapeak Road, Ocean Reef 6027.

Ben has been selected to represent Australia in the Eastern South Pacific International Swimming Championships. The Championships are to be held at Beijing, China in August 1994.

Ben was selected by the Cerebral Palsy Australian Sport and Recreation Federation.

5. Ms Karen Roberts, 14 York Road, Greenwood 6024

Karen has been selected to represent Western Australia in the over 30's Ladies Veterans Indoor Cricket Championships in Hobart, Tasmania from the 8 to 15 May 1994.

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 their respective sports:-

Miss Michelle Maslin
Miss Katie Maslin
Miss Stacey Morton
Miss Candy Stephenson
Mrs Toni Sideris
Mr Ryan Murtha
Mr Marcus Wulf
Mr Jeremy Burns
Mr Matthew Scott
Ms Ruth Beckham
Ms Marissa Iddon
Ms Kylie Wheeler
Mr Ben Salter
Ms Karen Roberts

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

J B TURKINGTON
City Treasurer

JW
4 May 1994

tre0002

I30517

CITY OF WANNEROO REPORT NO: I30517

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 261-2-2

SUBJECT: REVIEW - CHARGES AND FEES

Council will recall that this item was deferred at the 27 April 1994 meeting of Council pending a further report to the May meeting. The report was to quantify the financial impact on the 1994/95 budget of the following amendments:-

Craigie Leisure Centre

	From	To
Swimming Pool Entry		
- Student Concession	\$ 2.00	\$ 1.70
Education Department		
- Vacation Swimming	\$ 1.20	\$ 1.10
- School In Term	\$ 1.20	\$ 1.10

Aquamotion

Education Department		
- Vacation Swimming	\$ 1.20	\$ 1.10
- School In Term	\$ 1.20	\$ 1.10
Vacation Swimming Lessons		
Lessons (Education Department)		
- 10 Lessons	\$12.00	\$11.00

This effectively requested that an estimate be made of the lost revenue potential in each Centre should Council proceed with the lower entry charges.

1. CRAIGIE LEISURE CENTRE

	Attendance	1994/95	
		Recommended Fee	Proposed Fee
Student Concession	4,813	\$ 9,626	\$ 8,182
In Termed Classes	49,458	\$ 59,350	\$ 54,404
Vacation Classes	18,495	\$ 22,194	\$ 20,345
Adult Entry 46,227		\$138,681	\$138,681
Child Entry	42,907	\$ 68,651	\$ 68,651
	<hr/>	<hr/>	<hr/>
	161,900	\$298,502	\$290,263
	<hr/>	<hr/>	<hr/>
Projected Income @ Higher Fee =		\$298,502	
Projected Income @ Lower Fee =		\$290,263	
		<hr/>	
Lost Revenue		\$ 8,239	
		<hr/>	

2. **AQUAMOTION**

Based on projected attendances the following is the revenue variance:-

	Attendance	1994/95	
		Recommended Fee	Proposed Fee
Vacation Swimming Book of Tickets	8,650	\$10,380	\$ 9,515
Vacation Swimming Individual Entries	602	\$ 722	\$ 663
Education Dept In Term Swimming	10,517	\$12,620	\$11,568
Private School Swimming	8,602	\$10,322	\$ 9,462
	<hr/>	<hr/>	<hr/>
	28,371	\$34,044	\$31,208
	<hr/>	<hr/>	<hr/>

Projected Income @ Higher Fee = \$34,044
 Projected Income @ Lower Fee = \$31,208

Lost Revenue \$ 2,836

Therefore overall the lost revenue in both centres would be:-

Craigie Leisure Centre	\$8,239	
Aquamotion	\$2,836	\$11,075

When assessing this matter the following should also be considered:-

* Student fees at Aquamation have never been increased since opening in September 1990 and the last increase at Craigie was 1 January 1991 when the entry fee increased from 75¢ to \$1.

*Fees levied in other metropolitan pools are:-

	Student Concession	In-Term Ed Classes	Vacation Classes
Beatty Park	\$2.00	\$1.00	\$1.30
Leisure World - Gosnells	\$1.80	\$1.00	\$1.00
Southlakes	\$1.40	\$1.00	\$1.00
Leeming	\$2.30	\$1.10	\$1.00
Swan Park	\$2.60 (16+)	\$1.10	\$1.30
Oasis Belmont	\$2.00	\$1.00	\$1.00

Accepting the fee structure in centres of comparable standard and given that as the fees have not been increased since 1990 (Aquamotion) and 1991 (Craigie) it would seem appropriate that 1994/95 fees be levied at the higher level i.e.

Craigie Leisure Centre

Swimming Pool Entry
 - Student Concession

\$ 2.00

Education Department

- Vacation Swimming	\$ 1.20
- School In Term	\$ 1.20

Aquamotion**Education Department**

- Vacation Swimming	\$ 1.20
- School In Term	\$ 1.20

Vacation Swimming Lessons

Lessons (Education Department)

- 10 Lessons	\$12.00
--------------	---------

A full copy of the fees and charges is attached as Attachment 'A'.

RECOMMENDATION

That Council -

1. adopts the 1994/95 Schedule of Fees and Charges as outlined on Attachment 'A' to Report I ; and
2. includes these fees and charges in the 1994/95 Budget.

J B TURKINGTON
City Treasurer

JBT:JW
5 May 1994

tre0211

I40500

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

25 MAY 1994

I40501CITY OF WANNEROO REPORT NO: I40501

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 851-7

SUBJECT: FOOD COMPLAINT - SAMPLE NO 11

Council is advised of a complaint regarding a foreign object which was found in a 1kg knob of polony manufactured by Watson's Foods and sold to a consumer by Action Food Barns at Whitford City.

Council's Analysts Inman & Farrell have identified the foreign object as an aluminium metal clip used to seal the ends of manufactured meat knobs. It appears that the metal clip may have entered the polony when a polony clip failed and the emulsion was returned to the filling hopper.

Watsonia has requested that a letter from them dated 31 March 1994 be tabled at Council (Attachment 1 refers).

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

- "a) unfit for consumption by man;
- b) adulterated; or
- c) damaged, deteriorated or perished;

commits an offence".

RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either of the following:

- 1 Action Food Barns, Whitford City, Hillarys 6025;
- 2 George Weston Foods Ltd, trading as Watsons Foods (WA)
 (Watsonia), 174 Hamilton Road, Spearwood 6163.

G A FLORANCE
City Environmental Health Manager

hre05002
mcp:rej

I40502

CITY OF WANNEROO REPORT NO: I40502

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 851-7

SUBJECT: FOOD COMPLAINT - SAMPLE NO 12

Council is advised of a complaint regarding two packs of 'Vache Grosjaen' processed cheese which were distributed by Nestle Foods and sold by Joondalup Foodland.

Upon eating some of the cheese portions, the complainant thought that they tasted odd. When opening further portions the complainant discovered that they were mouldy.

The remains of the opened packet of cheese portions was sent to the Food Hygiene Laboratory of the State Health Laboratory Services. Their report advised that the cheese portions were contaminated with heavy growth of penicillium mould - this does not constitute a 'health hazard' but indicates moisture/temperature abuse in distribution.

The second packet of cheese portions was sent to Council's Analysts Inman & Farrell. Their report indicated that four of the eight pieces were infested with mould growth and suggested that the cheese had not been stored/transported in the correct manner.

Section 246 O of the Health Act states that 'a person who sells food that is not of the -

- a) nature;
- b) substances; or
- c) quality,

of the food demanded by the purchaser commits an offence'.

RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911 institutes legal proceedings against the proprietors of either of the following:

- 1 Foodland Supermarket, Candlewood Boulevard, Joondalup 6027;
- 2 Nestle Australia Ltd, (Culinary Business Group), 172 Kewdale Road, Kewdale 6105.

G A FLORANCE
City Environmental Health Manager

hre05001
gaf:rej

I40503

CITY OF WANNEROO REPORT NO: I40503

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 506-4

SUBJECT: MODEL HEALTH BY-LAWS SERIES 'A' - TEMPORARY
TOILETS

Council's Environmental Health Manager has recently received correspondence from such agencies as Hawke Bros Pty Ltd of Osborne Park, the Builders Labourers' Federation, and the Department of Occupational Health and Welfare who are canvassing local authorities to ban bore hole toilets on building sites and to introduce sewer connected or chemical toilets in their place.

Under Council's Model Health By-laws all building sites are required to have toilet accommodation of which temporary earth closets (bore hole toilets) are approved. These toilets are very unpopular with contractors because generally they are poorly maintained, frequently unclean and not installed as required by legislation.

Council's Health Department support the submissions to modernise and improve a facet of construction sites that has not changed since the 1950's and requests Council to consider amendments to the Model Health By-laws as indicated in Attachment 1.

RECOMMENDATION

That Council adopts the amendments to the Model Health By-laws Series 'A' as outlined on Attachment 1 to Report .

G A FLORANCE
City Environmental Health Manager

hre05004
mcp:rej

I40504

CITY OF WANNEROO REPORT NO: I40504

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF: COUNCIL - COMMUNITY SERVICES
MEETING DATE: 25 MAY 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 27 April 1994.

It was noted that Mr David Inwood had been elected to the Committee.

RECOMMENDATION

That Council endorses the appointment of Mr D Inwood to the Burns Beach Recreation Management Committee.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre4519

I40505

CITY OF WANNEROO REPORT NO: I40505

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 MAY 1994

FILE REF: 052-2

SUBJECT: ANNUAL REPORT - COCKMAN HOUSE 1 MAY 1993 TO
30 APRIL 1994

Cockman House has been open for public inspection for five years. The Caretaker, Mrs Leonie Snape, has provided the attached report which reviews the operation of the homestead and other factors such as public visitations during the period 1 May 1993 to 30 April 1994.

As it was not considered necessary to establish a Management Committee for this facility, there is no formal mechanism to provide Council with regular reports on the premises. An annual report is considered an appropriate way of addressing the situation.

The concerns expressed by the Caretaker about the Laundry and Sheds have been investigated by the City Building Surveyor. He has advised that whilst the laundry does not have an active termite infestation, two support posts require replacement. Maintenance on the sheds will be carried out as the need arises.

Other recommendations made by the Hon Curator have been noted and the issues conveyed to the appropriate departments for attention.

RECOMMENDATION

That Council:

- 1 expresses its appreciation to the volunteers who have staffed the premises during those times it has been open for public inspection;

-
- 2 forwards a letter of appreciation to Mrs Snape for the fine contribution she has made to the success of Cockman House over the past twelve months, and to Mrs Leonie Taylor for her help with the school groups;
 - 3 holds an appreciation dinner for the volunteers who staff Cockman House;
 - 4 investigates the cost of providing drinking water at Cockman House.

R BANHAM MC:SS
City Recreation and
Cultural Services Manager

rre4511
Att.

ANNUAL REPORT

COCKMAN HOUSE

1 May 1993 to 30 April 1994

Since opening in April 1989 by the then Governor of Western Australia the late Professor Gordon Reid, Cockman House is proving to be of great educational and historical value to visitors.

Attendance

From 1 May 1993 to 30 April 1994 the following have visited the House:

Adults	368
Pensioners/Children	245
Kalamunda Historical Society	31
Wanneroo Cub Group	20
Edgewater Out of School Care	15
Poseidon Primary School teachers (School Development Day)	26
Primary School education visitors	1,401
High School educational visits	170
	<hr/>
	<u>3,276</u>

<u>Year</u>	<u>Total Attendance</u>
-------------	-------------------------

1990	2,045
1991	1,898
1992	2,287
1993	3,276

OPENING HOURS

The opening hours are 2.00 pm to 5.00 pm on Sundays, with special arrangements being made for group bookings and other visitors.

STAFFING

During opening hours on Sundays, the House is staffed on a nine-week roster by the following people:

Glenys & Eric Monks	Mavis Fairall
Joy & Derek Donegan	Bev & Louisa Bingham
John Parin	Iris Geneve
Jenny Spence	Margaret Lewington
Lola Gibbs	Margaret Davies
Laeraine Ewen-Chappell	Leone Snape
Jan Duffy	Ruth Leach
Margaret Cockman	

School group visits are staffed by Leonie Taylor, Carmel Oud and Leonie Snape. Other group visits are staffed by Margaret Cockman, Ruth Leach and Leonie Snape.

SPECIAL EVENT

On 27 April 1993, Cockman House hosted the 104th birthday celebration of Mrs Eva Lawrence, granddaughter of James and Mary Cockman. While family members enjoyed morning tea, Mrs Lawrence was more than happy to pose for photographs.

DONATION OF ARTEFACTS

A number of artefacts have been donated:

Biscuit tin, blow torch, broad axe, tea caddy, small iron and vinegar bottle.

DEATH OF VOLUNTEER

Sadly, early in May 1993, Mr Arthur Fairall passed away and Cockman House lost a volunteer of long standing. Mr Fairall will be missed by everyone.

WEDDINGS

Wedding photographs were taken in the grounds on 19 June 1993 and a wedding was held on 8 January 1994.

GROUNDS

The gardens and grounds are a credit to Council but are in continuous need of care and attention. The grounds are often used by school children to relax after their tour and by teachers as a learning aid eg old fashioned games.

HOUSE MAINTENANCE

An on-site meeting was held with a Building Department representative in regard to maintenance needing to be done to the house and outside buildings.

SPIDER SPRAY

The House was sprayed for spiders late in January 1994 and was given an overall cleaning by the Building Department cleaners.

SUMMARY

After five years of operation one can only have a real sense of achievement. The educational value of the house and artefacts to the children visiting in school groups can only be described as prodigious. Not only have the number of classes visiting doubled in the last two years, but the number of high school groups have trebled. A visit to the House is now being incorporated into the Year 2-11 curriculum of many schools.

At this point I would like to wholeheartedly thank Leonie Taylor for her unfailing help and Carmel Oud for her help.

I would also like to record my personal thanks to all the volunteer workers for their continuing support.

RECOMMENDATIONS

Maintenance

A yearly maintenance programme should be implemented by the Building Department to keep the house in a pristine and safe condition. The house is old and in constant need of repair.

Laundry

The laundry is in need of urgent attention. White ants have attacked most of the support posts and the whole structure is in imminent danger of collapse.

Trees

The trees need a pruning programme implemented as some of them are becoming a fire hazard.

Drinking Water

That a supply of drinking water be made available at the house to accommodate both the volunteers and the public.

Sheds

That restoration of the sheds be looked into as they are becoming dangerous in their present state. Possible uses are as a display area, office/storage area and undercover teaching area.

Letter

A letter of thanks be sent to Leonie Taylor for her help with the school groups that come by private transport.

MRS LEONIE SNAPE
Hon. Caretaker
Cockman House

I40506

CITY OF WANNEROO REPORT NO: I40506

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 429-1-28

SUBJECT: REVIEW OF 1994 CITY OF WANNEROO ART AWARD

The 1994 City of Wanneroo Art Award held on level 3 of Council's Administration Centre, was a successful cultural event. An estimated 400 people attended opening night and approximately 60 patrons viewed the exhibition each day. Additionally, 20 art works were sold.

Although there were positive aspects associated with the exhibition, there were disadvantages affiliated with the curation which need to be addressed.

Advantages

- . Easy accessibility to the art works for City of Wanneroo staff members.
- . Utilisation of facilities, such as the verandah on level 3, in relation to opening night.
- . The function room was equipped with picture rails and lighting. This assisted in making the exhibition area appear professional.
- . Level 3 of the Administration Centre is a secure area, therefore, safety of the artworks was assured at all times. The security procedures affiliated with the Administration Centre provided a secure environment for all artworks and equipment.
- . The layout of level 3 provided an interesting exhibition space through a number of rooms. This assisted in segmenting the works for a varied and coherent display.

Disadvantages

- . The space in which 408 accepted art works were curated and judged was insufficient. This led to the stacking of the two dimensional works, increasing the possibility of liability. Similarly, this storage method posed difficulties with cataloguing the art works.
- . Due to level 3 of the Administration Centre being primarily utilised for Council meetings and functions, the art works had to be continuously moved to fit in with these activities. This led to double handling, thus jeopardising the safety of the works.
- . Transportation of equipment (screens, plinths, rods, lighting, etc) using the lift was unsuccessful due to lack of space. Equipment was man handled up three flights of stairs. Due to this, adequate assistance in the form of labour was not budgeted for. This eventuated in the curators and Council staff carrying heavy materials.
- . Due to the brick walls and numerous plaques on level 3, it was necessary to screen off certain walls and areas; therefore, the 25 screens ordered were unable to be utilised on both sides. Due to this, not all art works were hung and, subsequently, culled.
- . Use of the Council Chambers being restricted to the public gallery area presented similar circumstances. Due to the arrangement of screens, works could not be hung on both sides. As a result, art works were rested on the floor or otherwise they would not have been able to be displayed. This issue has received community criticism.
- . The exhibition was open for one week due to fortnightly Council meetings. This limited sales potential and minimized exposure for the artists involved.
- . Finally, due to the overwhelming success of opening night attendance, the venue was overcrowded, making access to art works and viewing quite difficult.

In view of the difficulties encountered, it would seem appropriate to investigate alternative locations for holding the Annual Art Award.

An approach, for example, has been made by management of the Lakeside Shopping Centre suggesting that this venue may be an appropriate location to host future City of Wanneroo Art Awards.

RECOMMENDATION

That Council:

- 1 receives the City Recreation and Cultural Services Manager's report and refers it to the Cultural Development Advisory Committee for comment; and
- 2 investigates alternative locations for holding future Art Awards.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rre4510

I40507

CITY OF WANNEROO REPORT NO: I40507

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY1994

FILE REF: 765-16

SUBJECT: YANCHEP BEACH FUNCTION - MEETING MASTERS

Meeting Masters - Incentive, Destination & Convention Management has written to Council requesting permission to hold a function at Yanchep beach (adjacent to Club Capricorn) on Friday, 28 October 1994, between the hours of 10.00am and 3.30pm.

The function is part of the social programme for a European manufacturing firm visiting Yanchep. The luncheon will be held in a small marquee with entertainment provided by a jazz band. It is expected that 75 people will be attending the function. A small amount of alcohol will be served at lunch. The function coordinator has advised that delegates will not be entering the water after lunch.

The function coordinator has indicated that no service vehicles will be required on the beach and no fires will be lit on the beach at any time.

The Municipal Law and Fire Services Department has expressed it has no problems with the event providing it meets with the following recommendations:

- a) that appropriate care and consideration is taken in regard to the fragile environment;
- b) that all litter be cleaned up in accordance with beach by-laws;
- c) alcohol only be consumed in the defined function area;
and
- d) no fires be lit on the beach or surrounding foreshore.

Subject to adherence of these conditions, approval of this event is recommended.

RECOMMENDATION

That Council grants permission for *Meeting Masters* to erect a small marquee on Yanchep Beach (adjacent to Club Capricorn) for a luncheon on Friday, 28 October 1994, between the hours of 10.00am and 3.30pm conditional upon the following being observed:

- a) that appropriate care and consideration is taken in regard to the fragile environment;
- b) that all litter be cleaned up in accordance with beach by-laws;
- c) alcohol only be consumed in the defined function area; and
- d) no fires be lit on the beach or surrounding foreshore.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rre4507

I40508

CITY OF WANNEROO REPORT NO: I40508

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 429-1-13

SUBJECT: CITY OF WANNEROO ART COLLECTION - ART
PURCHASES RESERVE

At the meeting of the Art Collection Advisory Committee on 29 April 1994, it was requested that a specific amount of funds be allocated annually for the purchase of art works in addition to the normal allocation for the acquisition of art work. This reserve was established to allow the future purchase of artworks with major significance (Item G30636 refers).

The Art Purchases Reserve has a balance of \$4007; however, the current procedure for an annual transfer of surplus funds from the acquisitions budget to the reserve fund is insufficient for purchasing special artworks in the future, due to the carry over consisting of approximately \$500 per year.

Since the establishment of the Art Collection Policy in 1991, the Art Collection Advisory Committee has purchased approximately forty art works. Additionally, at its meeting on 9 March 1994, Council endorsed a recommendation stipulating the eventual placement of all art works from the city of Wanneroo Art Collection to the proposed Joondalup public gallery (Item I50317 refers). However, purchase of art works of major significance will be important to the collection and gallery profile. These works will act as a draw card for patronage of the public gallery. Similarly, they will increase the prestige of the public collection and the gallery.

It would be opportune for a standard annual sum of \$2000 to be placed in the draft budget each financial year for transfer to the Art Purchases Reserve. This will ensure that a substantial amount will be available for the future purchase of major

artworks for the public gallery collection within the Joondalup cultural facilities.

RECOMMENDATION

That Council lists for consideration in the 1994/95 Draft Budget an allocation of \$2000 in the Art Purchases Reserve.

R BANHAM
City Recreation and
Cultural Services Manager

I40509

CITY OF WANNEROO REPORT NO: I40509

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 317-2

SUBJECT: QUINNS/MINDARIE SURF LIFE SAVING CLUB (INC) -
PERMISSION TO OPERATE 4WD VEHICLE FROM QUINNS
TO MINDARIE BEACH AND REQUEST FOR ASSISTANCE
IN PURCHASING 4WD VEHICLE

The Quinns/Mindarie Surf Life Saving Club has written to Council requesting permission to operate a 4WD vehicle from Quinns to Mindarie beach throughout the surf season. They are also seeking financial assistance in the purchase of a 4WD vehicle to assist in patrolling the Quinns and Mindarie beaches.

BACKGROUND

During the 1993/94 season, Quinns/Mindarie Surf Life Saving Club conducted regular patrols of Mindarie beach utilising an inflatable rubber power boat. On numerous occasions first aid was conducted by club members on patrons of this swimming beach. The club has also noted that the popularity of Mindarie beach has increased with the expanding population in the surrounding suburbs. With this increased patronage of Mindarie beach, Quinns beach is no longer the only swimming beach in the district.

As more and more people patronise these beaches, the expansion of services will require the operation of a 4WD vehicle to successfully patrol the area.

It is the intention of the Quinns/Mindarie Surf Life Saving Club to continue patrolling Mindarie beach in the future to safeguard the bathing public. This patrol expansion is fully supported by Surf Life Saving WA (Attachment 1 refers). The club hopes to obtain enough funds to purchase a 4WD vehicle for the commencement 1994/95 Surf Life Saving season.

PERMISSION TO USE 4WD VEHICLE

Upon the purchase of a 4WD vehicle, the club requests permission to use it for rescue and inspection purposes only from Quinns to Mindarie beach.

The Municipal Law and Fire Services Manager has advised that Council can grant the applicants exemption from the Reserves and Foreshore Bylaws, subject to the undermentioned conditions being observed:

- (a) vehicular access is solely for rescue and inspection purposes only;
- (b) the vehicle is not to remain standing or parked on the beach reserve for any length of time, and must be removed when not used for rescue or inspection purposes;
- (c) a significant disturbance to other people using the beach is not created by this activity;
- (d) as the vehicle will be a "B" class registration under the Road Traffic Act 1974, it must only be used on the specified beach reserves during the hours of daylight.

Permission would be withdrawn in the event of:

- (a) substantial complaints being received;
- (b) the conditions of approval being breached;
- (c) any motor vehicle used by the applicants not having a current valid combined motor vehicle licence and third party insurance policy in existence;
- (d) unauthorised club members driving or using the vehicle. Every driver or user of the vehicle must maintain a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve.

REQUEST FOR FINANCIAL ASSISTANCE

The club is also seeking financial assistance from Council for the purchase of the 4WD vehicle. The cost of purchasing this vehicle is approximately \$21,000.

In view of the financial support given to the Sorrento and Mullaloo Surf Life Saving Clubs in the past, to establish suitable facilities and services for the bathing public, it may be appropriate to assist the Quinns/Mindarie Surf Life Saving Club to extend its patrol area through the purchase of a 4WD vehicle.

It is suggested that the vehicle could be funded by three parties: Quinns/Mindarie Surf Life Saving Club; Surf Life Saving WA; and the City of Wanneroo (Council's portion of this amount being one third of the total cost up to \$7,000). If Council was to donate monies toward the purchase of this vehicle, it would be stipulated that Council has use of the vehicle in the event that the current Beach Inspector Lifeguard Service is expanded to the Quinns/Mindarie area.

RECOMMENDATION

That Council:

- 1 grants permission, in accordance with the provision of its Bylaws Relating to Reserves and Foreshores for the Quinns/Mindarie Surf Life Saving Club to gain vehicular access to the public beach reserve at Quinns and Mindarie beaches, subject to the undermentioned conditions:
 - (a) the purpose of vehicular access is solely for rescue and inspection purposes;
 - (b) the vehicle is not to remain standing or parked on the beach reserve for any length of time, and must be removed when not used for rescue or inspection purposes;
 - (c) a significant disturbance to other people using the beach is not created by this activity;
 - (d) as the vehicle will be a "B" class registration under the Road Traffic Act 1974, it must only be used on the specified beach reserves during the hours of daylight;
- 2 informs the applicants that this permission for access to Quinns and Mindarie beaches will be withdrawn in the event of:
 - (a) substantial complaints being received;

-
- (b) the conditions of approval being breached;
 - (c) any motor vehicle used by the applicants not having a current valid combined motor vehicle licence and third party insurance policy in existence;
 - (d) unauthorised club members driving or using the vehicle. Every driver or user of the vehicle must maintain a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve; and
- 3 lists the sum of \$7,000 for consideration in the 1994/95 draft budget for the Quinns/Mindarie Surf Life Saving Club as a donation towards the cost of purchasing a 4WD vehicle.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS/rre4515

I40510

CITY OF WANNEROO REPORT NO: I40510

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 330-9-1

SUBJECT: REQUEST FOR WAIVER OF HIRE FEE - AMELIA SOCIAL CLUB

A request has recently been received from the *Amelia Social Club* seeking a waiver of hire fee for its use of the Yanchep/Two Rocks Recreation Centre on 1 May 1994. In accordance with Council policy, the hire fee has been paid in the first instance and the Club is now seeking a refund, subject to Council's decision on this matter.

Council may recall that this group was the subject of two reports presented in August and September 1993, when it was finally resolved to grant a full waiver, contrary to Council's usual policy (whilst this is predominantly a Senior Citizens group, it is not resident within the City of Wanneroo).

The cost of their booking for the Function Room for two hours was \$30.40 (\$15.20 per hour).

RECOMMENDATION

That Council does not agree to refund the hire fee of \$30.40 for the *Amelia Social Club's* use of the Function room at the Yanchep-Two Rocks Recreation Centre on 1 May 1994.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rre4506

I40511**CITY OF WANNEROO REPORT NO: I40511**

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 260-0

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER OF HIRE CHARGES

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 *Yanchep Community Reference Group* has been brought together to establish services for young people in the Yanchep and Two Rocks areas. For a six month period this group is holding fortnightly meetings in the Yanchep/Two Rocks Recreation Centre (Meeting Room) and is seeking a full waiver of the hire fees. The regular hire fee of Yanchep/Two Rocks Recreation Centre (Meeting Room) is \$8.40 per hour. Council's usual policy in this regard stipulates a 50% concession of the regular community rate for service groups.

RECOMMENDATION

That Council reduces the hire fee to \$4.20 per hour for Yanchep/Two Rocks Recreation Centre (Meeting Room) for the *Yanchep Community Reference Group* to hold fortnightly meetings

for a six month period, such waiver to be made from Account Number 29439: Recreation Control, Donations - Recreation Facility Subsidy.

R BANHAM
City Recreation and
Cultural Services Manager

MD:MD
rre4502

I40512

CITY OF WANNEROO REPORT NO: I40512

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 930-17 c061-198-7 c472-1-3

SUBJECT: WANNEROO BRITISH SOCCER CLUB INC - APPLICATION
FOR VARIATION OF HOURS FOR CLUB RESTRICTED
LIQUOR LICENCE

The Wanneroo British Soccer Club currently has Council's approval to hold a Club Restricted Liquor Licence at its clubrooms at Kingsway Sporting Complex, Landsdale, throughout the year as follows:

Tuesday	7.00pm - 11.00pm
Thursday	7.00pm - 11.00pm
Saturday	1.00pm - 11.00pm
Sunday	1.00pm - 8.00pm

A request has been received from the Club seeking a variation in hours to reflect the following days and times:

Tuesday	7.00pm - 11.00pm
Wednesday	7.00pm - 11.00pm
Thursday	7.00pm - 11.00pm
Saturday	1.00pm - 1.00am
Sunday	1.00pm - 8.00pm

As Council is aware, for Club Restricted Liquor Licence hours to be varied, the Liquor Licensing Division requires written endorsement from Council stating that the club in question has full and exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no person, other than the authorised club, may utilise the premises on the dates or at the times approved on the licence.

It is confirmed that the Wanneroo British Soccer Club has sole occupancy of the clubrooms at the times requested.

RECOMMENDATION

That Council approves the application by the Wanneroo British Soccer Club to apply for a variation of hours to the Club's Restricted Liquor Licence throughout the year as follows:

Tuesday	7.00pm - 11.00pm
Wednesday	7.00pm - 11.00pm
Thursday	7.00pm - 11.00pm
Saturday	1.00pm - 1.00am
Sunday	1.00pm - 8.00pm

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rre4509

I40513

CITY OF WANNEROO REPORT NO: I40513

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 765-1-2

SUBJECT: BEACH INSPECTOR LIFEGUARD SERVICE - ANNUAL
REPORT 1993/94 SEASON

Since 1989, Council has been involved in a co-operative venture with Surf Life Saving Western Australia to ensure the safety of patrons at Sorrento, Mullaloo and Hillarys beaches over the summer season.

Since the inception of this service, the Beach Inspector Lifeguards have continued to maintain a high standard of protection for the many thousands of people using these beaches. This service also provides an excellent public relations opportunity to convey to ratepayers the City's commitment to public safety on the sometimes dangerous coastline. Every year Surf Lifesaving WA provides a 'Beach Inspector Lifeguard Service report at the conclusion of the season. This report is included in Attachment 1 for Council's information.

It is obvious that there is considerable benefit to Council in supporting this service, from both the beach safety and public relations points of view. Surf Lifesaving WA has advised that provision of this level of service for the 1994/95 season will cost \$18,500 (NB - This is a zero percent increase in the contract fee from the 1992/93 season).

Surf Life Saving WA has recently prepared a Beach Management Plan on the suggested ongoing provision and development of surf life saving services within the City of Wanneroo. A further report will be submitted to Council detailing the content and recommendations found within this report.

RECOMMENDATION

That Council:

-
- 1 receives the report from the Surf Life Saving Western Australia on the Beach Inspector Lifeguard Service in the City of Wanneroo for the 1993/94 summer season; and
 - 2 lists the sum of \$18,500 for consideration in the 1994/95 Draft Budget to contract Surf Lifesaving Western Australia to provide a Beach Inspector Lifeguard Service for a three month period during the 1994/95 summer season.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS/rre4508
Att.

I40514

CITY OF WANNEROO REPORT NO: I40514

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 750-9

SUBJECT: WANNEROO AEROMODELLERS REQUEST TO USE LAKE
GNANGARA FOR 15TH ANNUAL SEA PLANE DAY

At its meeting on 23 February 1994, Council resolved that permission for the Wanneroo Aeromodellers to use Lake Gngangara was to be revoked on the grounds that the club failed to comply with conditions (d) and (f) of its approval (Report I20267 refers).

At its meeting on 27 April 1994, Council called for a further report on the use of Lake Gngangara by the Wanneroo Aeromodellers for their 15th Annual Sea Plane Day. The club have requested permission to use the lake for the competition on Sunday 16 October 1994 from 9.00am to 5.00pm, with two practice days on Saturday 8 and Sunday 9 October 1994 from 10.30am to 4.30pm. In the event of inclement weather the club has requested an alternative date be granted of Sunday 23 October 1994.

The club has stated in its correspondence that Lake Gngangara has been used by the club for the past 15 years and is the premier venue for this type of event as its shallow depth and smooth fresh water provide ideal conditions for model aircraft.

The City Planner acknowledges that Council's previous resolution (Report I20267) prohibits the use of all internal combustion craft on the lake, but in this case, the clubs request could be accommodated, considering that it is a once a year event for one day, and that the event has taken place at the lake for the last 15 years.

The City Planner has suggested that if Council decides to grant permission for the Wanneroo Aeromodellers to use Lake Gngangara for their Annual Seaplane Day, that Council could suspend its

prohibition at the lake for the specified date of the annual seaplane event and the designated practice period. At all other times the prohibition should remain intact.

Permission for this event would be subject to the following conditions being observed:

- a) club nominated safety officers will be in attendance at all times;
- b) all conditions as outlined in the CAA's Regulations regarding the operation of model aeroplanes be observed;
- c) the club holds a current \$5,000,000 Public Liability Insurance policy;
- d) normal club rules be strictly enforced;
- e) flying be conducted as far away from existing residences as possible and only be conducted within the boundaries of the lake itself (attachment 1 Refers);
- f) flying will not take place if it is judged by the safety officers that there may be a possible danger to other users of the lake.

A \$200.00 bond would be applied to the use of Lake Gngangara to ensure that the club flies its planes within the times and boundaries specified by Council.

The City Environmental Health Manager advises that he has no objection to this event, provided practice and competition terms are adhered to. He also advises that Mr G Rance, the complainant who resides on the southern boundary of Lake Gngangara, has no objection to this annual event based on the current proposal put forward by the Aeromodellers Club.

Subsequent consultation with Mr Rance reveals that the scheduled date of the competition clashes with a private function to be held on his property. The Wanneroo Aeromodellers Club has, accordingly, agreed to change its competition dates to Sunday, 30 October 1994 between the hours of 9.00am and 5.00pm, with two practice days on Saturday 22 October and Sunday 23 October between the hours of 1.00pm and 5.00pm. The alternative day for the competition in the case of inclement weather would be changed to Sunday, 6 November 1994.

RECOMMENDATION

That Council:

- 1 approves the use of Lake Gngangara for an annual Aeromodellers Sea Plane Day, subject to the following conditions being observed:
 - a) club nominated safety officers will be in attendance at all times;
 - b) all conditions as outlined in the CAA's Regulations regarding the operation of model aeroplanes be observed;
 - c) the club holds a current \$5,000,000 Public Liability Insurance policy;
 - d) normal club rules be strictly enforced;
 - e) flying be conducted as far away from existing residences as possible and only be conducted within the boundaries of the lake itself;
 - f) flying will not take place if it is judged by the safety officers that there may be a possible danger to other users of the lake; and
- 2 a \$200.00 bond to be applied for the use of Lake Gngangara to ensure the club flies its planes within the times and boundaries specified by Council.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rre4516
I40515

CITY OF WANNEROO REPORT NO: I40515

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 322-4

SUBJECT: WANNEROO VOLUNTEER EMERGENCY SERVICE EQUIPMENT

As part of Council's commitment to the Wanneroo Volunteer Emergency Service, it has been the practice to maintain and service all their ancillary equipment, including two-way radios, generators and chainsaws, in addition to carrying out major and minor repairs to their vehicles.

Some of this equipment is purchased by the City of Wanneroo and some purchased by the State Emergency Service and allocated to the Wanneroo division of the State Volunteer Emergency Service.

As the latter is not owned by Council, it does not form part of Council's Asset and Plant Registers and accordingly can not be issued with a Plant number. This in turn, creates problems with the issue of fuel and the charging out of any repairs incurred. In the past, some equipment has been allocated Plant numbers, however, the City Treasurer no longer deems this appropriate.

In view of the above and the fact that fuel is purchased at local Service Stations as the operations are mainly conducted outside of normal working hours, a separate account is required to charge the costs incurred for the Operating Maintenance of Vehicles, Plant and Equipment owned by the State Emergency Service.

A stocktake of equipment held at the Wanneroo Volunteer Emergency Services Headquarters in Winton Road, Joondalup has also revealed discrepancies in the equipment actually held by them which needs addressing. The following amendments are required:-

1. 2 x Stihl 20" Farm Boss Chainsaws - Asset numbers 1334 and 1335.

Both these items were purchased by Council on 22 May 1989 and stolen on 23 May 1989. They were replaced by Insurance claim with identical saws, serial numbers 418753881 and 418953882 which require to be issued with both asset and plant numbers. The original chainsaws require removal from the Asset Register.

2. Plant 98089 - Magna Dyne generator.

This item can not be located at the centre and the Wanneroo Volunteer Emergency Service Co-ordinator cannot remember ever having this item. As the book value is at present only \$80.00 it is recommended that this item be written off from the Plant Register.

3. Stihl 16" Farm Boss chainsaw serial number 41875189 supplied by State Emergency Service to Wanneroo Volunteer Emergency Service needs listing for maintenance purposes.
4. Dunlite 8HP generator supplied by State Emergency Service to Wanneroo Volunteer Emergency Service requires listing for maintenance purposes.
6. Mase E600 generator serial number 108030 supplied by State Emergency Service to Wanneroo Volunteer Emergency Service requires listing for maintenance purposes.
7. Toyota Landcruiser 4x4 registration number XON 394 supplied by State Emergency Service to Wanneroo Volunteer Emergency Service on 11 January 1982 was allocated Plant number 99950 and Asset number 5157. This item was replaced by State Emergency Service in July 1993 by Toyota 4x4 Personnel Carrier registration number 7QM 140. The original vehicle requires removal from the asset/plant register and the new vehicle requires listing for fuel, maintenance purposes.

RECOMMENDATION

That Council, in accordance with previous Council practice, amends the City's Asset Register and Plant Register with the following:

1. removes 2 x Stihl 20" Farm Boss chainsaws - Asset numbers 1334 and 1335 from the Asset Register;
2. adds Stihl Farm Boss chainsaw serial number 418753881 to Asset and Plant Registers;

-
3. adds Stihl Farm Boss chainsaw serial number 418953882 to Asset and Plant Registers;
 4. removes Magna-Dyne generator - Plant number 98089 from Plant Register;
 5. removes Toyota Landcruiser - Plant 99950, Asset number 5157 from both Asset and Plant Register;
 6. approves the expenditure of \$5,500 from Account 21558 to the Wanneroo Volunteer Emergency Service for the Operating Maintenance of Vehicles, Plant and Equipment owned by State Emergency Service.

T M TREWIN
Manager - Municipal
Law & Fire Services

22 April 1994

ihr/dw/11004

I40516

CITY OF WANNEROO REPORT NO: I40516

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 2253/503/7

SUBJECT: DOG ACT APPEAL - MS D QUINN, 7 SANDGATE WAY,
MARANGAROO

On 1 March 1994 Council refused an application by Ms D Quinn of 7 Sandgate Way, Marangaroo to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Ms Quinn has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Ms Quinn under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if valid complaints are received or the conditions of the approval are breached; and
4. the exemption only applies to the present occupier at her current residence and to the specific dogs currently in her care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

10 May 1994

tmt/dw/05002

I60500

C I T Y O F W A N N E R O O
B U S I N E S S F O R I N F O R M A T I O N S E C T I O N
R E P O R T S F O R C O U N C I L M E E T I N G
2 5 M A Y 1 9 9 4

I60501

CITY OF WANNEROO REPORT NO I60501

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 201-2
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 6 May 1994. The updated 1993/94 Construction Programme is shown at Attachment 1.

A COUNCIL WORKS

112 MAJOR WORKS

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

Linemarking and street lighting have been completed. Asphalt resurfacing of the existing western carriageway was also undertaken during April. The quarry sump fence erection was completed on 22 April 1994.

Outstanding works, including drainage outfall structures and associated pipework and landscaping, are programmed for June.

.2Marmion Avenue/Banks Avenue Intersection Modifications, Whitford City Shopping Centre

This project is completed apart from traffic signal installation which is programmed for late May.

.3Duplication of Whitford Avenue, Dampier Avenue to Endeavour Road, Whitford City Shopping Centre

The commencement of roadworks followed the initial drainage works in early April.

Earthworks, boxing and sub-base construction have ensued from the western end to the shopping centre access road, including the Endeavour Road intersection. During May, it is proposed to continue sub-base construction, west of the Shopping Centre access, up to and including the Dampier Avenue intersection. Drainage crossings will then be undertaken prior to final compaction, basecourse construction, kerbing and asphalt.

This project is programmed for completion by early June.

.4Wanneroo Road/Carramar Golf Course Access Road Intersection, Neerabup

During the March/April period, the Carramar Golf Course access road/Wanneroo Road intersection treatment was constructed. This project involved the provision of left and right turn lanes into the golf course access road with a full chevron median road marking treatment.

.5Gnangara Road, Landsdale

Reconstruction of Gnangara Road, east of Alexander Drive, commenced in April.

The project will provide an upgraded pavement to a 12.4 metre wide asphalt surface over the 760 metre length to the City boundary.

The original surface has been removed and present operations are confined to widening for temporary traffic control purposes and preparing the sub-grade. Although traffic movements have been limited to one way at a time during this initial construction phase, it is proposed to restore two way traffic movements throughout the majority of the remaining construction period.

This project is programmed to be completed by 10 June 1994.

.6Marmion Avenue, Heathridge

Work, consisting of mainly preliminary service location activity, commenced on the duplication of Marmion Avenue,

between Ocean Reef Road and Diablo Court, during the first week of May. The project involves considerable mainline drainage works which will be programmed into the road construction programme. It is likely that rock will be encountered which may slow the progression of this project.

It is proposed to complete the new carriageway to asphalt standard.

113 DRAINAGE

.1Hyacinth Drainage

Although the pump installation on this project has been finished for some time, SECWA has yet to connect power to the pumps. Efforts are being made to expedite this matter prior to winter rains.

.2Raleigh Road, Sorrento

This project commenced in late March and consisted of the provision of an improved mainline and gully system in Raleigh Road.

The work involved the removal and replacement of sections of kerb and footpath resulting in major verge and crossover reinstatements. Although the drainage work is now complete, the reinstatements will continue during May.

.3Roche Road, Duncraig This minor drainage upgrading project involves additional gullies and mainline connections opposite Currajong Road. Works commenced in late April and the outstanding reinstatement works will be completed by mid May.

.4Kempfenfeldt Avenue, Sorrento All outstanding reinstatement works associated with this drainage project were completed during late April.

114 PEDESTRIAN AND CYCLE FACILITIES

.1Private

Currambine	Dual Use Path	Caledonia Avenue to Connolly Drive
------------	---------------	---------------------------------------

"	Dual Use Path	Moore Drive
---	---------------	-------------

			(Lot 819 to Caledonia Ave)
"	Dual Use Path	Moore Drive	(Marmion Ave to Caledonia Ave)
"	Dual Use Path	Delamere Avenue	(Oakland Blvd to Providence Drive)
"	Dual Use Path	Delamere Avenue	(Oakland Hills Blvd to Lot 388)
Hillarys	Footpath	Flinders Avenue	
Hillarys	Public Accessway	Aspendale Place to Flinders Avenue	
Iluka	Dual Use Path	Longreach Parkway	(Naturalist Blvd to Marmion Avenue)
Landsdale	Public Accessway	Finbury View to Ringrose Heights	
Landsdale	Public Accessway	Ringrose Heights to Lilystone Retreat	
Merriwa	Footpath	Stradbroke Gardens	(Whitsunday Ave to Lot 138)
"	Dual Use Path	Whitsunday Avenue	(Lot 230 to Lot 294)
"	Footpath	Stradbroke Gardens	Whitsunday Ave to roundabout)
"	Pedestrian Accessway	Trifund Court to Greyhound Drive	

3.12 Council Contractor

Duncraig	Dual Use Path	Beach Road (Sycamore Drive to West) Part
Hillarys	Dual Use Path	Whitfords Avenue (Angove Road northward to Whitfords Node car park)
Woodvale	Dual Use Path	Ramsay Grove to Cornish Avenue

3.13 Council's Workforce

A concrete path link, between Craigie Water World and Whitfords Avenue, was completed on 21 April 1994.

Forty five metres of slab path was replaced in Neville Drive in front of the Pre-school centre.

The footpath crews have also been engaged on general maintenance and the provision of concrete paths at various traffic management treatments.

115 TRAFFIC MANAGEMENT

.1 Eddystone Avenue Roundabouts, Craigie

Stencil concrete paving of the roundabout and associated traffic islands and verge reinstatement works were completed in early May. Landscaping will be undertaken by Parks Department prior to winter and an instruction has been issued to SECWA for additional upgrading of the street lighting in Eddystone Avenue.

.2 Hudson Avenue, Traffic Management Scheme, Girrawheen

The installation of two roundabouts and associated works at the Templeton Crescent and Berwyn Avenue intersections commenced mid April 1994. All road widenings, street lighting upgrading and kerbing is now complete. The outstanding works will be undertaken and completed in late May 1994.

.3Dampier Avenue Roundabouts, Kallaroo

Construction works of two roundabouts at Afric Way and Alicia Street, as part of the Dampier Avenue traffic management scheme, commenced late April 1994. All minor widenings have been completed and modification of drainage system at the intersections is in progress. All street lighting alterations and upgrading were completed prior to the commencement of works.

116 CAR PARKS

.1Carramar Golf Course Access Road and Car Park, Neerabup

The car park has now been line marked and brickpaving is completed. Final trimming and clean up is also finished.

.2Warwick Open Space Access Road and Car Park, Warwick

The final phase of the car park construction was completed during early May. This work consisted of providing a northern link road from the car park to Warwick Open Space access road. This asphalt and kerbed access completes the first stage of the car park construction and eliminates the possibility of any congestion problems arising.

.3Lexcen Park Car Park

The path links and final clean up were completed in April and there are no outstanding works.

.4Aldersea Park Car Park

The outstanding crossover installation, pathway and bollard installations were undertaken during April and this project is now complete.

.5Chichester Car Park, Woodvale

This project involves the provision of 58 car bays including two disabled bays adjacent to the changeroom facilities in Trappers Drive opposite Nadine Place.

The preliminary phase, consisting of a retaining wall construction, commenced in late April and is now complete.

Further earthworks and car park construction will commence in the week beginning 17 May 1994. These works are programmed for completion by 8 June 1994.

.6Mindenhall Car Park - Percy Doyle Reserve, Duncraig

Pavement extension works associated with this car park are now complete. The outstanding works include paving of the islands which is being deferred until after the installation of the lighting by Council's contractor and line marking.

1171993/94 ROAD RESURFACING PROGRAMME

The first stage of the road resurfacing programme was completed early March 1994. The second stage of the programme commenced in late March with completed projects as follows:

<u>Road</u>	<u>Locality</u>
Meredith Way	Koondoola
Thake Place	Koondoola
Baxter Way	Padbury
McRae Court	Padbury

Resurfacing of the Administration Building car park will be undertaken on 19 and 20 May 1994.

118STREET LIGHTING

The works orders for the following projects have been placed according to designs and quotations received from SECWA.

Hartman Drive Road	Gnangara Road to Ocean Reef
Marmion Avenue	South of Diablo Way to north of Anchorage Drive.
Connolly Drive	Burns Beach Road to Kinross Drive
" "	Shenton Avenue to Meadowbank Prom
Mirrabooka Avenue	Marangaroo Drive to north of Errina Road.
Shenton Avenue	Delamere Avenue to Ocean Reef Road

Light poles have been installed by SECWA in all the above roads. The required cabling works have been undertaken by the contractor during March and April. Due to existence of rock and hard digging cabling in sections of Marmion Avenue, Shenton Avenue, and Connolly Drive is currently on hold. The shortfall of funding for the completion of these works is the subject of Report No

B WASTE MANAGEMENT

The Badgerup Materials Recycling Facility is now operating. The modifications have proved successful and the plant is handling the increased volume of recyclables quite well. The sorting contract is being advertised at the moment for the coming twelve month period and will be reported to Council in June.

The optimum crewing levels for the recycling rounds are still being established. Now that the material is again going to Badgerup rather than Cleanaway in Bayswater, a reduced crewing level is possible. A trial with five crews per day is incurring overtime on the busy days. The work load varies throughout the fortnightly cycle because of significantly different participation rates between suburbs.

The domestic rubbish collection programme is working well.

The Bulk Collection has experienced several very heavy areas which required more than the normal week to clear.

The collection programme was moved back a week and all collections completed within the current policy requirement of two weeks from date of commencement.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 April 1994 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

PWC:AT
Bere0508

I60502

CITY OF WANNEROO : REPORT NO I60502

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 290-0

SUBJECT: DEVELOPMENT ENQUIRIES: APRIL 1994

The following schedule lists those enquiries received during April 1994 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resumé of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

gap:gm
pat004a

I60503**CITY OF WANNEROO REPORT NO: I60503**

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 25 MAY 1994
FILE REF: 740-93619
SUBJECT: PROPOSED SUBDIVISION OF LOT 4 PRIEST ROAD,
LANDSDALE

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: T & M Priest
CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Council, at its meeting on 8 December 1993 (H21213), resolved to defer the application submitted by Feilman Planning Consultants on behalf of T & M Priest for the subdivision of Lot 4 Priest Road, Landsdale pending a resolution of the Gngara Road widening and the future direction of proposed Town Planning Scheme No 21.

BACKGROUND

Lot 4 Priest Road is included as part of the North East Landsdale Local Structure Plan which identifies the residential subdivision of land bounded by Gngara Road, future Mirabooka Avenue, Kingsway and the eastern boundaries of Lot 46 Kingsway, Swan Locations 1914, 1803 and Lots 2 and 4 Priest Road, Landsdale.

Amendment No 599, which seeks the rezoning of the land within the North East Landsdale Local Structure Plan from Rural to Residential Development, is currently pending the resolution of an environmental assessment of Snake Swamp.

The subject lot abuts a portion of Gngangara Road which is identified for realignment and widening to form part of the Ocean Reef Road extension. As the actual location and land acquisition details for the widening were not finalised at that time, part of Lot 4 may have been required for the widening, and consequently the application for subdivision was deferred pending the resolution of the widening.

CURRENT SITUATION

With the release of the East Wanneroo MRS amendment which identified the land required for the realignment and widening of Gngangara Road as entirely north of the existing road reserve, the Department of Planning and Urban Development had resolved to approve the subdivision application of Lot 4 Priest Road on 15 February 1994 without Council's support.

The issue relating to the future direction of TPS 21 has also been determined, with all requirements for the provision of arterial roads and local drainage identified as conditions on the subdivision approval.

As the subdivisional approval has now been issued by the Department, no further action is required.

SUBMITTED FOR INFORMATION.

O G DRESCHER
City Planner

sk:rp
pre94533
9.5.94

I60504

CITY OF WANNEROO REPORT NO: I60504

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-104

SUBJECT: WANNEROO TOWNSITE IMPROVEMENTS

ADVICE RECEIVED: 28 MARCH 1994
REPORT WRITTEN: 15 APRIL 1994

INTRODUCTION

At its meeting on 23 March 1994 Council requested a report on the present position of improvements to the appearance of the Wanneroo Townsite (Item I90361).

BACKGROUND/ISSUES

Some months ago a local Member of Parliament instigated discussion regarding the Wanneroo Townsite and, in particular, the need for more funds to be spent in the vicinity to improve its general appearance and function. It was suggested at the time that LandCorp redirect some of its funds to satisfy this requirement.

There were only some preliminary discussions and it is believed that the issue did not proceed much beyond those initial discussions, therefore, there is little which I am able to report on the matter.

Council is advised, however, that appearance of the Wanneroo Townsite is expected to improve with general development east of Wanneroo Road and, in particular, with regard to the proposed extensions/redevelopment of the Wanneroo Shopping Centre expected in the ensuing years. Major extensions and modifications to the existing centre will, inter alia, improve the appearance of the general vicinity.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

tk:gm
pre94444

I60505

CITY OF WANNEROO REPORT NO: I60505

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-93938

SUBJECT: SUBDIVISION APPROVAL OF LOT 118
(52) CANNA PLACE, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural
APPLICANT/OWNER: S S & M ELIAS
DECISION LETTER RECEIVED: 21 April 1994
REPORT WRITTEN: 27 April 1994

INTRODUCTION

Council received correspondence from the Department of Planning and Urban Development advising of their approval for the subdivision of Lot 118 (52) Canna Place, Wanneroo, from one lot of 2.57 ha to two lots of 1.2869 ha and 1.2872ha (Attachment No 1).

BACKGROUND

Council considered the proposed subdivision at its meeting on 8 December 1993 and resolved to not support the proposal for the following reasons:

119The subdivision is contrary to the special provisions for this zone which prescribes an average lot size being not less than 1.5ha and all subdivision being carried out in accordance with the Development Guide Plan.

120Support for this proposal would result in an undesirable precedent being set for the further fragmentation of lots in the area, contrary to Town Planning Scheme provisions.

On 24 January 1994 Council received the Department's advice of their refusal of the subdivision for the following reasons:

1. The subject land is zoned Special Rural and the subdivision is contrary to the special provisions of the Special Rural Zone which prescribe an average lot size of not less than 1.5 ha and all subdivision being in accordance with the Development Guide Plan.
2. Support for this proposal would create an undesirable precedent for the further fragmentation of lots in the Special Rural Zone, contrary to the provisions of the Town Planning Scheme.

Council's officers were advised verbally that following the refusal notice the applicants lodged an appeal with the Town Planning Appeals Tribunal. The initial hearing resulted in the Tribunal supporting the appellants' arguments.

A meeting was held between the appellants, the Department and an officer of Council to discuss the conditions required and most appropriate manner to deal with the outcome. Consequently, a new application was submitted and approved, based on comments received from the initial subdivision proposal.

It should be noted that, although Council requested access to the property being provided via a battleaxe leg and avoid direct access onto Griffiths Road, this request was not reflected in the conditions of approval.

SUBMITTED FOR COUNCILS INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre94512
28.4.94

I60506

CITY OF WANNEROO REPORT NO: I60506

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 740-90832

SUBJECT: APPEAL DETERMINATION : LOT 76 (SWAN LOCATION
1791 AND 1942) LENORE ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr R P Diletti
APPLICATION RECEIVED: 28.4.94
REPORT WRITTEN: 29.4.94

INTRODUCTION

Council received advice from the Minister for Planning on 28 April 1994 advising of his determination of the appeal against the refusal to permit subdivision of Lot 76 (Swan Location 1791 and 1942) Lenore Road, Wanneroo.

BACKGROUND

Council considered the proposed subdivision at its meeting on 13 October 1993 (H21007) and resolved to not support the proposal. Subsequently the Department of Planning and Urban Development resolved to refuse the proposed on 8 November 1993 for the following reasons:

121The land is zoned Rural in the Metropolitan Region Scheme and Local Authority Town Planning Scheme and approval to the subdivision would be detrimental to the character and amenity of the rural zone.

122Approval to the subdivision would set an undesirable precedent for the further subdivision of surrounding lots.

123The proposal does not comply with the Commission's Rural Small Holdings Policy Study (1977) or the Council's Rural Subdivision Policy (1978).

MINISTER'S CONSIDERATION

The Minister advised that investigation revealed that the Committee's decision is in line with the recommendation from the City of Wanneroo and, is consistent with current policy for the subdivision of rural zoned land. The Minister considered that it would not be appropriate to determine the matter differently.

In addition, surrounding lot sizes were consistent with the existing lot size of the subject land and any approval would be likely to be viewed by surrounding landowners as a precedent.

Consequently, the Minister advised that the decision was the only one that was reasonably open to him and he dismissed the appeal.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre94514

I60507

CITY OF WANNEROO REPORT NO: I60507

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 30/1453, 615-0-5

SUBJECT: TWO ROCKS MARINA

At its meeting held on 23 February 1994 (I90259) Council resolved to write to the Minister for Lands requesting firstly that consideration be given to the provision of two truck loading bays in the northern car park at the Two Rocks Marina and secondly an outline of the position regarding the default clauses in the proposed new lease.

The request in respect to the additional loading bays was aimed at providing a facility for local professional crayfisherman who could not or would not agree to the use conditions imposed by the Lessee of the Marina for the loading facilities at the commercial fishing wharf.

The Minister replied to this request on 19 April 1994 in the following terms:

"I refer to your letter dated March 23, 1993 requesting that consideration be given to the provision of two loading bays within the northern car park for use by professional fisherman.

The matter of collection of rock lobsters by processors who do not have depot subleases at the Marina has been, as you are aware, the subject of a protracted dispute at Two Rocks. The Hon Minister for Lands asked this department to investigate the issue and if possible provide a solution.

The matter was considered very carefully including provision of temporary 'depot' parking bays, but it was

eventually determined no satisfactory solution was possible and resulted in the Hon Minister making the attached press release.

Accordingly I regret that I cannot accede to your request.

MEDIA STATEMENT MINISTER FOR LANDS

Lands Minister George Cash said today he would not intervene in the dispute between processors and Two Rocks Marina management over access to the Marina.

'The Marina was built by private enterprise, not by taxpayers, and has been operated by the by the Marina managers for 21 years providing a service to fishermen and the public on normal business terms.

'Marina operators pay all the bills and are required to maintain and operate the facility in a safe and efficient manner. They must, therefore, be able to charge for the services they offer and look after the business interests of their tenants.'

Mr Cash said he had been approached on the issue by processors already operating receival depots at the Marina, those who wanted to open further depots, the Marina manager and the Rock Lobster and Prawning Association.

He said the Rock Lobster and Prawning Association had advised the Government it was not in the better interests of the fishery to increase the number of processors accessing rock lobsters at the Two Rocks Marina as the industry had surplus processing capacity right along the coast.

'There is no reasonable solution without causing either commercial harm to those depot operators who have been long-term tenants at the Marina or disputes between fishermen, Marina management and processors.'

Mr Cash said disputes occurring in recent times appeared to be in part caused by parties seeking a more favourable arrangement as part of the lease renewal.

'I have now agreed to a new lease which respects the rights and obligations of the Marina managers to operate the Marina in a safe, efficient and commercial manner,' he said.

Mr Cash said he also insisted on a number of changes to protect the interests of fishermen, tenants and the general public.

The changes included:

- access to the Marina giving special rights for fishermen to access the northern breakwater and the general public to the southern boat ramp;
- fees and charges levied at comparable rates to other marinas;
- nondiscrimination in terms of granting leases where tenancies were available;
- arbitration in terms of disputes;
- encouragement of the establishment of a broad range of facilities to cater for the needs of both the professional fishermen and boating public."

The request in respect to the default clauses in the new lease was aimed at ensuring that the lease conditions were complied with within a reasonable time. The concern was that the Lessee, after obtaining a long term tenure over such an important facility, might elect to unreasonably defer the installation or provision of certain services to the detriment of the wider community.

The Minister responded to this request on 26 April 1994 in the following terms:

"I refer to your letter dated March 23, 1994 seeking advice on the proposed default clauses relevant to the renewal of the Two Rocks Yacht Harbour special lease.

The draft lease at Clause 2(4) provides that if:

- .1 the rent hereby reserved is unpaid for twenty eight (28) by the Minister for Lands to the Lessee specifying the non-payment; or
- .2 the Lessee goes into liquidation (other than a voluntary
- .3 the Lessee suffers any process of execution to be levied
- .4 the Lessee fails or ceases to use the demised premises for
- .5 the Lessee defaults in the due and punctual performance (or default) after the service on the Lessee of a notice specifying such default.

In any of the above cases it shall be lawful for the Crown to re-enter into and upon the demised premises and repossess and enjoy the same as if this lease had never been executed.

In respect of Clause 2(4)(e) the lease has a number of covenants in respect of public access, maintenance of jetties and the harbour generally, provision of a minimum of 50 sheltered moorings or berths for professional fishermen, dredging to specified depths, provision of navigation aides and compliance with all laws and by-laws etc.

With regard to Council's concerns about the deferral of the installation or provision of certain services to the detriment of the wider community I must say that the lessee should have the right to make commercial decisions on the provision and timing of further services based on the need to receive a reasonable return on capital to be expended. However the lease does require at Clause 2(11) that the lessee will use its best endeavours to encourage the establishment of a broad range of facilities to cater for the needs of the boating public and professional fishermen.

In addition the lease is for a term of 21 years and subject to the lessee proposing significant new capital expenditure (not simply maintenance of existing

facilities) to the leased premises or the Yanchep area the Minister for Lands may extend the term of the lease. Such an extension would of course be subject to specified development requirements.

Once the lease is available in its final form I will arrange for the Department of Land Administration to forward you a copy. I trust this clarifies matters.

It is confirmed that a paved triangular area of 4534m² at the eastern edge of the Marina carpark, as shown on the attached plan, is vacant Crown land identified as Swan Location 9886 is available for public use (Attachment 1).

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

twm:rp
pre94525
5.5.94

I60509

CITY OF WANNEROO REPORT NO: I60509

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 680-1

SUBJECT: CRAIGIE LEISURE CENTRE MONTHLY REPORT - APRIL 1994

Attendance figures for April 1994 are shown on Attachment A.

Year to date attendance figures for the centre were 610,748 which represent an increase of or 26.4% over that achieved in the corresponding period last year (482,945). The major factors leading to these increases were Sports Hall programme attendees, fitness room users and utility room attendees.

The operating position for the complex for the 10 months ended 30 April 1994 was as follows:-

	Centre	Surplus
\$	Subsidy	\$
	Control	
	Pool	
122,059	Sports Hall	
19,701	Fitness Room	88,526
	Aerobics Room	21,261
	Kiosk	13,000
43,980	Creche	
	Total	\$122,787
	<u>\$185,740</u>	

Net Subsidy \$62,953.

Note: Depreciation Costs \$204,285

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				
April	446	75,801	30,919	35,465	11,838	
21,050	4,305	179,824				
Total	<u>5,915</u>	<u>825,189</u>	<u>214,391</u>	<u>289,168</u>	<u>114,902</u>	
269,787	<u>31,990</u>	<u>1,751,533</u>				

The year to date turnover comparison for previous years for each centre was as follows:-

Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
---------	------	-------------	--------------	---------------	-------

	\$	\$	\$	\$	\$	\$
1993/94	5,915	825,189	214,291	289,188	114,902	
269,787	31,990	1,751,533				
1992/93	16,232	775,906		79,943	121,465	
205,624	16,232	1,215,402				

From the above it can be seen that turnover has increased \$536,131 or 4% over last year.

The year to date trading comparison for this and previous years for each centre was as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
1993/94		122,059	19,701	(88,526)	(21,261)	
(13,000)	43,980	62,953				
1992/93		(11,311)	4,863	(36,203)	(45,185)	
(11,771)	50,089	(49,518)				
1991/92		110,797		(72,541)	(77,628)	
(21,022)	45,031	(15,363)				
1990/91		2,047		(65,889)	(72,687)	
(29,272)	59,905	(105,896)				

It should be noted that this year depreciation is reflected in the financial statements, which at the 30/04/94 was \$204,285. Taking cognisance of this the trading position this year was approximately \$91,814 better than the corresponding period last year. While accepting this it should be noted that turnover for the complex has increased a massive \$536,131.

Control

These costs are allocated to the various cost centres in accordance with budgetary provisions.

Pool

Turnover for this centre was \$825,189 which was \$49,283 greater than that achieved last year. Trading was approximately \$130,000 under the corresponding period last year; however depreciation was not previously charged.

Sports Hall

The financial scenario for this operation was:-

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	189,300	157,750	214,391
Expenditure	236,818	197,348	234,092
Subsidy	\$ 47,518	\$39,598	\$19,701

This area is performing below budget expectations. While income is better than year to date budget, costs too have exceeded year to date budget.

Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	372,650	310,540	289,188
Expenditure	287,323	239,436	200,662
Surplus	\$85,327	\$71,104	\$88,526

The trading surplus on this operation is encouraging and trends are that the annual budget will be exceeded by a considerable margin.

Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	151,800	126,500	114,902
Expenditure	110,031	91,690	93,641
Surplus	\$41,519	\$34,810	\$21,261

This area is performing well below budget expectations with revenue 13% down and expenses 2% up on budget. A major turnaround is required for budget estimates to be achieved, however this is unlikely with 2 months of the year to run.

26,972 persons participated in aerobic sessions during the first ten months of the year. This was 3,299 (or 11%) less than for the corresponding period last year.

Kiosk

The financial scenario for this activity for the ten months ended 30 April 1994 was:-

	\$
Sales	269,787
Less Cost of Goods Sold	138,245
Gross Profit	131,542
Less Expenses	118,542

Net Surplus

\$13,000

Council's annual budget provided for a \$15,796 surplus for the entire year a turnover of \$351,200.

It is interesting to note the following statistics:-

	1992/93	1993/94
Turnover	\$205,624	\$269,787
Entires	482,945	610,748
Unit Spending Per Person	42.6¢	44.2¢

Creche

The financial scenario for this operation was:-

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	29,300	24,416	31,990
Expenditure	100,015	83,345	75,970
Subsidy	\$70,715	\$58,929	\$43,980

Given that the creche attendance figures for the ten months ended 30 Apr 1994 totalled 18,863, the **net** Council subsidy per attendee was \$2.33 p person. Comparing the statistics with the corresponding period last year t position is:-

	1993/94	1992/93
# of Children	18,863	11,634
Income	\$31,990	\$16,232
Expenses	\$75,970	\$66,321

Subsidy	\$43,980	\$50,089
Average Cost Per Child:	\$2.33	\$4.31

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
5 May 1994

tre0042

PORT NO:

ouncil's budget provides for an annual subsidy to this complex of \$335,310. For this to be achieved the monthly deficit for the remaining 2 months will need to be restricted to around \$27,000.

For the corresponding period last year the net subsidy was:-

1992/93

\$214,487

After taking cognisance of the asset depreciation charge of \$69,450 the trade position is approximately \$3,000 better than that achieved last year.

pl

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	312,110	260,090	229,355
Expenditure	571,204	475,830	474,804
Subsidy	\$259,094	\$215,740	\$245,449

Business Room

The financial scenario for this operation for the first ten months of the year is as follows:-

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	30,120	25,200	22,854
Expenditure	39,941	33,280	27,411
Subsidy	\$9,821	\$8,080	\$4,557

The lower turnover is a direct reflection of reduced attendances, however, expenses have been controlled.

Creation Room

The financial scenario for this centre for the first ten months is as follows:

PORT NO:

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	29,830	24,858	17,845
Expenditure	54,251	45,209	39,311
	<hr/>	<hr/>	<hr/>
Subsidy	\$24,421	\$20,351	\$21,466
	<hr/>	<hr/>	<hr/>

ain, income is lower than expected due to lower attendances.

osk

e financial scenario for this centre for the first ten months is as follows:

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	5,600	4,666	8,756
Expenditure	13,476	11,230	4,731
	<hr/>	<hr/>	<hr/>
Surplus	\$8,176	\$6,564	\$4,025
	<hr/>	<hr/>	<hr/>

eche

e financial scenario for this centre for the first ten months is as follows:

	Annual Budget	Budget 30/04/94	Actual 30/04/94
Income	4,240	3,533	3,962
Expenditure	26,485	22,070	17,606
	<hr/>	<hr/>	<hr/>
Subsidy	\$22,245	\$18,537	\$13,644
	<hr/>	<hr/>	<hr/>

e subsidy equation is as follows:-

PORT NO:

	1993/94	1992/93
# of Children	3,313	3,212
Subsidy	\$13,644	\$20,126
Net Subsidy Per Child	\$4.12	\$6.26

uncil will recall that this facility was privatised in October 1993.

mitted for information.

B TURKINGTON
ty Treasurer

T:JW
May 1994

e0043

CITY OF WANNEROO : REPORT NO I60511

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 020-0

SUBJECT: OUTSTANDING GENERAL DEBTORS - APRIL 1994

Detailed below is a summary of the outstanding general debtors at the end of April 1994 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 30 April 1994 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	169,103.89	40%
30 Days	91,687.52	21%
60 Days	27,901.69	6%
90 Days	132,844.03	31%
Deferred Debtors	5,837.29	2%
	<hr/>	
	\$427,374.42	100%
	<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	\$ 500.00
	<hr/>
	\$ 5,837.29
	<hr/>

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	11,598.00
Wanneroo Districts Basketball Association	2,187.53
Wanneroo Districts Basketball Association	7,500.00
Wanneroo Football Club	19,061.14
Wanneroo Districts Rugby Union Club	8,056.06
Quinns Rocks Bowling Club	30,000.00
Eating House Licences and Registrations 1992/93	600.00
Eating House Licences and Registrations 1993/94	1,400.00
Sporting Clubs Clubrooms Facilities Contributions	16,221.72
S.G.I.O.	4,842.72
Citation Pty Ltd	2,613.80
Sundry	28,763.06
	<hr/>
	<u>\$132,844.03</u>

SORRENTO SOCCER CLUB - \$11,715.08

The Club's **total** outstanding debt is \$11,715.07 dissected as follows:

Loan Repayments	\$ 3,402.39
Property Rental	\$ 2,585.00
Commercial Refuse Charges	\$ 743.80
Utility Charges	\$ 2,001.32
Interest on Debt	\$ 2,982.57
	<hr/>
	\$11,715.08
	<hr/>

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The April 1994 payment was received on 5 May 1994. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$11,715.08 in 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. Reminder letter was sent to Association on 15/04/94.

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, March or April 1994. Reminder letter was sent to Association on 15 April 1994. Payment of this account is falling behind again.

WANNEROO FOOTBALL CLUB - \$24,463.57

The **total** amount outstanding on this account is \$24,463.57 dissected as follows:-

	\$
Lease Fees	20,398.78
Commercial Refuse Charges	1,004.85
Utility Charges	888.55
Interest on Debt	1,633.39
Property Rental	538.00
	\$24,463.57

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 \$2,000.00 in April 1994.

WANNEROO DISTRICTS RUGBY UNION CLUB - \$9,210.61

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	500.00
	<hr/>
	\$9,210.61
	<hr/>

In January 1994 Council approved a payment programme of \$1,500.00 per month for this. This payment programme should clear the Club's account outstanding amount by 31 December 1994. The Club has adhered to this programme and paid an additional \$1,000.00 with its April 1994 payment.

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
	<hr/>
	\$600.00
	<hr/>

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 - \$1,400.00

3 accounts of \$300.00 outstanding together with 1 account unpaid of \$200.00 and 1 account unpaid of \$150.00 :-

	\$
Pizza To Go	300.00
Great Australian Hamburger	300.00
Splitz Take Away	300.00
Monty Carlo Pizza	300.00
Jeff's Place	200.00

	\$1,400.00

Payment has since been received from the Craigie Hot Bread Shop.

Summonses have been issued for serving against the proprietors of the first three named premises.

Health Department negotiating with the 4th and 5th named premises.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$16,221.72

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$8,110.86) and 1992/93 (\$8,110.86).

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded 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. One claim for \$1,692.35 to be credited to account, the remaining 3 claims are being processed for payment.

Motor Vehicle Claims

2 claims. Claims are

<u>CITATION</u>	<u>PTY</u>
<u>LTD</u>	<u>-</u>
<u>\$2,613.80</u>	

Purchase of newspaper from recycling programme. Debtor has since paid \$1,986.20. Meeting to be held on 10 May 1994 to clear queries on \$627.60 balance.

<u>SUNDRY</u>	<u>-</u>
<u>\$28,739.26</u>	

Other Recoupables - :

Road and footpath repairs, other works.

<u>Subsidies</u>	<u>-</u>
<u>\$155.00</u>	

Day care
charges,
vacation care
fees.

Commercial
Refuse -
\$10,649.02

Payments being
pursued.

Licences/Fines
and Penalties
- \$9,043.84

Dog
registration
fines and
costs, food
prosecutions
and parking
infringements.

Income from
Property -
\$5,792.15

Hire of
various
reserves and
buildings.

Private Works
- \$227.37

Other private
works.

General -
\$2,353.78

Legal costs
relating to
summonses and
Warrants of
Execution

issued, fire
hazard
reduction
work, wages
overpayment
recoverable,
development/bu
ilding licence
fee, child
care fee
relief
overpayment
recoverable,
membership fee
Craigie
Leisure
Centre, meals
on wheels
charges and
account
enquiry.

Utilities - \$168.10

Electricity
charges
recoverable.

Submitted for information.

J B TURKINGTON
City Treasurer

HK:JW
9 May 1994

tre0013

I60512

CITY OF WANNEROO : REPORT NO I60512

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 25 MAY 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
10 May 1994

tre0009

I60513

CITY OF WANNEROO REPORT NO: I60513

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 006-3

SUBJECT: DRAFT 1994/95 BUDGET AND FORWARD FINANCIAL
PLAN PROGRESS REPORT

Compilation of the Draft 1994/95 Budget and Forward Financial Plan is close to completion. Departmental submissions have been consolidated into a first draft which is currently under review by individual departments.

Following verification and review by individual departments, a joint evaluation is planned between Councillors, the Town Clerk, City Treasurer, Department Heads and other relevant officers. The objective of this process is to reinforce an organisational review of needs and priorities rather than from a departmental viewpoint.

Budget items to be discussed will include:

- 124Operating Income and Expenditure Estimates
- 125Staff Training and Conference Expenses
- 126Professional Retainers/Consulting Fees
- 127Capital Purchases - Furniture and Equipment
- 128Capital Purchases - Computer Equipment
Computer Software
- 129Capital Purchases - Additional Vehicles and Plant
- 130Capital Works - Prioritisation Guidelines

It would be premature to make general predictions relating to estimated income and expenditure trends prior to the holding of the joint sessions. However, based upon initial submissions, indications are that expectations will need to be curtailed to achieve realistic results. The current economic climate and CPI growth being approximately 2% makes the prospect of more than a nominal increase in the rate levy most unpalatable from a community viewpoint.

In accordance with Council Report I30312, the 1994/95 Budget sessions will be conducted outside normal work hours. It is anticipated that these sessions will commence early in June 1994. A timetable will be circulated nearer that time.

Submitted for information.

J B TURKINGTON
City Treasurer

TO:HY
11.5.94
tre0213

I60514

CITY OF WANNEROO REPORT NO: I60514

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 015-276

SUBJECT: SELF SUPPORTING LOAN NO 276 \$500,000 -
CHURCHES OF CHRIST IN WA (INC)

The Churches of Christ in WA (Inc) self supporting loan No 276 \$500,000 (Warwick Leisure Centre) was due for refinancing for the second 4 years of the 10 year term on 7 May 1994.

The Churches of Christ in WA (Inc) has chosen to finalise this loan and paid the full balance of principal and interest to the City on 6 May 1994.

In accordance with Section 616 of the Local Government Act the Mayor and Town Clerk have cancelled this loan debenture.

Submitted for information.

J B TURKINGTON
City Treasurer

TP:JW
9 May 1994

tre0212

I60515

CITY OF WANNEROO : REPORT NO I60515

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 25 MAY 1994

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
APRIL 1994

The staff overtime return for the month of April 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

LC:JW
9 May 1994

tre0011

I60516

CITY OF WANNEROO REPORT NO: I60516

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 851-7

SUBJECT: HEALTH ACT 1911 - RECENT PROSECUTIONS

Council is advised of the results of two recent prosecutions.

Grant Consultants Pty Ltd - Sample No 37637, Trading as Supa-Valu (Padbury)

On 13 April 1994 at the Joondalup Court of Petty Sessions, Grant Consultants were found guilty to a charge that they were responsible for the sale of a loaf of bread which was adulterated with a piece of string.

Grant Consultants Pty Ltd was fined \$600.00 with costs of \$795.00.

Council's costs in this case amounted to \$948.75.

At its meeting on 9 February 1994 Council resolved to take legal action against the proprietors of Padbury Quality Meats for failure to upgrade the floor of their premises in accordance with the Food Hygiene Regulations 1973.

On 13 April 1994 at the Joondalup Court of Petty Sessions the proprietors pleaded guilty to the charge and was fined a total of \$750.00 with costs of \$672.00.

Council's costs in this case amounted to \$942.65.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre05003
mn:rej

I60517

CITY OF WANNEROO REPORT NO: I60517

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 305-5

SUBJECT: PERTH HAZE STUDY - ex I60315, H61010, H40905

Council is advised of further advice received on the Perth Air Quality - Haze Study being conducted by the Department of Environmental Protection to which the City of Wanneroo is a contributor.

A statement on progress with the Study since 16 February 1994 has been provided (Attachment 1 refers).

The Department has offered all parties associated with the Perth Haze Study an opportunity to visit its Caversham monitoring location to inspect the facility. Mr Iain Cameron, Manager, Pollution Investigations and Monitoring Branch is to be contacted on 222 7120 (direct) to arrange inspection.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre05006
gaf:rej

I60518

CITY OF WANNEROO REPORT NO: I60518

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 25 MAY 1994

FILE REF: 863-1-1

SUBJECT: RAVE PARTIES - ex I90461, I50416, I90325,
I90323, H91020

Council is advised that as a result of submissions made to the Premier and the Minister for the Environment on the subject of 'rave' parties, acknowledgements have been received dated 27 April and 4 May 1994.

Both letters advise that the matters raised by the City of Wanneroo are being examined and considered and a reply will be made as soon as possible.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre05007
gaf:rej

I60519

CITY OF WANNEROO REPORT NO: I60519

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING

MEETING DATE: 25 MAY 1994

FILE REF: 880-8-4

SUBJECT: INCREASE IN FUNDING - WELFARE SERVICES

The City of Wanneroo has recently been allocated increased funding for its existing services in the aged and disabled area. This is in line with the increasing population of aged in the region. The increases will be used in the following areas.

Mobile Day Care

Recurrent Grant	\$55,100 per annum
Non-Recurrent Grant	\$20,000

Community Options

Recurrent Grant	\$41,600 per annum
-----------------	--------------------

MOBILE DAY CARE

The funding will cover the employment of a worker to establish the need and develop respite services for aged people of non English speaking background. It is envisaged that the programme will cover

- . assisting and resourcing existing ethno-specific groups to take a more active role in providing services for frailer aged people;
- . developing a clustering concept in the City's existing day centre programme. This will involve facilitating the attendance of small numbers of ethno-specific aged people at the general day centres programme. This may involve providing ethno appropriate workers or volunteers to work with particular groups of people;

where appropriate the development of ethno-specific day centre programmes.

The funding also provides \$18,000 for the employment of a small pool of casual workers. As well as providing staff on-costs and operating costs the grant provides for the purchase of a vehicle for the use of staff and for transporting clients.

COMMUNITY OPTIONS

This grant increases the existing level of funding from \$30 per week to \$40 per week per client. There are presently 80 frail aged and disabled clients registered with the service. The service provides a variety of home support ranging from personal care, home help and home maintenance.

NEW FUNDING INITIATIVES

In November 1993 Council submitted an application to the Home and Community Care (HACC) Programme to conduct a pilot project to operate an alternative meals service for aged clients (H51121).

Also, in April 1994 an application was made to the state Department for Community Development to operate a volunteer development project for low income families (I40406). Both of these applications have been successful. The following is a summary of how the projects will be implemented.

ALTERNATIVE DELIVERED MEALS SERVICES

The City will offer 50 clients presently receiving meals on wheels the option of receiving meals from a commercial catering firm for a period of twelve months. During the last two months of the period the project will be evaluated in two main areas.

A thorough cost comparison between the traditional method of service and the trial service.

A qualitative review of client satisfaction in terms of meal quality, choice and social interaction (or lack of it) in the delivery.

It is estimated that a total of 15,444 meals will be purchased during the trial period at an approximate cost of \$89,864. This is based on the current percentage of clients requiring a particular number of meals per week.

BUDGET FOR THE PILOT PROGRAMME**INCOME**

HACC Grant	\$ 52,664
Client Fees	\$ 49,200

EXPENDITURE

Purchase of Meals	\$ 89,864
Consultant Fees for Evaluation	\$ 12,000
TOTAL	\$101,864

FINANCIAL COUNSELLING VOLUNTEER PROJECT

The project will involve employing a Coordinator for a four month period to establish a pool of trained volunteers to support existing financial counselling services within the region.

Role of the Coordinator

The Coordinator will be employed and supervised by the City of Wanneroo to:

- . develop basic volunteer duty statements;
- . recruit volunteers;
- . select volunteers in consultation with the other agencies involved;
- . place volunteer management tools for agencies (eg Code of Conduct, Agreement of Employment).

Role of Volunteers

The role of volunteers will be negotiated with each participating agency and is likely to differ slightly from agency to agency. The role is expected to cover the following areas:

- . simple negotiations;
- . information gathering;

- . letter writing;
- . updating resources;
- . emergency relief administrative processes;
- . telephone queries;
- . accompanying clients to relevant departments.

PROJECT BUDGET

	\$
Salary for Coordinator	7,276.00
Superannuation	218.00
Worker's Compensation	64.00
Advertising	400.00
Photocopying/Stationery	175.00
Telephone	150.00
Travel	455.00
Consumables	162.00
Training	1,000.00
TOTAL	10,000.00

Submitted for Council's information.

P STUART
Manager Welfare Services

PS:CJ
wre05001

I60520

CITY OF WANNEROO REPORT NO: I60520

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: COUNCIL
MEETING DATE: 25 MAY 1994
FILE REF: 240-2
SUBJECT: HISTORICAL ESSAY COMPETITION

The Historical Essay Competition conducted by the Libraries Department closed on 22 April 1994.

The competition schedule is determined by two events:

Heritage Week - entries close last day (22/4/94)
Pioneer Luncheon - presentation of awards (9/6/94)

Copies of this year's entries have now been compiled and forwarded to the judges for assessment during the next fortnight. Information relating to the judge's nominations will be circulated prior to the next general meeting Wednesday 25 May 1994, to enable Council to determine the winners.

Submitted for information

N CLIFFORD
City Librarian

nfc:cml
whre050194

5.5.94

I60521

CITY OF WANNEROO REPORT NO: I60521

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 260-0

SUBJECT: MONTHLY REPORT - RECREATION AND CULTURAL
SERVICES DEPARTMENT

RECREATION SERVICES

Recreation Services - Disabilities

An "exercise to music" programme adapted to cater for the visually impaired, called "Swing into Shape", commenced at the Warwick Leisure Centre on Tuesday, 17 May 1994.

The instructor for this programme, who has recently graduated from the Aerobics Institute of Western Australia, is a person with a vision impairment.

Although the emphasis will be on assisting people with a vision impairment, sighted people are being encouraged to attend.

To date, fourteen people have enrolled for the introductory course.

Out of School Care Services

Council operated six holiday programmes for parents that were working or studying during the April school holiday period.

Enrolments were accepted one month prior to the programmes starting and within two weeks both the Ocean Ridge and Whitford Programmes were nearly fully booked, that is, close to 50 children were enrolled in the programme each day. A couple of days before the holidays started all six programmes were filled close to capacity.

The children participated in various recreational activities, including sport, indoor and outdoor games, computer games, arts/crafts and a weekly outing. A new supervisor was appointed to supervise the Greenwood Holiday Programme and positive reports have been received from parents using this service and the staff working on the programme.

Council's After School Care Centres have again started their programme for Term 2. Enrolments are similar to last term and, once the transportation issues associated with the services are resolved, it is anticipated enrolments at the centres will increase.

Take Time Out for Women

The Take Time Out Programme for Women commenced in March this year and has been well received by women living in the municipality.

The Ministry for Sport and Recreation has identified that women generally have fewer opportunities to recreate, especially when they have children to care for. This programme offers a "smorgasbord" of activities for women that encourages them to take some time out from everyday chores and childcare and experience new and exciting recreational activities.

The programme so far has offered one day activities such as abseiling, horseriding, canoeing, archery, go-karting and rock climbing. Enrolments have been steadily increasing for each of the activities and are accepted at the Warwick Leisure Centre.

Sorrento/Duncraig Recreation Centre

Leisure Programme

The Term 2 1994 leisure programme brochure has been updated and distributed. A brighter colour brochure was decided upon with the aim of increasing the number of enrolments by 10%. Feedback on the new brochure format has been very encouraging and at present enrolments are on target to reach the goal.

Aerobics Programme

The aerobics programme at Sorrento Duncraig has survived the traditionally quiet school holiday period. A new programme for Term 2 has been devised with 12 classes running weekly. The new

"Teenage Rampage" classes have been very popular since school has resumed.

Holiday Activities

Two very successful programmes were conducted at the centre during the April school holidays. The City of Wanneroo Vacation Care programme was fully booked and the new "Get Into It" programme for teenagers was also very well patronised. Children of all ages now have a recreation option during school holidays.

Wanneroo Recreation Centre

Creative Leisure Courses

Enrolments have begun for the Term II, Creative Leisure Courses. Several new courses have been introduced and a good response is anticipated.

"3 on 3" Streetball

Wanneroo Recreation Centre held its first "3 on 3" streetball competition during the April holiday period. The programme ran over a three day period attracting approximately 28 youth, both males and females aged between 13 and 17 years.

The Centre plans to continue offering a similar programme each holiday period.

Aquamotion

Term II - Learn to Swim Programme

Enrolment day for the Term II Learn to Swim programme was held on 28 April 1994. Classes commenced on 3 May 1994 and late enrolments were accepted.

Combined Leisure Course Programme

In line with the Strategic Management Plan for Aquamotion, a range of leisure courses have been instigated at Aquamotion. These will include: health and fitness programmes; Nifty 50's Plus; and water safety courses.

'On the Move' targeting 13 to 17 year old females, was launched on 14 May 1994. Sponsorship was secured for this programme through the Women's Sports Foundation and Healthway.

Fitness Programme

The April response to both aerobics and aquarobics was encouraging. It is assumed continuation of good weather and an effective marketing strategy was responsible, despite Easter, school holidays and other public holidays.

It is anticipated with the launch of the new membership scheme, attendances will rise in the above programmes.

School Holiday Attendances

With the continuation of warm weather and the addition of the new aqua-run, attendances during the school holidays were very encouraging.

Operating Hours

For some time it has become apparent that the availability of pool space during peak times was in high demand. The Centre has been negotiating with the two main swimming clubs regarding the commencement of early morning swimming sessions. A positive outcome has resulted.

As of Monday, 9 May 1994, the operating hours will be increased as follows:

Monday to Friday	6.00am - 8.30pm
Weekends and Public Holidays	8.30am - 5.00pm

CULTURAL SERVICES

Classical Recital

The City of Wanneroo hosted a Classical Recital on Sunday, 15 May 1994, at the Warwick Leisure Centre at 2.30 pm.

This concert featured Emma Lysons (Soprano), Christopher Tingay (Clarinet) and Jenny Warren (Piano).

Tickets for this concert were sold through the City's recreation centres and music programme co-ordinator, Ms Heather Tingay.

Additionally, publicity interest was generated through press and radio coverage.

Heritage Week 16-24 April 1994

The main event was the opening of the 10th Light Horse heritage Trail on Sunday, 17 April 1994, before an estimated crowd of 350 people.

Notices were placed in the "Habitat" Special Edition of the West Australian on Friday, 15 April 1994, advertising Gloucester Lodge Museum, Cockman House, the Joondalup Heritage Trail and the 10th Light Horse Heritage Trial. These advertisements were also placed in the Wanneroo Times on 19 April 1994 with an editorial.

Attendance at Museums

It is pleasing to note that both the Gloucester Lodge Museum and Cockman House are showing a steady increase in visitors.

- . Cockman House, for the year ended 30 April 1994, had 3276 visitors compared to 2287 in the same period to 30 April 1993.
- . Gloucester Lodge Museum had 6293 visitors from 1 July 1993 to 30 April 1994 compared to 4605 in the previous year.

Youth Services

The Youth Services Co-ordinator has been involved in co-ordinating two school holiday programmes for young people at Girrawheen/Koondoola and Sorrento/Duncraig Recreation Centres. Both programmes catered for 11-16 year olds with an exciting range of activities undertaken.

The Youth Services Co-ordinator has also been involved in planning the Junior Council Network meeting as part of Local Government Week, to be held in the first week of August 1994.

This officer is also representing Council on a community reference group for the Yanchep/Two Rocks area. This group will focus on implementing youth services in the region. It is expected that the City of Wanneroo will play a part in the provision of some of these services.

Anchors Youth Centre

Anchors Youth Centre ran a school holiday adventure camp for young people aged 12-15. The camp was successful with activities such as horseriding, canoeing and bush walking being undertaken.

Anchors staff and the Youth Services Co-ordinator will be undertaking a planning session to discuss services for the centre's next 6 months of operation.

CRAIGIE LEISURE CENTRE

Marketing

The Centre has run a number of advertisements on radio station 94.5FM from 25 April to 1 May 1994. This "ad" aimed at further developing the general awareness of the Centre with a special focus on the Fitness Centre. Newspaper "ads" ran throughout April promoting the holiday programmes, the Fitness Centre and the Learn to Swim Programme. May "ads" will advertise the introduction of aerobic and aquarobic memberships.

Programmes

The school holiday basketball camp was fully booked with 35 participants and the Tune-Up-Kids camp had 36 participants.

Enrolments for Term 2 Learn to Swim have been completed with 538 places out of a possible 708 being filled. This is an occupancy rate of 76%. More enrolments were taken during the first two weeks of the term.

Roller blading has resumed at the Centre on Saturday nights from 6-10pm after a two month recess. New ramps and obstacles are in place and blades are available for hire.

Special Events

Booking enquiries have been received for a New Years Eve dance, a "Christmas in July" dance, an art exhibition, a State Netball League fixture and Texas Line Dancing demonstration. These events will use the court 1 auditorium, the function centre and the "dry side" foyer.

Healthways Grant

Programme Development Co-ordinator, Simon Beaumont, was successful in his application on behalf of the Centre for a Healthways Facility Grant of \$5,000. This grant will be used to

REPORT NO:

promote and run the Centre Holiday Programmes and will promote the Healthways "Eat More Fruit and Veg" message.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS/rre4503

I60522

CITY OF WANNEROO REPORT NO: I60522

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 485-13

SUBJECT: YOUTHFEST - EVALUATION

INTRODUCTION

The inaugural Youthfest was held on the weekend of 5 & 6 February 1994 at Sorrento Quay, Hillarys. This event was an initiative of the City of Wanneroo in conjunction with Sonshine FM (98.5) to complement the 1994 Sunset Coast Classic (a premier windsurfing event).

Sorrento Quay provided the exhibition space and Sonshine FM provided publicity through its station and a professional DJ and public address system for the weekend.

This Festival was the first of its kind held specifically for youth within the City of Wanneroo. Young people between the ages of 13 and 18 years were invited to take part in sports activities and assess information on careers, recreational opportunities and youth agencies in the City of Wanneroo.

A festival of this sort is particularly pertinent when it is considered that, in Australia, 28 per cent of the population is under the age of 18 years. In Wanneroo this is 36 per cent.

STAFFING

Council provided funds for a part-time staff member to plan and co-ordinate the Youthfest. Ms Suzanne Kaszczyszyn was appointed to this position of part-time Events Co-ordinator and began work on 6 December 1993 for eight weeks. Cynthia Strating, Recreation Officer, assisted Suzanne on an on-going basis.

YOUTHFEST PROGRAMME

Seven sports associations participated in the event. These were: "3 on 3" basketball; junior basketball; cricket; soccer; football; wheelchair sports; and gridiron.

Other activities included: demonstrations of aerosol art by Life In Focus; abseiling with the State Emergency Services; mural painting of a bus shelter adjacent to Sorrento Quay; modelling and self-esteem workshops facilitated by Katharina's Model Academy; games workshops with the Games Factory; and body painting. Live entertainment was provided throughout the weekend by local dance groups and other displays.

YOUTH INFORMATION TENT

A youth information tent was sponsored by Council and provided pertinent information on issues concerning youth. Information stalls addressed issues such as career choices, recreational opportunities (within the City) and services provided by youth agencies. Fifteen agencies actually participated in these displays. These include: the Department for Community Development (Whitfords branch); Defence Force; Department for Social Security; Skillshare; Balga Youth Health Centre; Northern Youth Theatre; Women's Sport Foundation; Aquamotion Wanneroo; Women's Soccer Association; and various youth groups operating throughout the municipality.

PUBLICITY

Over \$800 worth of advertisements and editorial was donated by Community Newspapers.

Two hundred posters were printed for the Sunset Coast Classic/Youthfest and 100 of these were circulated by Council to schools, colleges, local libraries, recreation centres and youth centres.

Television advertising promoting the event was provided by Channel 7 for three weeks prior to the festival, and a total of 29 advertisements were broadcast.

The event was also promoted regularly on Sonshine FM from 10 January 1994 onwards.

EVALUATION OF THE YOUTHFEST

Sorrento Quay has advised that the approximate attendance figures were 11,000 on Saturday (usual attendances of 7,500) and 17,000 on Sunday (usual attendances of 12,000). Therefore, this event attracted at least 8,500 people directly, with many more visitors being exposed to the programmes offered. Young people seem to frequent the Quay on Saturdays whilst on Sundays the venue is patronised mostly by families.

The date of the Youthfest was decided upon so it would coincide with the Sunset Coast Classic Windsurfing event. With hindsight, these dates were inappropriate for the Youthfest due to the inability to promote the event through schools (ie, middle of summer vacation period).

SONSHINE FM

The ethos of Sonshine FM restricted considerably the programming options. For instance: they would not agree to martial arts exhibitions; would only allow approved music; and vetted health and community brochures. This clearly reduced the range of resources available to the organisers, that would normally be attractive to young people.

In consideration of the above comments, it is proposed that next year this be a one day event held on a Saturday only. It is apparent that the Youthfest has enough community support to ensure its success as a "stand-alone" festival. It would also seem appropriate for Council to undertake the sole co-ordinating role.

Submitted for information.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre4518

I60523

CITY OF WANNEROO REPORT NO: I60523

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 25 MAY 1994

FILE REF: 260-0-2

SUBJECT: COMMUNICATION BETWEEN DISTRICT SPORTS CLUBS
AND THE LOCAL GOVERNMENT AUTHORITY

At the August 1993 meeting of the North East Region Recreation Advisory Committee (NERRAC), delegates discussed the need for better communication between State sporting associations and local government authorities on the provision and management of recreation facilities.

This particular committee includes elected members from the Cities of Bayswater, Stirling and Wanneroo, the Town of Bassendean and the Shires of Mundaring and Swan, together with recreation staff at each of these local authorities.

A similar committee exists in the southern suburbs - South East Region Recreation Advisory Committee (SERRAC) - and it was known that representatives from that committee were also concerned with this particular issue.

It was resolved that a working party be established to prepare some guidelines which could be presented to the Ministry of Sport and Recreation and the WA Sports Federation for comment.

Towards the end of 1993, joint meetings were initiated between representatives from NERRAC, SERRAC, the Ministry of Sport and Recreation and the WA Sports Federation to review the guidelines and ascertain how they could be publicised for maximum effect.

These meetings led to the publication of a handbook entitled "Outdoor Reserve Utilisation - A Starting Point for Better Communication". This document was officially launched at a seminar attended by representatives from local government authorities and State sporting associations on 5 May 1994.

A copy of the booklet is appended to this report (Attachment 1 refers).

Another publication that has recently been circulated by the Australian Cricket Board is quite interesting. This brochure acknowledges the support given to the game of cricket by local governments throughout the country (Attachment 2 refers).

It is hoped that these publications can raise the level of awareness amongst local sportsmen and women concerning the commitment local authorities have to the provision and management of sport and recreation facilities in their individual areas.

Submitted for Council information.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre4505

Att.

I60524

CITY OF WANNEROO REPORT NO: I60524

TO: TOWN CLERK
FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES
FOR MEETING OF: COUNCIL - COMMUNITY SERVICES
MEETING DATE: 25 MAY 1994
FILE REF: 905-1
SUBJECT: MUNICIPAL LAW & FIRE SERVICES DEPARTMENT -
ACTIVITIES FROM 1 JANUARY 1994 TO 31 MARCH
1994

The following is a report covering the Municipal Law & Fire Services Department's activities from 1 January 1994 to 31 March 1994.

1. COURTS

There were 4 prosecutions dealt with in the Court of Petty Sessions, Joondalup, comprising:

Local Government Act	1
Litter Act	-
Bushfire Act	-
Reserves & Foreshores By-laws	2
Control of Vehicles Act (Off Road)	-
Parking Facilities By-laws	-
Disabled Parking By-laws	-
Dog Act 1976	1
City of Wanneroo By-laws Relating to Dogs	-
Court matters dismissed by Magistrate	-
Court matters adjourned to next Court date	-

2. INFRINGEMENT NOTICES

There were 486 infringement notices issued, comprising:

Control of Vehicles (Off Road Areas) Act	5
Commercial Vehicles - Parking on Verges	-
Dog Act 1976	263
Litter Act	8

Bushfires Act	14
Parking & Reserves & Foreshores	182
Disabled Parking	14

3. INREP REGISTRY

There were 44 infringement notices lodged with the INREP Registry, comprising:

Dog Act 1976	29
Parking	11
Disabled Parking	4

4. COMPLAINTS AND OTHER MATTERS

There were 512 complaints and requests for service to this Department, comprising:

General complaints including abandoned motor vehicles, rubbish dumping and hooliganism at City buildings and reserves	242
Off road vehicle complaints	18
Commercial vehicle parking complaints	54
Parking complaints	94
Investigations into theft and vandalism	9
Fire hazard investigations	73
Special duties	15
Disabled parking complaints	7

5. DOG AND CATTLE COMPLAINTS

There were 878 dog and stock complaints received from City residents, comprising:

General (dogs wandering and stray dogs, including horses and cattle on roads)	713
Barking dog nuisances	119
Dog bites and attacks	46

6. DOGS IMPOUNDED 306

7. DOGS CLAIMED AND SOLD 182

8. DOGS PUT DOWN 123

-
9. CATTLE IMPOUNDED 2
10. TELEPHONE CALLS
- received at Main Office during office hours - 5,614
11. DELIVERIES AND ESCORTS
There were 270 deliveries and escorts by Patrol Officers and Rangers, comprising:
- | | |
|------------------|-----|
| Council Agendas | 270 |
| Other Deliveries | - |
12. HALL AND RESERVE PATROLS - PRIVATE FUNCTIONS - 123
13. FIRE REPORTS AND CALL OUTS
There were 25 call outs attended by Patrol Officers and Brigade Volunteers, comprising:
- | | |
|----------------|---|
| Grass fires | 5 |
| Bush fires | 6 |
| Vehicle fires | 5 |
| Rubbish fires | 3 |
| Property fires | 3 |
| False alarms | 3 |
| Not described | - |
14. NEIGHBOURHOOD WATCH
During this quarter 3 meetings were held within the City and were attended by residents, the Crime Prevention Bureau of the Police Department and the Council's Neighbourhood Watch Liaison Officer.
The meetings covered topics such as home security and self protection against physical attack by intruders.
15. WANNEROO STATE EMERGENCY SERVICE
There were 2,725.5 hours expended on operations by the Wanneroo State Emergency Service, as follows:
- | | |
|--------|---|
| Search | - |
|--------|---|

Storm Damage Assistance	-
Mass Rescue	-
Support Operations	179.5
Training	1,856
Community Service	684
Fire Assistance	6

During this period, 1,360 kilometres were travelled.

T M TREWIN
Manager - Municipal
Law & Fire Services

3 May 1994

jb/dw/05001

I60525

CITY OF WANNEROO REPORT NO: I60525

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 25 MAY 1994

FILE REF: 319-7-1

SUBJECT: ALKIMOS/EGLINTON METROPOLITAN REGION SCHEME
AMENDMENT

INTRODUCTION

The Alkimos/Eglinton (Major) Metropolitan Region Scheme (MRS) Amendment process is now nearing finalisation. The Amendment is now being laid before each House of Parliament for twelve sitting days. This number of sitting days will have occurred by about mid-June. The Amendment being laid before Parliament is different to that which Council considered in November last year as part of the public submissions period. The most significant changes are in the intended land uses in the linear strip of private landholdings between Wanneroo Road and the Mitchell Freeway alignment. These changes have been made by the State Planning Commission (SPC) as a result of the opposition to the original proposal expressed by members of Carabooda and Eglinton Residential Action Group (CAERAG) and other landowners in the area.

The Amendment which Council considered in November is shown on Attachment 1. The plan which is now being laid before Parliament is shown on Attachment 2. Copies of the report on submissions prepared by the SPC have been placed in Councillor's Reading Room.

The sections of the Metropolitan Region Town Planning Scheme Act which are relevant to the stage that the amendment is currently at are Sections 33(4) and (5):

"33(4) Either House may, by resolution of which resolution notice has been given at any time within twelve sitting days of such House after a

copy of the amendment has been laid before it, pass a resolution disallowing the amendment.

- 33(5) As soon as the amendment is no longer subject to disallowance under subsection (4) of this section the amendment shall have effect as though its provisions were enacted by this Act".

BACKGROUND AND DISCUSSION

Council's submission to the State Planning Commission as part of the Public Submissions period is shown on Attachment 3.

131Parks and Recreation "Green Belt" and Pipidiny Road

Members of CAERAG have written to the Mayor expressing their concerns with a number of aspects of the proposed Amendment. They are against the rezoning of their properties from the present "Rural" to "Proposed Parks and Recreation Reserve" as part of a north-south orientated "Green Belt". The Group also opposed the alignment of an east-west "Important Regional Road" in the Pipidiny Road vicinity and the alignment of the Freeway (see Attachment 1).

Council considered the Amendment at a Special Council meeting on 29 November last year (Item H71201) and a submission was forwarded to the Department of Planning and Urban Development (DPUD).

Council was aware that a number of residents in the area between Wanneroo Road, the proposed Mitchell Freeway extension, Romeo Road and Yanchep National Park were against these aspects of the rezoning. However, Council was of the opinion that it was in the overall longer term best interests of the City to support, in principle, the concept of the north-south linear Parks and Recreation strip intended to connect Neerabup National Park with Yanchep National Park. However, Council also felt that the Government should ensure that adequate funds are available to allow early acquisition of the properties of affected landowners where landowners seek such early acquisition, and that the Metropolitan Region Improvement Tax be increased if this is what is required to generate those funds.

Council also supported the Amendment proposal for a east-west road link in the Pipidiny area to connect Wanneroo Road with the Mitchell Freeway. It had no objection to the proposal by DPUD to modify the alignment of the Pipidiny east-west road connection rather than pursue the original Eglinton Drive proposal.

However, as can be seen from the modified Amendment shown on Attachment 2, much of the area previously intended to be set aside as "Parks and Recreation Reserve" is now shown to remain as Rural. As well as this, no east-west road extension is shown in the Pipidiny area. There has also been large reductions in the size of the intended adjustments of Wanneroo Road.

These modifications will be applauded by the Residents Action Group. However, the modifications do dilute the Amendment's original intention to create a "green belt" between Neerabup and Yanchep National Parks, something which has been postulated in public planning documents since the Metropolitan Region Planning Authority released the "Planning Structure for the North-West Corridor" in 1977.

The protection of the intrinsic environmental qualities of this area now tend to fall on Council, and this may require the imposition of restrictive zonings on the "Rural" properties in this area. The absence of an east-west link in the Pipidiny area may well result in long term problems for regional traffic movement if the Carabooda area is development for urban purposes.

132From "Urban Deferred" to "Urban", Lots M1503 (LandCorp) and Lot 11 (Westraint)

The modified Amendment shows Lots 1503 (LandCorp) and Lot 11 (Westraint, formerly Ocean Dunes) as now being proposed "Urban" zone rather than "Urban Deferred". The Parks and Recreation Reservation remains the same.

The "Report on Submissions" argues that for Lot 11 (Westraint) the "Urban Deferred Zoning" was recommended in the event that the golf course estate proposal did not proceed and an adjusted Parks and Recreation (Coastal Foreshore) reservation would be necessary for more conventional development. At the hearings for the Amendment, and in correspondence the owners confirmed the

golf course estate proposal will proceed in 1994/95 and services can be provided. Rezoning of the land to "Urban" would therefore be appropriate. The minor modifications to the Parks and Recreation boundary to comply with the boundary recommended in the Alkimos/Eglinton Coastal Planning Strategy were also supported.

In respect to Lot M1503 Eglinton (LandCorp), the SPC notes in its Report that:

"this land was proposed as Urban Deferred in the amendment taking into account the location of the land at the northern extremity of the area and the likely timing of development which was understood to be in the longer term. The owners have now advised that detailed planning, engineering and environmental investigations are currently being undertaken with a view to development commencing in around five years time.

It is understood that Lot M1503 could be provided with the necessary services and infrastructure to enable some development in this timeframe and rezoning to Urban is, therefore, appropriate.

133Alkimos Wastewater Treatment Plan (WWTP) Buffer

Council requested in its submission that:

"there should be no reduction in the 1 km buffer around Alkimos WWTP until the treatment plant is fully operational and the full extent of odour problems ascertained. The City recommends that the land adjacent to the southern boundary of the WWTP site should be changed from "Urban Deferred" to "Parks and Recreation Reservation" to avoid the possibility of land ever being inappropriately used and the balance of the buffer should remain "Urban Deferred" until plant is operating and knowledge of odour problems are available."

Council was not satisfied with the computer modelling exercise carried out by the Water Authority of WA (WAWA) which suggested that the buffer could be reduced substantially and which would have increased the portion

of Lot 102 suitable for urban (residential) development by 41.2 ha.

However, the SPC has not supported Council's position. Rather the modified Amendment has the buffer substantially reduced. That buffer which does remain is shown as proposed "Private Recreation" zone which is proposed to accommodate a golf course.

134Regional Roads

Council advised the SPC that the amendment should not be finalised until arrangements have been determined and agreed for the acquisition and construction of all regional roads within the area and confirmed at a Ministerial level using either Metropolitan Region Infrastructure Fund (MRIF), a town planning development scheme and/or landowner agreements.

The SPC has noted this but argue that it is not considered practical for the MRS amendment to introduce all the planning controls and implementation arrangements necessary to enable the subdivision and development of the land. The arrangements regarding the acquisition and construction of regional roads will require consideration but are not necessary to the finalisation of the amendment. The SPC will need to be satisfied that appropriate arrangements are in place prior to granting approval to subdivision. These arrangements will be based on Commission policy and taking into account the views of the City of Wanneroo and landowners developing in the area.

The views of the City of Wanneroo are noted but it is concluded that, whilst formal arrangements for the acquisition and construction of regional roads need to be addressed at an early stage, these arrangements do not need to be determined prior to finalisation of the amendment.

135Formal Environmental Impact Assessment

Council believed that the Amendment raised sufficient environmental concerns to warrant formal environmental assessment prior to finalisation, in particular:

-
- the impact of the Mitchell Freeway extension and east-west road links on Yanchep and Neerabup National parks in areas to the north and south, and on Pipidiny Swamp;
 - the loss of native vegetation as a result of land development;
 - the adequacy of the coastal foreshore reservation as a buffer to Karli Spring and to protect the ethnographic significance of the wetland;
 - the hydrological impacts of urban development on Pipidiny Swamp;
 - that the Environmental Protection Authority (EPA) may be contemplating formal assessment later in the development process, which is not consistent with Hon Minister's intentions that MRS Amendment stage is the time when the EPA should come forward with concerns.

Council also lodged an appeal against the EPA's decision not to assess the Amendment formally. The appeal was dismissed by the Minister for Environment. A report discussing this matter in more detail will be submitted to Council shortly.

The SPC notes in its report that the EPA is satisfied that the proposals contained in the Amendment can be implemented without causing unacceptable environmental impacts and that the effective conservation of the environment can be achieved through the incorporation of environmental principles and policies at other stages of the planning process. The EPA set the level of assessment of the proposals contained in the Amendment at Informal Review with Public Advice and appeals against this level of assessment were subsequently dismissed by the Hon Minister for the Environment.

CONCLUSION

Should Council seek to have any further input to this amendment process the only avenue now available to it is lobbying of Members of Parliament. This would only be appropriate if Council either wishes to promote the finalisation of the Amendment as it currently stands (ie discourage Parliament from disallowing the

Amendment), or wished to promote the disallowance of the Amendment. It should be noted that Parliament can only allow the Amendment to be finalised as it currently stands, or to disallow it in total, ie it cannot make further changes to the Amendment.

If the Amendment is disallowed, the amendment process has to start again from the beginning of the process (if any Amendment is still sought by the Minister).

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER
City Planner

pjn:rp
pre94536
11.5.94