

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, 8 JUNE 1994

ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	K H WOOD	South Ward
	A B HALL - from 8.15 pm	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
City Planner:	O G DRESCHER
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
City Engineer:	R T MCNALLY
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 Hall.

Apologies for absence was tendered by Crs MacLean, Gilmore and Moloney.

There were 23 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.32 pm.

CONFIRMATION OF MINUTES

I90601 MINUTES OF COUNCIL MEETING, 25 MAY 1994

MOVED Cr Freame, **SECONDED** Cr Dammers that the Minutes of Council Meeting held on 25 May 1994 be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Major asked the following question

"Does Cr MacLean have a pecuniary interest with respect to Council business because he is a parliamentarian?"

The Town Clerk advised that in his opinion the answer was "No" but as Cr Major has raised a number of issued he asked that this matter be placed on notice.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

NIL

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

MAYORAL DEPUTY

Firstly I wish to extend my thanks to my Deputy Cr Fleur Freame for carrying out the Mayoral duties during my two weeks leave of absence. It is always an extremely busy period of time immediately after the annual elections and Cr Freame attended numerous functions on my behalf.

CARRAMAR GOLF COURSE

On Sunday 29 May the City opened its newest recreational facility the Carramar Golf Course. As you will recall, Sunday 29th was an extremely wet, windy and miserable day.

However, the condition could not detract from the days proceedings which were enjoyed by all those brave enough to be present.

The course, constructed at a cost of \$4.1 million has received high praise from the golfing fraternity. It was interesting to note that on its first weekend of operations, both the Carramar and Marangaroo courses were fully booked.

This is certainly an indication of the popularity of the game in the northern suburbs and of the timely development of this new facility.

OPENING OF GUMBLOSSOM COMMUNITY CENTRE

A further new facility was opened last Friday the 3 June 1994. This was the Gumblossom Community Centre in Quinns which was constructed at a cost of \$870,000.

Funding assistance of \$150,000 was received from the Lotteries Commission with a further \$100,000 from the Home and Community Care Programme. We thank these organisations for their generous support. Designed by the City's own Building Department staff this much needed Centre will go part of the way to easing the demand for facilities in this area of extremely rapid growth.

WA WEEK

The first week of June is traditionally WA Week. As part of the week's celebrations the City will be conducting its 16th Pioneer Luncheon this Friday.

At this function we pay tribute to the Pioneers of Wanneroo and honour them for their years of work and dedication to improving the living standards of the district. It tends to be a most enjoyable function and one that we all look forward to.

TOWN CLERK

Finally, I must make mention of the fact that our Town Clerk Ron Coffey has reached a further milestone in his career in reaching 10 years of service with the Municipality.

Ron has the distinction of having been the last Shire Clerk of the Shire of Wanneroo and the first Town Clerk of City of Wanneroo.

As the chief non elective officer of the City during a decade of unprecedented growth Ron has guided us with a level of professionalism rarely seen.

We sincerely thank you for your efforts.

PETITIONS, MEMORIALS AND DEPUTATIONS

190602 BUS SHELTER - WEST SIDE OF KINGSLEY DRIVE SHOPPING CENTRE - [503-3]

Cr Wood tabled a letter from Mrs Van Helden requesting the erection of a bus shelter on the west side of Kingsley Drive, directly opposite the Kingsley Shopping Centre.

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

MOVED Cr Wood, **SECONDED** Cr Curtis that the letter from Mrs Van Helden requesting the erection of a bus shelter on the west side of Kingsley Drive, directly opposite the Kingsley Shopping Centre be received and referred to Engineering Department for a report to Council.

CARRIED

I90603 PETITION REQUESTING THE DIVISION OF THE MUNICIPALITY OF WANNEROO - [702-3]

A 20-signature petition has been received from electors resident within the Municipality of Wanneroo requesting the Governor of Western Australia to order the division of the district currently known as the Municipality of Wanneroo into three separate districts as Shires.

MOVED Cr Wood, **SECONDED** Cr Curtis that the petition from electors resident within the Municipality of Wanneroo requesting the Governor of Western Australia to order the division of the district currently known as the Municipality of Wanneroo into three separate districts as Shires be received.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

HILLARYS COMMUNITY PRESCHOOL - ex I10305

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

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

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

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

Approval will be given after amendments have been publicised and promulgated. Advertising closed on 11 April 1994 and no objections were received. The matter has been referred to the Minister for Local Government who is seeking some drafting changes.

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."

A report will be submitted to the next meeting of Council.

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 the next meeting of Council.

RELOCATION OF HILLARYS PRE-SCHOOL BUILDING CURRENTLY LOCATED AT THE CORNER OF SHACKLETON AVENUE AND NEW ENGLAND DRIVE, HILLARYS - ex I10524

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

A report will be submitted to the next meeting of Council to be held on 22 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 has been forwarded to the owner of this property for his consent and agreement to commence negotiations on the compensation for a drainage easement. 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.

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."

CITY ENGINEER'S REPORT I10602

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 report will be submitted to Council at its meeting on 22 June 1994.

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 report will be submitted to Council at its meeting on 22 June 1994.

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 in July 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.

PETITION COMPLAINING OF INCREASED TRAFFIC AND NOISE LEVELS - OCEAN REEF ROAD AND CHIPALA COURT, EDGEWATER - ex I90504

"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."

A noise assessment has been arranged for this site. On receipt of the results of this assessment and evaluation of the issues, a report will be submitted to Council.

PETITION REQUESTING TRAFFIC CALMING MEASURES - WAHROONGA WAY, GREENWOOD - ex I90509

"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."

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

PETITION EXPRESSING CONCERN AT PARKING - HEATHRIDGE - ex I90512

"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."

A report will be submitted to Council at its meeting on 22 June 1994 in conjunction with Item I90362.

SPRAY MANAGEMENT VALVES - ex I90368

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

A report will be submitted to Council at its meeting on 22 June 1994.

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.

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."

CITY PLANNER'S REPORT I20608

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"

Council considered this issue at its meeting of 25 May 1994 (Item I50517) and resolved to engage a consultant to undertake the work involved in addressing the requirements of the Minister for Planning and the State Planning Commission. That work is not being undertaken and the outcome will determine whether a Special Meeting of Council, to which the Premier is to be invited, is still required.

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.

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 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.

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.

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.

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".

CITY PLANNER'S REPORT I20620

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."

CITY PLANNER'S REPORT I20615

OBJECTION TO THE PROPOSED MEDICAL ROOMS POLICY - ARNISDALE ROAD,
DUNCRAIG - ex I90504

"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."

This objection will be considered when a report on the Medical Consulting Rooms Policy for Arnisdale Road is submitted.

PETITION SUPPORTING CHILD CARE CENTRE AT LOT 192 (2) ALBACORE
DRIVE, SORRENTO - ex I90508

"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."

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

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - KEBROYD
WAY AND DAMPIER AVENUE, KALLAROO - EX I90514

"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."

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

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS
550 AND 551 MOFFAT PLACE, WARWICK - ex I90515

"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."

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

PETITION OBJECTING TO PROPOSED CHILD CARE CENTRE LOT 192 (2)
ALBACORE DRIVE, SORRENTO - ex I90516

"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."

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

PETITION SUPPORTING THE PROPOSED CHILD CARE CENTRE - LOT 192 (2)
ALBACORE DRIVE, SORRENTO - ex I90517

"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."

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

PROPOSED FENCING OF CUL-DE-SAC HEAD, ALFRED PLACE, OCEAN REEF -
ex I20531

"consideration of this matter be deferred and referred back to Council."

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

FINAL REPORT: CITY OF WANNEROO INVENTORY OF HERITAGE PLACES - ex
I20537

"a report be submitted to Council investigating the merits of Hepburn Heights and Pinnaroo Memorial Park being included on the Heritage List."

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

SUBDIVISION APPROVAL OF LOT 118 (52) CANNA PLACE, WANNEROO - ex
I60505A

"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."

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.

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.

PETITION OBJECTING TO CLEARING AND BURNING OF VEGETATION - ex I10912

"consideration of any further initiatives on the issue of clearing and burning of vegetation in subdivisional developments be deferred until the Environmental Protection Authority completes the final draft of the Smoke Control Guidelines".

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

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.

TAFE ANNUAL PRESENTATIONS - SPONSORSHIP - ex I50512

"it be recommended that a report be submitted to Council on whether Council should contribute sponsorship to be North Metropolitan college of TAFE Annual Presentations."

This matter is receiving attention; a report will be submitted in due course.

MOVED Cr Ewen-Chappell, **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
Meeting held 27 April 1994
- B QUINNS ROCKS
Meeting held 3 May 1994
- C GLOUCESTER LODGE MUSEUM
Meeting held 4 May 1994
- D YANCHEP/TWO ROCKS COMMUNITY BUS
Meeting held 12 May 1994

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

CARRIED

ADVISORY COMMITTEES

A CITY OF WANNEROO ENVIRONMENTAL
Meeting held 26 April 1994

B ART COLLECTION ADVISORY
Meeting held 29 April 1994

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

CARRIED

OTHER COMMITTEES

A WANNEROO RECREATION
Meeting held 18 April 1994

B OUTSIDE SITE SAFETY
Meeting held 20 April 1994

C JUNIOR COUNCIL
Meeting held 10 May 1994

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

CARRIED

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

QUESTIONS MAY BE PUT OR COMMENTS MADE BY THE PUBLIC RELATING TO BUSINESS LISTED ON THE AGENDA.

The Town Clerk advised that correspondence had been received from the Ocean Reef Residents Association Inc requesting information on a petition which had been forwarded to Council in relation to portion of Ocean Reef being incorporated in area proposed to be renamed "Beaumaris Beach".

Q1 Whether the announced meeting with the Geographic Names Committee took place and the outcome of that meeting.

A1 The Geographic Names Committee has met and made its recommendation to the Minister for Lands.

Q2 Is Council now in a position to satisfy the request of the petitioners?

A2 The Committee's recommendation is not known and it is understood that a response will be sent to the City this week.

Mrs A Hine of Dundobar Road, Wanneroo, submitted the following question for the Council Meeting of 22 June 1994:

"Is the news item in the Wanneroo Times regarding Public Question Time being restricted to Items on the Agenda correct."

The Town Clerk replied "Yes".

The Town Clerk advised that Mr John Buckingham had requested permission to address the Council with additional information regarding Item I50606 - Request for Street Setback Variation: Carport Addition, Lot 396 (16) Tracy Turn Woodvale.

Mr John Buckingham addressed the Council with additional information and requested that this information be taken into consideration when the item was discussed.

DECLARATIONS OF PECUNIARY INTEREST

Cr O'Grady declared an interest in Item I30601.

Crs Hall, O'Grady, Lynn and Magyar declared an interest in Item I90616.

BUSINESS REQUIRING ACTION

I90604 TECHNICAL SERVICES

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

CARRIED

REPORTS

I10601 ENGINEERING DEPARTMENT'S ANNUAL TENDERS - [208-6]

CITY ENGINEER'S REPORT I10601

Tenders were advertised in April 1994 to cover the Engineering Department's annual material supply and works services contracts for the 1994/95 financial year.

The City Engineer reports on tender submissions received.

RECOMMENDATION

That Council accepts the tenders listed below as detailed on Attachments 1 to 20 to Report No I10601:

R & K CONCRETORS PTY LTD;

9 **Tender No 16-94/95 - Construction of Footpaths and Dual Use Paths**

CARINE PAVING;

10 **Tender No 17-94/95 - Supply and Erection of Fencing**

SMORGON CYCLONE FENCING Sump Security Fencing

PETER WOOD FENCING Road Frontage, Rural
CONTRACTORS PTY LTD and Track Pathway Fencing;

11 **Tender No 18-94/95 - Supply and Delivery of Road Sealing Aggregate**

PIONEER CONCRETE (WA) PTY LTD;

12 **Tender No 19-94/95 - Supply and Delivery of Red Clay Paving Bricks**

METRO BRICK;

13 **Tender No 20-94/95 - Laying of Clay Paving Bricks**

AUSTRA LANDSCAPES;

14 **Tender No 21-94/95 - Drainage Gully Maintenance**

WESTERN EDUCTING SERVICE;

15 **Tender No 22-94/95 - Supply and Delivery of Precast Concrete Pipes and Ancillary Products**

CSR HUMES PTY LTD Concrete RRJ pipes, well liners
and manholes liners

WEMBLEY CEMENT Circular manhole covers, grated
INDUSTRIES covers, bases, side entry systems

ADDED TECHNICAL STEEL Fully galvanised grated
PROCESSING CO and side entry systems;

16 **Tender No 23-94/95 - Supply and Delivery of Bitumen and Bituminous Products**

PIONEER ROAD SURFACES Hot Bitumen, Winter Seal, Anionic

emulsion (Sprayed)

BITUMEN EMULSIONS Anionic Emulsion (Tank and Drum);

17 **Tender No 24-94/95 - Bus Shelter Graffiti Control**

KLEENIT;

18 **Tender No 28-94/95 - Hire of Multi Tyred Roller (30 tonne)**

GOLDFIELDS CONTRACTORS PTY LTD;

19 **Tender No 29-94/95 - Supply and Laying of Stencil Patterned Concrete**

WA Decorative Concrete;

20 **Tender No 30-94/95 - Sweeping of Roads, Car Parks and Pathways**

Cruiser Road Sweepers.

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

1 Council accepts the tenders listed below as detailed on Attachments 1 to 20 to Report No I10601:

(a) **Tender No 8-94/95 - Supply and Laying of Bituminous Concrete**

PIONEER ASPHALTS PTY LTD;

(b) **Tender No 9-94/95 - Supply and Delivery of Asphalt Products**

THE READYMIX GROUP;

(c) **Tender No 11-94/95 - Supply and Delivery of Crushed Limestone**

BGC Contracting Mix 1
W A LIMESTONE Mixes 2 and 3;

(d) **Tender No 12-94/95 - Supply of Bitumen Emulsion Stabilised Limestone**

THE READYMIX GROUP;

- (e) **Tender No 13-94/95 - Supply and Delivery of Street Name Plates, Regulatory, Facility and Tourist Guide Plates, Roadwork and Special Purpose Signs**

DE NEEFE SIGNS: Variable length street name plates
Computer cut reflective letters
Tourist attraction signs
Regulatory signs
Roadworks signs
Special signs;

ALTONA INDUSTRIES: Standard length street name, facility and tourist guide plates;

- (f) **Tender No 14-94/95 - Supply and Delivery of Pre-mixed Concrete**

THE READYMIX GROUP;

- (g) **Tender No 15-94/95 - Construction of Concrete Vehicle Crossing Places**

R & K CONCRETORS PTY LTD;

- (h) **Tender No 16-94/95 - Construction of Footpaths and Dual Use Paths**

CARINE PAVING;

- (i) **Tender No 17-94/95 - Supply and Erection of Fencing**

SMORGON CYCLONE FENCING Sump Security Fencing

PETER WOOD FENCING Road Frontage, Rural
CONTRACTORS PTY LTD and Track Pathway Fencing;

- (j) **Tender No 18-94/95 - Supply and Delivery of Road Sealing Aggregate**

PIONEER CONCRETE (WA) PTY LTD;

- (k) **Tender No 19-94/95 - Supply and Delivery of Red Clay Paving Bricks**

METRO BRICK;

- (l) **Tender No 20-94/95 - Laying of Clay Paving Bricks**
AUSTRA LANDSCAPES;
- (m) **Tender No 21-94/95 - Drainage Gully Maintenance**
WESTERN EDUCTING SERVICE;
- (n) **Tender No 22-94/95 - Supply and Delivery of
Precast Concrete Pipes and Ancillary Products**
CSR HUMES PTY LTD Concrete RRJ pipes, well liners
and manholes liners
WEMBLEY CEMENT Circular manhole covers,
grated
INDUSTRIES covers, bases, side entry
systems
ADDED TECHNICAL STEEL Fully galvanised grated
PROCESSING CO and side entry systems;
- (o) **Tender No 23-94/95 - Supply and Delivery of
Bitumen and Bituminous Products**
PIONEER ROAD SURFACES Hot Bitumen, Winter Seal,
Anionic emulsion (Sprayed)
BITUMEN EMULSIONS Anionic Emulsion (Tank
and
Drum);
- (p) **Tender No 24-94/95 - Bus Shelter Graffiti Control**
KLEENIT;
- (q) **Tender No 28-94/95 - Hire of Multi Tyred Roller
(30 tonne)**
GOLDFIELDS CONTRACTORS PTY LTD;
- (r) **Tender No 29-94/95 - Supply and Laying of Stencil
Patterned Concrete**
WA Decorative Concrete;
- (s) **Tender No 30-94/95 - Sweeping of Roads, Car Parks
and Pathways**
Cruiser Road Sweepers.

- 2 consideration of Tender No 10-94/95 - Supply and Laying of Concrete Kerbing be deferred and referred back to the next meeting of Council.

CARRIED

Appendix I refers.

**I10602 PETITION REQUESTING REDUCTION OF TRAFFIC SPEEDS -
MERIVALE WAY, GREENWOOD - [510-166]**

CITY ENGINEER'S REPORT I10602

A 47-signature petition has been received from residents of Merivale Way, Greenwood seeking Council's assistance to reduce the speed of motorists along the street (Item I90333 refers). The petitioners indicated that the Allenswood Primary School is situated in Merivale Way.

The City Engineer reports on the results of the recent traffic study, which indicated that comparatively low volumes of traffic using Merivale Way, coupled with the random nature of excessive vehicle speeds, does not warrant the installation of traffic treatments.

He suggests increased police surveillance over the weekend period is likely to be more beneficial.

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

- 1 seeks police surveillance of Merivale Way, Greenwood;
- 2 advises the petitioners accordingly.

CARRIED

**I10603 OLDHAM PARK, YANCHEP - PROPOSED TOILETS AND CHANGEROOMS
- [061-272, 006-4]**

CITY BUILDING SURVEYOR'S REPORT I10603

The sum of \$75,000 has been allocated in the 1993/94 Budget for the construction of toilets/changerooms on Oldham Park, Yanchep.

The City Building Surveyor reports that Sun City Junior Football Club has requested that changerooms and kiosk should be included in the building to accommodate the 60-80 players and additional spectators it is catering for this season. The Club has referred specifically to Oldham Park as Charnwood Reserve, where it currently plays, is not large enough to fit a 100 x 80m

oval. The addition of changerooms and kiosk would add approximately \$80,000 to the cost of the toilet block.

The City Building Surveyor submits three options for siting a toilet block on Oldham Park and advises that in light of Council's expressed view that changerooms and kiosk should be provided at the expense of the Club requiring those facilities, it is proposed for this building that a simple public toilet with room for changing would be sufficient.

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

- 1 authorises the advertising of the three options for siting a toilet block on Oldham Park, Yanchep;
- 2 seeks a further report on siting the toilet block after the closing of the advertised period for viewing plans;
- 3 endorses the sketch plan for the toilet block on Oldham Park, Yanchep as shown in bold lines on Attachment B to Report I10603.

CARRIED

Appendix II refers.

I10604 TRAFFIC STUDY - GURON ROAD, DUNCRAIG - [510-1021]

CITY ENGINEER'S REPORT I10604

Since 1990, residents of Guron Road, Duncraig have been requesting road changes to restrict vehicle speeds and to improve pedestrian safety. Initially, residents sought the closure of Guron Road or modifications to the road layout. In response to this request, centreline delineation and improved street lighting were carried out. A further petition was received in February 1992 seeking the installation of traffic treatments. A series of pedestrian refuge islands, linked by painted median strips, was subsequently installed and Police surveillance of Guron Road undertaken.

In 1993, residents called a public meeting to discuss the traffic situation and the formation of a Guron Road Traffic Study was proposed. As part of the traffic assessment, a number of traffic treatment options were developed for residents' comments, and a questionnaire circulated to Guron Road, Hannah Court and Wallace Court in March 1994.

The City Engineer reports on the outcomes of this traffic study.

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

- 1 lists for consideration in 1994/95 draft Budget the construction of roundabouts at the junctions of Guron Road/Lilburne Road and Guron Road/Glengarry Drive, at an estimated cost of \$70,000;
- 2 undertakes future monitoring of vehicle speeds along Guron Road;
- 3 advises all householders within the Guron Road Traffic Study Area accordingly.

CARRIED

I90605 TOWN PLANNING

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

CARRIED

REPORTS

I20601 PROPOSED EXTENSION TO KINGSLEY MEDICAL CENTRE, LOT 1 COCKMAN ROAD, GREENWOOD - [30/726]

CITY PLANNER'S REPORT I20601

The City Planner reports on an application submitted by L N Spartalis for an extension of 44m² of floor area to the rear of Kingsley Medical Centre on Lot 1 Cockman Road, Greenwood to provide facilities for existing practitioners.

He submits background information to the original application and advises that the proposed extensions south of the existing building will delete two parking bays and requires reduction in the width of landscaping strips which is undesirable. A neighbour objects to the proposed extensions.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council refuses the proposed extension for the Kingsley Medical Centre on Lot 1 Cockman Road, Greenwood, submitted by NEX Design Group for the following reasons:

- 1 a minimum rear setback of 7.5m is required for the rear setback to the residential property;
- 2 a 3m landscaping strip is required to all road frontages;

- 3 approval to the proposal would constitute an over-development of the site.

CARRIED

I20602 PROPOSED CHILD CARE CENTRE, EXTENSIONS ON LOT 301 (185) EDDYSTONE AVENUE, BELDON - [30/2906]

CITY PLANNER'S REPORT I20602

The City Planner reports on an application submitted by Addstyle Home Improvements on behalf of Kinetic Investments Pty Ltd for extensions to the Child Care Centre on Lot 301 (185) Eddystone Avenue, Beldon. It is proposed to increase the number of children catered for from 40 to 55.

He submits background to the application and advises that extensions cannot be accommodated without relaxing traffic, parking, landscaping and setback standards, and that residential amenity will be adversely affected.

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

1 refuses the application for extensions to the Child Care Centre on Lot 301 (185) Eddystone Avenue, Beldon, submitted by Addstyle Home Improvements on behalf of Kinetic Investments Pty Ltd on the grounds that:

- (a) the proposed additional crossover and associated traffic increase are contrary to the intent of the proposed service road off Eddystone Avenue;
- (b) adequate parking cannot be provided on site to the satisfaction of Council;
- (c) the proposal encroaches on the 3m landscape buffer to the road required for commercial developments;
- (d) the extension of the centre is likely to adversely affect the adjacent dwelling in terms of noise generation;

2 advises the applicant that parking in the road reserve is not permitted and that it is the applicant's responsibility to ensure that suitable provision is made for parking to be accommodated on site.

CARRIED

I20603 PROPOSED CHILD CARE CENTRE, LOT 1059 (6) THORNTON RETREAT, KINROSS - [30/4698]

CITY PLANNER'S REPORT I20603

The City Planner reports on an application submitted by B Campbell for a child care centre on Lot 1059 (6) Thornton Retreat, Kinross.

He advises that although there has been one objection, the proposal meets all design requirements and the City Engineer is satisfied with traffic implications.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council approves the application for a child care centre on Lot 1059 (6) Thornton Retreat, Kinross submitted by B Campbell, subject to:

- 1 approval being granted by the Department of Community Services;
- 2 standard and appropriate development conditions.

CARRIED

I20604 AMENDMENT NO 584 - MINDARIE NORTH NEIGHBOURHOOD CENTRE - [790-584]

CITY PLANNER'S REPORT I20604

The purpose of Amendment No 584 is to rezone the proposed Mindarie North Neighbourhood Centre to accommodate shops, a medical centre, service station, mixed business, community facilities, fast food outlets and a corner store.

The City Planner reports that the Department of Planning and Urban Development has advised that several modifications to the documents are required prior to the amendment being advertised.

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

- 1 modifies the documents for Amendment No 584 by:
 - (a) rezoning the proposed corner store site on Rothesay Heights, Mindarie, as shown on Attachment No 2 to Report No I20604 from "Residential Development" to "Special Zone (Additional Use) Corner Store";
 - (b) including reference to the Special Zone (Additional Use) Corner Store in Section 1 of Schedule 2 of the Scheme Text:

(c) including the following additional clause to Schedule 7 of the Scheme Text

"(j) Department stores and discount department stores shall not be permitted and only one supermarket of a size that is not greater than 1000m² net lettable area shall be permitted."

(d) amending the Fifth Schedule of the Scheme Text to include a figure of 200m² being the gross leasable area that will be used for retail purposes in respect of the proposed Rothesay Heights corner store site;

2 forwards the modified documentation of Amendment No 584 to the Minister for Planning for preliminary approval to advertise.

CARRIED

Appendix III refers.

I20605 AMENDMENT NO 689: TOWN PLANNING SCHEME NO 1 - MAST OR ANTENNA - [790-689, 2187/679/2]

CITY PLANNER'S REPORT I20605

The City Planner reports that the provisions of Town Planning Scheme No 1 are not sufficient to adequately control the construction of television satellite dishes in residential areas. Council's solicitor recommends an appropriate amendment of Town Planning Scheme No 1 in the interests of Council controlling the visual impact of such structures on residential neighbourhoods.

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

1 supports an amendment to Town Planning Scheme No 1 to delete the interpretation "Radio Masts and Antennae" from Clause 1.8 and substitute the following new interpretation in appropriate alphabetical order:

"MAST OR ANTENNA"

means any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antennae on other dwellings

in the locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.

- 2 forwards the documentation for Amendment No 689 to the Minister for Planning for preliminary approval to advertise.
- 3 refers the matter of a building licence in relation to the construction of a satellite dish at Lot 679 (2) Corfu Court, Sorrento to the City Building Surveyor to resolve.

CARRIED

I20606 CLOSE OF ADVERTISING: AMENDMENT NO 546, LOT 8 BUTLER - [790-546]

CITY PLANNER'S REPORT I20606

The City Planner reports that finalisation of Amendment No 546, which proposes rezoning Lot 8 Butler from "Rural" to "Residential Development", has been held pending the submission of an acceptable structure plan.

He advises that an early structure plan has now been revised and, whilst generally acceptable, still requires some detailed matters to be given additional attention. This will require modification to the structure plan which may be processed administratively. Council may therefore expect further amendments to appropriately zone specific sites set aside in the structure plan for non-residential purposes.

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

- 1 modifies amendment No 546 to Town Planning Scheme No 1 by including R40 areas in accordance with the revised Local Structure Plan to be submitted pursuant to 3 below;
- 2 subject to 3 below, finally adopts the modified Amendment No 546 to Town Planning Scheme No 1 to rezone Lot 8 Marmion Avenue, Butler from "Rural" to "Residential Development" (R20 and R40), with the R40 areas being generally in accordance with the submitted Local Structure Plan;
- 3 advises the applicant that prior to the finalisation of Amendments No 546, Council will require the following:
 - (a) the submittal of a revised Local Structure Plan for Lot 8 Marmion Avenue, Butler which addresses the concerns raised by the City Planner in Report

No I20606 to the satisfaction of the City Planner and City Engineer;

- (b) a letter of undertaking from Smith Corporation advising Council that the company will be willing to enter into an arrangement with Council and other landowners in the Clarkson/Butler District for proportional contributions for the construction of Regional Roads and pedestrian underpasses/overpasses in the district;

- 4 subject to Point 3 above, authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

CARRIED

Appendix IV refers.

I20607 PROPOSED RETAINING WALLS IN EXCESS OF TWO METRES IN HEIGHT - "FAIRWAYS ESTATE" PT LOT 999 MOORE DRIVE, CURRAMBINE - [740-90026]

CITY PLANNER'S REPORT I20607

The City Planner reports on an application by G B Hill and Partners, Consulting Engineers, on behalf of Town and Country Bank for construction of retaining walls in excess of two metres in height for its Stage 6 subdivision at Pt Lot 999 on the Corner of Moore Drive and the Mitchell Freeway Reserve, Currumbine.

He advises that the nature of the terrain of the area necessitates extensive retaining and a co-ordinated approach will result in an acceptable outcome.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council authorises the construction of retaining walls greater than two metres in height for Stage 6 of the Fairways Estate, Pt Lot 999 Moore Drive, Currumbine, as proposed by Consulting Engineers G B Hill and Partners on behalf of the Town and Country Bank, subject to:

- 1 the detailed design being signed by a practising structural engineer;
- 2 the written consent of the affected adjoining landowners.

CARRIED

I20608 PROPOSED FENCING OF CUL-DE-SAC, COMO PLACE, JOONDALUP - [510-2660, 510-2868]

CITY PLANNER'S REPORT I20608

A six-signature petition has been received requesting Council to provide a fence along the boundary of Como Place, Joondalup where it abuts Candlewood Boulevard. The petitioners are all residents of Como Place and one of the main reasons for the request is child safety.

The City Planner advises that the suggested fence is contrary to Council policy and a more satisfactory outcome could be achieved by improved landscaping.

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

- 1 does not permit the construction of any additional fencing at the interface of Como Place and Candlewood Boulevard, Joondalup, as this would be contrary to its Uniform Fencing Policy;
- 2 advises the petitioners that the City will arrange for landscaping to be provided adjacent to the existing bollards in Como Place during the coming winter months.

CARRIED

I20609 PROPOSED ALFRESCO ADDITION AND PARKING ALTERATIONS, HEATHRIDGE SHOPPING CENTRE, LOT 740 CARIDEAN STREET, HEATHRIDGE - [30/895]

CITY PLANNER'S REPORT I20609

The City Planner reports on an application submitted by Thomas Massam on behalf of the strata company of the owners of Heathridge City Shopping Centre seeking Council approval to construct additions to Shop 11 on Lot 740 Caridean Street, Heathridge.

He advises that the addition entails extending the existing restaurant dining room over an existing drive-through and as a result substantially altering the parking layout but increasing the number of parking bays for the centre.

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

- 1 approves the application by T Massam on behalf of the owners of the Heathridge City Shopping Centre for additions to Shop 11, Lot 740 Caridean Street, Heathridge, in accordance with the submitted plans, subject to:

- (a) the provision of an additional fourteen car parking bays to the north of Shop 11, in accordance with submitted plans;
 - (b) standard and appropriate development conditions;
- 2 advises the applicant that it is prepared to approve the additions to the hardware shop in accordance with the previous application subject to:
- (a) a new form 1 Application to Commerce Development being submitted;
 - (b) standard and appropriate development conditions;
- 3 advises the applicant that the matter of previous applications for additions to the bicycle shop will be considered further in relation to Council's Cash-in-Lieu of Car Parking Policy.

CARRIED

I20610 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN NYARA CRESCENT AND CAMBERWARRA DRIVE, CRAIGIE - [510-596]

CITY PLANNER'S REPORT I20610

The City Planner reports on an application received to close the pedestrian accessway between Nyara Crescent and Camberwarra Drive, Craigie made on the grounds of vandalism and anti-social behaviour.

He advises that unless the City agrees to purchase the whole of the accessway adjacent to its Lot 671, closure cannot proceed.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council does not agree to the closure of the pedestrian accessway between Nyara Crescent and Camberwarra Drive, Craigie.

CARRIED

I20611 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN SAILFISH CLOSE AND REDFIN CRESCENT, BELDON - [510-946]

CITY PLANNER'S REPORT I20611

An application has been received from four adjoining property owners to close the pedestrian accessway between Sailfish Close and Redfin Crescent, Beldon. The residents have been experiencing increased amounts of vandalism and anti-social behaviour by some users of the accessway.

The City Planner advises that closure will be advertised for public comment if Council initiates closure procedures.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Sailfish Close and Redfin Crescent, Beldon subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

CARRIED

I20612 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN KYLIE WAY AND GOOLLELAL DRIVE, KINGSLEY - [510-1492]

CITY PLANNER'S REPORT I20612

The City Planner reports that the proposed closure of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley was advertised to gauge the opinions of the residents in the vicinity. One objection was received, however the objector does not live in the vicinity of the accessway and would not be affected by the closure.

He advises that closure of the accessway is supported as this will not affect pedestrian movement through the area.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council agrees to the closure of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley, subject to the benefiting landowners agreeing to meet all of the costs involved and accepting easements in favour of the City and SECWA in accordance with Council's policy.

CARRIED

I20613 CLOSURE OF A PORTION OF ROAD RESERVE GNOBAR WAY, MULLALOO - [319/243/31, 319/244/29]

CITY PLANNER'S REPORT I20613

Council, at its meeting on 23 August 1993 (Item H10830 refers) resolved to service notices under Section 400(1)(i) of the Local Government Act on the owners of Lots 243 (31) and 244 (29) Gnohar Way, Mullaloo requiring that the encroaching fence and retaining walls be removed from the road reserve and the ground restored to its original levels.

Council also resolved to investigate the option of the land within the road reserves being excised and acquired by the adjoining owners.

The City Planner advises that this matter has now been investigated but is considered not to be warranted.

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

- 1 does not agree to the closure of the road reserve in front of Lots 243 and 244 Gnohar Way, Mullaloo and the subsequent disposal of the land to the adjoining properties;
- 2 enforces the notice served under Section 400(1)(i) of the Local Government Act on the owners of Lot 244 (29) Gnohar Way, Mullaloo requiring that the encroaching fence be removed from the road reserve and the ground be restored to its original levels;
- 3 enforces the notice serviced under Section 400(1)(i) of the Local Government Act on the owners of Lot 243 (31) Gnohar Way, Mullaloo requiring that the encroaching retaining fence be removed from the road reserve and the ground be restored to its original levels.

CARRIED

I20614 REQUEST FOR STREET SETBACK VARIATION: GARAGE ADDITION, LOT 55 (29) PEIRSE WAY, MARMION - [1236/55/29]

CITY PLANNER'S REPORT I20614

The City Planner reports on an application submitted by Mr M Thorp on behalf of Mr T and Mrs K Lee for a setback relaxation to a proposed garage addition at Lot 55 (29) Peirse Way, Marmion.

He advises that the proposal incorporates a request to vary the primary street setback to a nil setback from Peirse Way which is considered unnecessary and detrimental to the local streetscape.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council refuses the application made by Mr M Thorp on behalf of Mr T and Mrs K Lee for a setback relaxation to a proposed garage addition at Lot 55 (29) Peirse Way, Marmion, as such a setback would detrimentally affect the streetscape in the immediate locality.

CARRIED

I20615 UNLAWFUL INDUSTRIAL USE OF LOT 95 (113) DUNDEBAR ROAD, WANNEROO - "ADVANCE MODULAR RETAINING WALLS" - [262/95/113]

CITY PLANNER'S REPORT I20615

The City Planner reports on the manufacture of retaining wall components without approval in the Rural zone.

He provides background details and advises that the manufacturer has been made aware that he must relocate to an industrial zone.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council initiates prosecution proceedings against Mr McMahon.

CARRIED

I20616 DEDICATION OF GEORGE GREY PLACE, EDGEWATER - [727-0]

CITY PLANNER'S REPORT I20616

The City Planner reports that Westrail has requested the Department of Land Administration (DOLA) to dedicate George Grey Place, Edgewater as a public street pursuant to Section 105 of the Public Works Act.

He advises that it would be far simpler to dedicate the road under Section 287 of the Local Government Act and DOLA has requested Council to consider a resolution to create a public street pursuant to Section 287.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council requests the Hon Minister for Lands to dedicate George Grey Place, Edgewater as a public street under Section 287 of the Local Government Act.

CARRIED

I20617 1994 ANNUAL AWARDS: IMPROVEMENT AND MAINTENANCE OF BUSINESS PREMISES IN INDUSTRIAL ZONES - [701-3]

CITY PLANNER'S REPORT I20617

The City Planner reports that since 1987 Council has participated in awards to encourage a high standard of maintenance of premises in industrial estates. A sub-committee carries out the evaluation of premises and Council's continued involvement is sought.

Cr Cooper nominated Cr Dammers.

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

1 nominates Cr Dammers to the Industrial Sites Evaluation Committee;

- 2 approves the presentation of commemorative plaques at a function to be held on 6 December 1994;
- 3 invites the President of the Wanneroo Chamber of Commerce and the Editors of the Wanneroo and Joondalup Community Times to participate and nominate their representatives to the Evaluation Committee.

CARRIED

I20618 APPOINTMENT TO WANNEROO GROUNDWATER ADVISORY COMMITTEE - [322-18-1]

CITY PLANNER'S REPORT I20618

The City Planner reports that the Water Authority of WA has advised that the terms of appointment of Frank Tedesco to the Wanneroo Groundwater Advisory Committee, as a landowner representative, expires on 30 June 1994.

The Water Authority has requested that Council nominates a replacement member and has pointed out that Mr Tedesco is eligible for a further three year term.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council advises the Water Authority of WA that it nominates Mr Frank Tedesco as a landowner representative to the Wanneroo Groundwater Advisory Committee.

CARRIED

I20619 GLENGARRY PRIMARY SCHOOL - ENVIRONMENT CENTRE PROJECT - [290-7]

CITY PLANNER'S REPORT I20619

The City Planner reports that the Glengarry Primary School is endeavouring to establish an environmental education centre at the school. The Education Department has given conditional endorsement for the establishment and resourcing of the centre.

A project committee comprising school staff, Parents' and Citizens' Association representative, Education Department personnel and (hopefully) representatives from the Cities of Stirling and Wanneroo has been formed to progress the centre. The school principal has also sought Council assistance for the project.

Council involvement with the Glengarry Primary School project is considered appropriate and nomination of a Councillor representative to the project committee is recommended.

Cr Lynn nominated Cr Curtis

MOVED Cr Lynn, **SECONDED** Cr Magyar that Council nominates Cr Curtis as representative to the Glengarry Primary School Environment Centre Project Committee.

CARRIED

I20620 PETITION - DOG EXERCISE BEACH, ILUKA - [765-20]

CITY PLANNER'S REPORT I20620

A 160-signature petition has been received regarding the establishment of a 500 metre dog exercise area along the beach 200 metres south of Burns Beach car park.

The City Planner advises that the suggested exercise beach is considered to be unsuitable for this purpose as it is difficult to access and is dangerous.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council does not establish the requested dog exercise area south of Burns Beach because it considers this to be an unsuitable location.

CARRIED

I20621 PROPOSED VODAFONE TELECOMMUNICATION FACILITY, RESERVE 32734 PADBURY - [770-25, 30/4248]

CITY PLANNER'S REPORT I20621

Council at its meeting on 23 February 1993 (Item I90256 refers) considered an application submitted by Vodafone Pty Ltd for the installation of a telecommunication tower on Reserve 32734 Padbury and resolved to advertise the proposal in newspapers for a period of one month to gauge public opinion.

The City Planner reports that advertisements were published in "The West Australian" and "Wanneroo Times" inviting public comment and no written submissions have been received.

Correction

Cr Freame advised Council that a letter had been received and wished this to be recorded in the Minutes.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council advises Vodafone Pty Ltd that it raises no objection to the installation of a telecommunications tower on Reserve 32734 Padbury but strongly encourages the establishment of a lattice structure to permit the possibility for multiple use of the structure in the future.

CARRIED

**I20622 PROPOSED OPTUS TELECOMMUNICATIONS TOWER ON LOT 977 (15)
BURLOS COURT, JOONDALUP - [3705/977/15]**

CITY PLANNER'S REPORT I20622

The City Planner reports on an application submitted by Optus Communications Pty Ltd to accommodate a telecommunications tower and associated facilities on Council's community purpose site located at Lot 977 (15) Burlos Court, Joondalup.

The City Planner provides an assessment of the proposal and recommends that prior to Council making a decision on this matter, the proposal be advertised for public comment.

ADDITIONAL INFORMATION

The City Planner advised that since compiling the report, subsequent discussions have taken place with Optus regarding the preferred location for the telecommunications facility within Council's community purpose site.

Attachment No 4 of the report identifies the facility being located almost in the centre of the site. It has been decided that from a planning point of view the facility would be better located along the eastern boundary of the site adjacent to the Candlewood Boulevard Shopping Centre. (Appendices XI and XII refers). This will allow Council a better utilisation of the site to accommodate future development.

The Town Clerk advised that correspondence had been received from the Member of Wanneroo, Mr Wayde Smith dated 8 June 1994 requesting deferral of this item until such time a proper community consultation is achieved.

RECOMMENDATION

That Council advises Optus Communications Pty Ltd that prior to making a decision regarding the proposed telecommunication facility on Lot 977 (15) Burlos Court, Joondalup, it requests that the proposal for a telecommunications tower capable of supporting a second carrier be advertised for public comment for a period of 30 days.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council approves the proposed telecommunication facility on Lot 977 (15) Burlos Court, Joondalup being located along the eastern boundary of the site adjacent to the Candlewood Boulevard Shopping Centre.

CARRIED

Appendices XI and XII refers.

I90606 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I30601 ANNUAL SUPPLY TENDERS - TENDER NUMBERS 25-94/95, 26-94/95, 27-94/95 AND 31-94/95 - [208-25-94/95, 208-26-94/95, 208-27-94/95 AND 208-31-94/]

CITY TREASURER'S REPORT I30601

The City Treasurer reports on tender submissions received for the supply and delivery of protective footwear, tyres, PVC pipe and fittings and bulk liquid sodium hypochlorite.

Cr O'Grady declared an interest in this item.

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

1 accepts for the 1994/95 financial year the following tenders for the supply of goods and services as outlined on Attachments A to D to Report I30601;

(a) **Tender No 25-94/95**
Supply and Delivery of Protective Footwear

Comfortwear Footwear WA be awarded all items on Attachment A to Report I30601;

(b) **Tender No 26-94/95**
Supply, Delivery and Fitting of Tyres

Beaurepaires be awarded all items on Attachment B and C to Report I30601;

(c) **Tender No 27-94/95**
Supply and Delivery of PVC Pipe and Fittings

Swan Irrigation be awarded all items on Attachment D to Report I30601;

2 accepts for the triennium period 1994/95 to 1996/97 inclusive the following tender for the supply of goods and services as outlined on Attachment E to Report I30601;

(a) **Tender No 31-94/95**

Supply and Delivery of Bulk Liquid Sodium Hypochlorite

CSBP & Farmers Ltd be awarded all items on Attachment E to Report I30601 for a 3 year period;

3 endorses the signing of the tender documents.

CARRIED

Cr O'Grady abstained from voting.

Appendices V and VI refers.

I30602 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT I30602

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 \$66,915.

MOVED Cr Cooper, **SECONDED** Cr Curtis 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 - 8 June 1994.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix VII refers.

I30603 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30603

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

- 1 Miss Jolene Cullen, 48 Poynter Drive, Duncraig - selected to represent the West Australian School Sports Association in the State Under Sixteen Schoolgirls Touch Football Team.
- 2 West Coast Skating Club, c/o Ms S Curtis, 16 Dolphin Way, Beldon. The club's junior precision team "Les Petites Roulettes" comprising 14 young ladies within the

City of Wanneroo will travel to Brisbane on 6 August for the 1994 National Rollersports Championships.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council donates to:

Miss Jolene Cullen - \$50.00;
West Coast Skating Club - \$400.00

to assist with costs in representing Western Australia.

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

CARRIED

I30604 SURPLUS EQUIPMENT - [010-0]

CITY TREASURER'S REPORT I30604

The City Treasurer advises that tenders were called for the following equipment which is surplus to requirements:

- 1 Various bore pump motors and reticulation controllers;
- 2 Two-way radios (VHF/UHF) and base stations.

He reports on the tender submissions received.

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

- 1 accepts the tender from Elliotts Irrigation for the purchase and removal of the surplus reticulation equipment;
- 2 declines all tenders for the purchase and removal of the two-way radio equipment, and seeks bids by private treaty for the items;
- 3 makes the necessary entries in the Asset Register to reflect the disposal of the items.

CARRIED

I30605 FUNDING APPLICATION FOR JOONDALUP COMMUNITY FOUNDATION - [314-4]

DEPUTY TOWN CLERK'S REPORT I30605

The Joondalup Community Foundation has requested that Council supports it by contributing to its ongoing operating costs.

The Deputy Town Clerk advises that many of the missions and objectives of the Foundation are similar to those of Council's Recreation and Cultural Services Department and considers it inappropriate to fund an organisation that duplicates one of Council's existing departments. Whilst it may not be appropriate to fund the Foundation itself, Council may give consideration to funding festivals and other activities conducted by the Foundation.

The Deputy Town Clerk reports on a request from the Joondalup Community Foundation and the Wanneroo Festivals Committee for funding of \$2,000 for the Joondalup Spirit of Christmas Festival.

RECOMMENDATION

That Council:

- 1 does not provide funding to the Joondalup Community Foundation for the ongoing operating costs;
- 2 supports the Joondalup Spirit of Christmas Festival by providing sponsorship of \$5,000 and list in the 1994/95 draft Budget the sum of \$5,000 for the Spirit of Christmas Festival.

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

- 1 consideration of providing funding to the Joondalup Community foundation for the ongoing operating costs be deferred and referred back to the next meeting of Council;
- 2 Council supports the Joondalup Spirit of Christmas Festival by providing sponsorship of \$5,000 and list in the 1994/95 draft Budget the sum of \$5,000 for the Spirit of Christmas Festival.

CARRIED

I90607 COMMUNITY SERVICES

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

CARRIED

REPORTS

I40601 OFFENSIVE TRADE APPLICATION - FISH PROCESSING ESTABLISHMENT - [30/2908]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40601

An application has been received from Mr Neville Gale of 11 Debden Place, Carine to establish an offensive trade, namely a fish processing establishment within Advantage Supermarket, Lakeside Shopping Centre, Joondalup.

In accordance with the Model Health By-laws Series "A" the applicant advertised his intentions in the West Australian Newspaper on 29 March 1993 and no objections were received.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council approves the establishment of an offensive trade (fish processing establishment) within Advantage Supermarket, Lakeside Shopping Centre, Joondalup, subject to the premises complying in all respects with the provisions of the Health Act, By-laws and Regulations made thereunder.

CARRIED

I40602 ALIA LIBRARY DELEGATION TO THE PEOPLE'S REPUBLIC OF CHINA - [240-2]

CITY LIBRARIAN'S REPORT I40602

The Australian Library and Information Association has extended an invitation to the City Librarian to participate in the Australian Librarians Delegation to the People's Republic of China in October 1994.

The City Librarian outlines details of the proposed delegation and advises that as planning for the replacement Mobile Library and the new Joondalup City Library are now well underway, participation in the delegation is not considered appropriate.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council declines the invitation from the Australian Library and Information Association for the City Librarian to participate in the Australian Librarians' Delegation to the People's Republic of China in October 1994.

CARRIED

I90608 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Lynn, **SECONDED** Cr O'Grady that the Reports of the Policy and Special Purposes Committee Meeting held on 1 June 1994 be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, Mayor	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	M J GILMORE	South Ward
	G A MAJOR - from 5.44pm	South-West Ward
	L A EWEN-CHAPPELL - Observer from 6.14pm	Central
	Ward	
	S P MAGYAR - Observer	Central Ward
	B J MOLONEY - Observer	South Ward
	K H WOOD - Observer from 5.37 pm	South Ward
	A B HALL - Observer	South Ward
	G W CURTIS - Observer, Deputising for Cr Major to 5.44 pm	South-West
	Ward	

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Planner:	O G DRESCHER
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
City Engineer:	R T MCNALLY
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

APOLOGIES

Apologies for absence were tendered by Crs MacLean and Lynn.

CONFIRMATION OF MINUTES

The Minutes of Policy and special Purposes Committee Meeting held on 18 May 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

MEETING TIMES

Commenced: 5.35 pm.

Closed: 7.01 pm.

REPORTS

I50601 1995 MUNICIPAL ELECTIONS - [801-1]

TOWN CLERK'S VERBAL REPORT I50601

The Town Clerk outlined briefly the history of the proposal to divide the municipal district into 10 wards each comprising approximately 20,000 electors and represented by two elected members. A plan had been prepared showing the proposed boundaries. In conjunction with this proposal Council had requested an amendment to the Local Government Act to provide for the conduct of municipal elections, as an option on the basis of a four year term of office with elections held every two years for one half of the members of Council.

In April 1994, in response to a letter from the Town Clerk, the Hon Minister for Local Government advised:

"I have requested the Department of Local Government to provide me with a report on available options to implement the proposed changes in time for the 1995 Local Government elections and on the impact of any such changes on other legislative priorities. I expect to receive and consider that report shortly.

The Town Clerk suggested it would seem appropriate to seek a deputation with the Minister to ascertain the latest position and more importantly to obtain the Government's position from the Minister in relation to the matters of "splitting the City".

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

- 1 commence proceedings to enable the City of Wanneroo to have by the 1995 elections:
 - (a) a 4x2 term of office for Councillors;
 - (b) 10 Wards with two Councillors in each ward;
- 2 seeks a deputation with the Minister to discuss Council's concerns relating to the 1995 Municipal elections and to seek the Minister's advice relating to the question of "splitting the City".

CARRIED

Cr Major dissented.

I50602 COUNCIL MEETING STRUCTURE - [702-0]

TOWN CLERK'S VERBAL REPORT I50602

The Town Clerk requested direction from Councillors on the request at the Policy and Special Purposes Meeting held in April 1994, for portfolios incorporating operational areas of Council being allocated to Councillors.

MOVED Cr Curtis, **SECONDED** Cr Lynn that this matter be deferred and a further report be prepared by the Town Clerk on options for consideration by the Committee in September 1994.

CARRIED

I50603 1994/95 BUDGET - BRIEFING SESSIONS

TOWN CLERK'S VERBAL REPORT I50603

The City Treasurer submitted a Memorandum outlining Budget documentation deadlines and suggested dates for meetings to be held with Department Heads and Councillors.

MOVED Cr Curtis, **SECONDED** Cr Lynn that the dates set out in the memorandum dated 1 June 1994 for Budget briefing sessions be circulated to all Councillors.

CARRIED

Appendix VIII refers.

I50604 GRATUITY PAYMENTS TO STAFF - DELEGATION OF AUTHORITY - [404-0]

TOWN CLERK'S REPORT I50604

The Town Clerk reports that problems are being experienced with the current practice of submitting requests from Department Heads to Council, seeking formal approval to make a gratuity payment to a staff member, in accordance with the current policy B2-11, prior to advice being given to the Treasury to draw a cheque for the relevant amount.

To expedite matters, it is proposed that the Town Clerk be delegated the necessary authority to approve all requests for gratuity payments, in line with the existing policy, and that Policy B2-11 be amended to reflect this change.

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council adopts the draft Amended Policy as detailed in Attachment No 1 to Report I50604.

CARRIED

Appendix IX refers.

I50605 AMENDMENT TO HEALTH AND SAFETY POLICY - [405-0]

DEPUTY TOWN CLERK'S REPORT I50605

The existing Health and Safety Policy has been in place for seven years. During this time there have been substantial legislative changes to the Occupational Health, Safety and Welfare Act resulting in Council being required to examine its current management practices and devise new strategies and directions in order to achieve its Health and Safety objectives.

Accordingly the policy needs to be revised so as to incorporate current best practice reflecting the above changes, and the Deputy Town Clerk submits a draft revised Health and Safety Policy Statement for Council's consideration.

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

- 1 adopts the revised Health and Safety Policy Statement, as detailed in Appendix I hereto;
- 2 the Policy Statement be signed by the Town Clerk and each Department Head in order to reflect the full commitment of management, prior to the Statement being posted on the various noticeboards and distributed to all staff.

CARRIED

Appendix X refers.

I50606 REQUEST FOR STREET SETBACK VARIATION: CARPORT ADDITION, LOT 396 (16) TRACY TURN, WOODVALE - [2018/396/16]

CITY PLANNER'S REPORT I50606

The City Planner reports on an application from Mr J Buckingham for carport additions to a single house located at Lot 396 (16) Tracy Turn, Woodvale. He advises that the proposal incorporates a request to vary the primary street setback to 0.5 metres.

RECOMMENDATION

That Council:

- 1 rejects the application made by Mr J Buckingham for a further setback relaxation to a proposed carport addition at Lot 396 (16) Tracy Turn, Woodvale, as such a setback would detrimentally affect the streetscape in the immediate locality;

2 modifies its Residential Planning Codes Policy (J3-10) by inserting the following after the paragraph relating to truncations:

"PRIMARY STREET SETBACK

For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or garage, whether attached to a dwelling or not, may be constructed up to 3.0 metres of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8(a) and the required number of car parking bays can be accommodated on site.

SECONDARY STREET SETBACK

Notwithstanding that Clause 1.5.5(c) of the Codes allows a carport or garage to be built up to the boundary of a secondary street, all driveways must provide 1.5 metre sight truncations in accordance with Council's Fencing and Private Tennis Court Floodlighting By-Laws. It is preferred that all buildings be set back at least 1.5 metres from a secondary street.

STREETSCAPE

The preferred configuration is for portion of the dwelling to be set forward of a carport or garage, but where a carport or garage is set forward of the dwelling, whether attached or not, the elevation of such carport or garage should not represent more than half of the total elevation visible from the primary street."

MOVED Cr O'Grady, **SECONDED** Cr Ewen-Chappell that Council approves the application made by Mr J Buckingham for a further setback relaxation to a proposed carport addition at Lot 396 (16) Tracy Turn, Woodvale.

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

MOVED Cr O'Grady, **SECONDED** Cr Ewen-Chappell that consideration of this matter be deferred and a further report be submitted to the Policy and Special Purposes Committee.

CARRIED

I50607 RURAL STORES POLICY: REVIEW - [30/2363, 702-1, 790-680]

CITY PLANNER'S REPORT I50607

Council has deferred a request by Mr G Macri to rezone Lot 32 (10) Menchetti Road, Neerabup to accommodate a rural store pending a report to the Policy and Special Purposes Committee reviewing Council's Rural Stores Policy (Item I20431 refers).

The City Planner outlines the background to Council's Rural Stores Policy and advises that as Mr Macri's property is not included in the rural store location promoted by Council's policy the application for rezoning is not supported.

Cr Hall entered the Chamber at this point, the time being 8.15 pm.

RECOMMENDATION

That Council:

- 1 makes no changes to its Rural Stores Policy;
- 2 does not initiate an amendment to Town Planning Scheme No 1 to allow Lot 32 (10) Menchetti Road, Neerabup to operate as a rural store, as submitted by Mr G Macri, for the following reasons:
 - (a) the proposal contravenes Council's Rural Stores Policy;
 - (b) any amendment to the adopted Rural Stores Policy will undermine the objectives and intentions of a unified and co-ordinated approach to the servicing of local communities;
 - (c) support for the amendment will establish an undesirable precedent for further ad hoc development of rural stores within the rural area.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council support the request from Mr Macri to rezone Lot 32 (10) Menchetti Road, Neerabup to accommodate a rural store. **LOST**

MOVED Cr Lynn, **SECONDED** Cr O'Grady that consideration of this matter be deferred and referred back to the Policy and Special Purposes Committee.

CARRIED

I50608 TOWN PLANNING APPEAL DECISION - WHITFORD CINEMA COMPLEX
- [30/300, 790/687]

CITY PLANNER'S REPORT I50608

The City Planner's report on the Town Planning Appeal Tribunal's decision to approve a six cinema complex at Whitford Shopping Centre submitted to Policy and Special Purposes Committee in May 1994 was deferred and referred back for further consideration at this next meeting.

The City Planner reports that this matter has been referred to Council and they recommend a further sub-clause be added to the Town Planning Scheme to introduce provisions in the Scheme Text relating to the development of cinema complexes.

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

- 1 supports Amendment No 687 to Town Planning Scheme No 1 to introduce provisions to the Scheme Text relating to the development of Cinema complexes;
- 2 forward the documentation for Amendment No 687 to the minister for Planning for preliminary approval to advertise.

CARRIED

I50609 RATES - PENALTY - [018-21]

The City Treasurer advises that at this time each year the matter of imposition of a penalty on rates outstanding at 31 January next is considered.

He outlines the background of the 10% penalty clause, imposed in 1989/90, and suggests that a policy be formulated to alleviate the need for the submission of an annual report on the subject.

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

- 1 adopts the following policy in relation to rates:

"that a penalty of 10% be imposed annually on 31 January on rates outstanding at the close of business on that date, such imposition being applied in strict compliance with the provisions of Section 550A of the Local Government Act";
- 2 amends its Policy Manual accordingly.

CARRIED

I90609 BUSINESS FOR INFORMATION

MOVED Cr Lynn, **SECONDED** Cr Curtis that the Business for Information Reports be received.

CARRIED

REPORTS

I60601 APPEAL DETERMINATION: LOT 12 (26) TIFWAY PLACE, CARABOODA - [740-91599]

CITY PLANNER'S REPORT I60601

The City Planner reports that the Minister for Planning has dismissed the appeal by Mrs L Trpchev to subdivide 12 (26) Tifway Place, Carabooda into two lots.

The City Planner provides background information and advises that Council did not support the proposed subdivision.

MOVED Cr Lynn, **SECONDED** Cr Curtis CITY PLANNER'S REPORT I60601
be received.

CARRIED

I60602 ENVIRONMENTAL IMPACT ASSESSMENT OF MAJOR METROPOLITAN REGION SCHEME AMENDMENTS - [319-7-1]

CITY PLANNER'S REPORT I60602

Council at its meeting in February 1994 resolved that a deputation from the city of Wanneroo meet with the Hon Minister for the Environment to discuss Council's concerns regarding environmental impact assessment of the current programme of Metropolitan Region Scheme Amendments within the City.

The City Planner reports that in correspondence to Council following the deputation, the Minister has reiterated the need (expressed during the deputation) for more effective interaction between the environmental impact assessment and land use planning processes. It is also understood that the new Town Planning Bill (anticipated for introduction into parliament during May) will address such interactions. A report on the Town Planning Bill will be presented to Council in due course.

MOVED Cr Lynn, **SECONDED** Cr Curtis that the CITY PLANNER'S REPORT I60602 be received.

CARRIED

I60603 RURAL FLY CONTROL PROSECUTION - [465/16/281, 855-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60603

The City Environmental Health manager reports on the result of a recent prosecution resulting from fly breeding.

Mr Ly Vu entered a plea of guilty to a charge that being the occupier of land caused to be placed on the land manure which was likely to attract and be a breeding place for flies where such manure was not covered, protected, treated or dealt with in such manner as to effectively prevent it attracting or being the breeding place for flies contrary to Regulation 4 of the Fly Eradication Regulations 1961.

Mr Vu was fined \$100 with a contribution to costs of \$280.00.

MOVED Cr Lynn, **SECONDED** Cr Curtis that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60603 be received.

CARRIED

I60604 RAVE PARTIES - [863-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60604

At its meeting on 9 March 1994, Council resolved to request the City's solicitors to provide legal opinion on the feasibility of legislation control over such activities as rave type parties.

Council's solicitors, Kott Gunning, have advised that Section 228 of the Local Government Act has powers to make by-laws for the prohibition, regulation and abatement of nuisances. Rave parties by their very nature often would be classified as a nuisance.

The City Environmental Health Manager submits information from Kott Gunning and advises that as existing legislation being applied to rave parties, in most instances, only provides for action after such an event, the adoption of suitable by-laws could afford Council control measures with which to ensure that these occurrences are subject to approval by Council with the imposition of conditions that would consider the effect on surrounding residents.

MOVED Cr Lynn, **SECONDED** Cr Curtis that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60604 be received.

CARRIED

I60605 PETITION - NOISE COMPLAINT - [3065/811/6]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60605

A 3-signature petition has been received from residents in Grantala Close, Ocean Reef regarding music emanating from another residence in that street.

The City Environmental Health Manager reports that a Noise Officer has visited the subject home to advise the occupants of their obligations under the Environmental Protection Act 1986.

MOVED Cr Lynn, **SECONDED** Cr Curtis that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60605 be received.

CARRIED

I60606 HISTORIC PHOTOGRAPHIC COLLECTION - COMMUNITY HERITAGE GRANT APPLICATION - [240-12]

CITY LIBRARIAN'S REPORT I60606

The National Library of Australia has invited applications for 1994 Community Heritage Grants. Amounts of up to \$5,000 are available to organisations to address preservation of documentary collections of community and national significance.

The City Librarian reports that Council has developed a collection of approximately 33,000 photographs and negatives, covering the City's history from before 1900. Currently housed in the Administration Department's Graphic section, the photographic collection faces problems due to:

- limited subject access
- inability to retrieve by specific topics
- lack of collection control
- unauthorised borrowing and subsequent losses

The collection has been identified for incorporation into the Local Studies section of the new Joondalup City Library, due to open in 1996.

The City Librarian advises that an application for a Community Heritage Grant has been submitted as a possible means of commencing reorganisation of the collection this year. The City has requested \$4,984.08 from the grant while offering "in-kind" support to the value of \$2,481.59.

MOVED Cr Lynn, **SECONDED** Cr Curtis that CITY LIBRARIAN'S REPORT I60606 be received.

CARRIED

I90610 TOWN CLERK'S REPORT

MOVED Cr Cooper, **SECONDED** Cr Curtis that the Town Clerk's Reports be received.

CARRIED

**I90611 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE
COMMON SEAL - [200-0-1]**

Document: Withdrawal of Caveat
Parties: City of Wanneroo and McDonalds Properties (Aust)
Pty Ltd
Description: Lot 659 Belridge Shopping Centre
Date: 24 May 1994

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Amalgamated Food and Poultry
Pty Ltd
Description: Lot 660 Belridge Shopping Centre
Date: 24 May 1994

Document: Deed
Parties: City of Wanneroo and P W C Lane
Description: Copyright Agreement
Date: 24 May 1994

Document: Deed
Parties: City of Wanneroo and L A Menchetti
Description: Copyright Agreement
Date: 24 May 1994

Document: Deed
Parties: City of Wanneroo and C Sinagra
Description: Deed
Date: 24 May 1994

Document: Deed
Parties: City of Wanneroo and W Trichet
Description: Copyright Agreement
Date: 24 May 1994

Document: Deed
Parties: City of Wanneroo and R P Trichet
Description: Copyright Agreement
Date: 26 May 1994

Document: Lease
Parties: City of Wanneroo and Padbury Pre-School
Description: Lot 699 Carey Road, Padbury
Date: 26 May 1994

Document: Lease
Parties: City of Wanneroo and C W Duncan and T M Crosbie
Description: Management of Golf Services - Carramar Golf
Course
Date: 26 May 1994

Document: Grant of Easement
Parties: City of Wanneroo and N P and T Stazzonelli
Description: Lot 500 and 23 Wanneroo Road, Kingsley
Date: 30 May 1994

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

CARRIED

**190612 CITY OF WANNEROO NOMINEE: YANCHEP NATIONAL PARK
ADVISORY COMMITTEE - [727-8-1]**

In 1991 Councillor Waters was nominated as the Council representative on the Yanchep National Park Advisory Committee (Item F20747 refers). This nomination was for a period of three years and expires on 1 November 1994.

The Department of Conservation and Land Management has written to Council inquiring as to whether Councillor Waters intends continuing as Council's nominee on the Yanchep National Park Advisory Committee in light of her appointment as Mayor. As Councillor Waters has indicated she will not be in a position to continue as the nominated representative, it is necessary for Council to nominate a representative to serve the balance of her term to November 1994.

MOVED Cr Cooper, **SECONDED** Cr Hall that Cr O'Grady be nominated as Council's Deputy representative on the Yanchep National Park Advisory Committee.

CARRIED

190613 EAST WANNEROO NOMENCLATURE WORKING GROUP - [312-3]

At its February meeting last year (Item H20246) Council resolved to form an East Wanneroo Nomenclature Working Group to advise it on the matter of determining new locality boundaries and locality names for the East Wanneroo area which is now subject to urbanisation proposals.

Unfortunately, when Council recently dealt with the nomination of Councillors to the various Advisory Committees and similar groups, this committee was overlooked. A meeting of this committee is scheduled for 17 June 1994, so urgent consideration of this matter is now sought.

Three Councillors need to be nominated for this committee, one for each of the three Wards involved in this area (ie the South, Central and North Wards).

MOVED Cr Ewen-Chappell, **SECONDED** Cr Freame that Crs Cooper (Central Ward representative), Waters (North Ward

representative) and Wood (South Ward representative) be nominated to the East Wanneroo Nomenclature Working Group.

CARRIED

I90614 DESTRUCTION OF SORRENTO COMMUNITY HALL: SORRENTO PLAYGROUP - RENTAL ASSISTANCE - [635-7-1]

On Monday, 23 May 1994, the Sorrento Community Hall was severely damaged by the storms which struck Perth. The roof of the building was torn off and the hall received major structural damage as a result. Initial reports from Council's Building Department is that the hall will take up to eight weeks to repair.

All user groups with the exception of the Sorrento Playgroup Association, have been relocated to other Council facilities. The Sorrento Playgroup (the major user of the facility) requires the use of a hall Monday - Friday, 9.00am - 3.30pm. A search of Council facilities in the Sorrento/Duncraig, Warwick/Greenwood and Craigie Regional zones have failed to locate a suitable facility for the Playgroup to continue operations.

As a result, the Playgroup has approached the Duncraig Uniting Church for use of its facilities during the above times. The Church Club has agreed in principle to this arrangement; however, a facility hire fee or donation will be charged. This donation has been set at a rate of \$6 per hour. The Playgroup will require the hall for 25 hours per week; the donation, therefore, equates to \$150 per week.

The Sorrento Playgroup Association is a non-profit organisation and does not have funds available for the hire of a hall and, as this is an emergency situation, is seeking Council support.

The Sorrento Playgroup has used the Sorrento Community Hall for the past 14 years and caters for some 110 children and families in the Sorrento Area. Council's support in this case would allow the operations of the playgroup to continue.

MOVED Cr Lynn, **SECONDED** Cr Wood that Council agrees to assist the Sorrento Playgroup Association by means of financial assistance of \$150 per week required to hire facilities at the Duncraig Uniting Church until repairs have been carried out to the Sorrento Community Hall.

CARRIED

I90615 LEAVE OF ABSENCE - [702-3]

Cr Dammers has requested leave of absence from Council business during the period 10 June to 24 June 1994 inclusive.

MOVED Cr Cooper, **SECONDED** Cr Freame that the leave requested by Cr Dammers be granted.

CARRIED

I90616 NEW COUNCILLOR TRAINING 25-26 JUNE 1994 - [202-12]

The Department of Local Government and the Municipal Training Services have once more organised a 2 day seminar to provide new Councillors with training.

This two day seminar has been designed in conjunction with the Local Government Professional Development Committee to introduce newly-elected Councillors to the skills and knowledge they will need in order to effectively represent their community.

The seminar provides a wide range of speakers on issues that are important to every elected member.

In addition, Councillors will have the opportunity to meet representatives of the Western Australian Municipal Association (WAMA), the Institute of Municipal Management (IMM) and the Department of Local Government.

The Hon Paul Omodei, Minister for Local Government, has expressed his support for this seminar. He has indicated that he believes it incumbent upon new Councillors to attend the course and that the costs should be met by Councils.

A formal dinner will be held at the Hyatt Hotel on Saturday evening, with the guest speaker being Barry McKinnon. Participants have been encouraged to bring a partner.

Costs associated with the seminar are :-

Registration	\$150.00
+ Dinner	\$ 65.00
+ Partner attendance at dinner	\$ 65.00

Should attending delegate seek accommodation at the Hyatt Hotel on the evening of the dinner a room rate of \$150.00 has been negotiated.

Crs Lynn, Hall, O'Grady and Magyar declared an interest in this item.

MOVED Cr Wood, **SECONDED** Cr Ewen-Chappell that Crs Lynn, Hall, O'Grady and Magyar be nominated to attend the Department of Local Government and the Municipal Training Services 2 day training seminar (25-26 June 1994) for new Councillors - Members Conferences Account No 20006.

Crs Lynn, Hall, O'Grady and Magyar abstained from voting.

RESIGNATION OF DEPUTY TOWN CLERK - [404-0]

The Town Clerk advised that the Deputy Town Clerk, Mr A Robson, had tendered his resignation effective from 27 July 1994.

He recorded his appreciation to the Deputy Town Clerk for his assistance to the City of Wanneroo.

MOTIONS FOR FURTHER ACTION

Cr Dammers left the Chamber at this point, the time being 8.46 pm.

WOMEN'S REFUGE CENTRE - LOT 976 BURLOS COURT JOONDALUP - [30/4252]

Cr Hall requested information on the planning requirement of a open style fencing on the perimeter of the Women's Refuge Centre - Lot 976 Burlos Court Joondalup.

The City Planner advised that a report had been prepared and would be forwarded to Cr Hall.

MOTIONS FOR REPORT

190617 INTERNATIONAL COUNCIL FOR THE LOCAL ENVIRONMENTAL INITIATIVES - [702-0]

Cr Major requested a report on the feasibility of the City of Wanneroo joining the International Council for the Local Environmental Initiatives which is based in Toronto.

RESOLVED that a report on the feasibility of the City of Wanneroo joining the International Council for the Local Environmental Initiatives based in Toronto be submitted to Council.

190618 RELOCATION OF HILLARYS PRE-SCHOOL BUILDING CURRENTLY LOCATED AT THE CORNER OF SHACKLETON AVENUE AND NEW ENGLAND DRIVE HILLARYS - [895-11,C.061-416-01]

Cr Curtis requested a report on the possibility of Council using the Hillarys Pre-school building use in the community.

RESOLVED that a report on the possibility of Council using the Hillarys Pre-school building for use in the community be submitted to Council.

**I90619 POLICY AND SPECIAL PURPOSES COMMITTEE STRUCTURE -
[702-0]**

Cr Freame requested a report on the structure of the Policy and Special Purposes Committee and how it can be altered to allow Councillors to be more actively involved in the decision making.

RESOLVED that a report be submitted to the Policy and Special Purposes meeting on the structure of the Policy and Special Purposes Committee to allow Councillors to be more actively involved in the decision making.

Cr Dammers entered the Chamber at this point, the time being 8.55 pm.

**I90620 MISSING COSTUME ACCESSORIES - THIRD FLOOR FOYER -
[013-4]**

Cr O'Grady requested a report on the value and insurance coverage of the Costume Accessories which have been reported as missing from the display units on the third floor foyer.

RESOLVED that a report be submitted to Council on the value and insurance coverage of the items which have been reported as missing from the display units on the third floor foyer.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING, IF GIVEN DURING THE MEETING

Nil

PUBLIC QUESTION/COMMENT TIME

THERE THEN FOLLOWED A 15-MINUTE PERIOD OF QUESTION/COMMENT TIME, DURING WHICH QUESTIONS WERE PUT OR COMMENTS MADE BY THE PUBLIC ON BUSINESS DISCUSSED DURING THE COURSE OF THE MEETING.

MOVED Cr Curtis, **SECONDED** Cr Ewen-Chappell that the meeting adjourn for a short period, the time being 9.07pm.

CARRIED

CONFIDENTIAL BUSINESS

MOVED Cr Dammers, **SECONDED** Cr Curtis that the meeting resume and be held behind Close Doors, the time being 9.17 pm.

CARRIED

I90621 RESIGNATION - DEPUTY TOWN CLERK - [404-0]

MOVED Cr Dammers, **SECONDED** Cr Freame in accordance with Standing Orders By-Law 197 the Town Clerk be authorised to place an appropriate advertisement in local newspapers and a newspaper circulating in the Eastern States inviting applications for the position of Deputy Town Clerk.

CARRIED

MOVED Cr Dammers, **SECONDED** Cr Cooper that the Meeting be held with the doors open.

CARRIED

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 22 JUNE 1994.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.20 pm, the following Councillors being present at that time:

COUNCILLORS: WATERS
 FREAME
 O'GRADY
 MAGYAR
 DAMMERS
 COOPER
 EWEN-CHAPPELL
 WOOD
 MAJOR
 CURTIS
 LYNN

I10600

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL MEETING

8 JUNE 1994

I10601

CITY OF WANNEROO REPORT NO I10601

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 8 JUNE 1994
FILE REF: 208-6
SUBJECT: ENGINEERING DEPARTMENT'S ANNUAL TENDERS

Tenders were advertised in April to cover the Engineering Department's annual material supply and works services contracts for the 1994/95 financial year. Tenders closed on 29 April and the rates tendered are detailed on Attachments 1 to 20.

Generally, tenders conforming to specifications and providing the lowest tender rates are recommended to Council for acceptance. Additional information on a number of tenders and divergence from this recommendation process are outlined below.

Tender No 8-94/95 - Supply and Laying of Bituminous Concrete

Pioneer Asphalts Pty Ltd has submitted the lowest tender prices for all bituminous concrete mixes. This company has undertaken Council's asphalt works for the past fourteen years with the service, workmanship and quality of the product generally being of a high standard.

Tender No 9-94/95 - Supply and Delivery of Asphalt Products

Asphalt products are used by the Engineering Department road maintenance crews for road reinstatement following service installations, road widening works associated with traffic management projects and road maintenance works.

The asphalt is delivered to the Works Depot in trucks specifically designed for cartage of hot asphalt. The asphalt is then loaded onto road maintenance trucks. The combination of the asphalt price and the delivery charge to Zone 3 is, therefore, the main criteria when considering the tender submissions. The diorite 5mm is the major material used by the Engineering Department with the average delivered load being 5 tonne.

Overall, The Readymix Group provides the lowest submissions for the supply of the diorite asphalt products to the Works Depot and is recommended accordingly.

Tender No 10-94/95 - Supply and Laying of Concrete Kerbing

Tender No 10-94/95 for the supply and laying of concrete kerbing covers a number of items of kerbing profiles and surface types.

While the tender prices vary between the various profiles and surface types, it is impractical to engage different contractors for the individual kerbing profiles. Generally, a combination of kerbing profiles is required on projects and, for efficient and cost effective completion of the kerbing phases, it is necessary to engage a single contractor.

Overall, Comkerb has submitted the lowest tender rates for the supply and laying of concrete kerbing. Comkerb undertook Council's kerbing construction works in the past two years to a satisfactory standard and is recommended accordingly.

Tender No 11-94/95 - Supply and Delivery of Crushed Limestone

The crushed limestone road bases, Mixes 1 and 3, are used primarily on major road projects and is delivered to site by utilising both Council and the supplier's trucks. The Mix 1 specification is currently under review and the low tender of BGC Contracting is recommended accordingly. WA Limestone provides the overall lowest tender for the supply and delivery of Mix 3.

The crushed limestone road base, Mix 2, is used primarily for road maintenance works, service trench reinstatement and road widening projects. A majority of the limestone is delivered to a stockpile at the Works Depot (zone 3). This mix requires additional crushing to provide finer, high quality road base material suitable for these smaller type projects. Quality of product is important and, generally, the basic cost is much higher than that for Mixes 1 and 3. WA Limestone provides the overall low tender and is recommended accordingly.

Tender No 12-94/95 - Supply of Bitumen Emulsion Stabilised Limestone

The 2% bitumen mix is used on major road projects and needs to be carted to all zones. The combined material and delivery costs are summarised below:

	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>
WA Limestone	25.20	24.95	24.65	25.25
Readymix Group	24.18	23.75	23.40	25.18

The 2½% bitumen mix is used primarily for road maintenance and small road widening projects. It is carted to a stockpile at Council's works depot and hence the supply and delivery rate to Zone 3 only needs to be considered.

	<u>Zone 3</u>
WA Limestone	28.65
Readymix Group	28.65

The Readymix Group provides the overall low and fixed price tender for the supply and delivery of bitumen stabilised limestone and is recommended accordingly.

Tender No 13-94/95 - Supply and Delivery of Signs

This tender provides for the supply of a variety of signs. The tender has been separated to allow the supply and delivery of signs to be shared by the two tenderers.

Tender 14-94/95 - Supply and Delivery of Premixed Concrete

Premixed concrete is primarily used by the Engineering Department for footpath repair works, kerb maintenance and reconstruction of crossovers/footpaths associated with road and drainage projects. Generally, works are programmed to provide loads of 3.4m³ or greater to reduce the additional cartage charges associated with smaller loads.

However, footpath repair works need to be expedited and it is common for loads less than 3.4m³ to be ordered. On this basis, as the additional charges are based on kilometres travelled, a central concrete batching plant is preferred. A majority of Council's concrete maintenance works are undertaken in the residential areas to the south of Burns Beach Road.

Armcrete WA Pty Ltd is located in Flynn Drive and is generally remote from the main areas of work.

The Readymix Group concrete batching plant is located centrally in Landsdale and this Company has supplied a quality service in the past. On this basis, the Readymix Group is recommended for the supply and delivery of premixed concrete.

Tender No 15-94/95 - Construction of Concrete Vehicle Crossing Places

R & K Concretors Pty Ltd provides the overall low tender for the construction of concrete vehicle crossing places and has previously undertaken concrete crossover and footpath works for Council.

Tender No 16-94/95 - Construction of Footpaths and Dual Use Paths

This tender provides for the construction of footpaths/dual use paths primarily in well established localities. The specification requires attention to reticulation adjustments and regrading of the verge area for 1m either side of the footpath.

The construction of a footpath in an established lawn/garden directly affects the adjoining ratepayer and attention to the finishing of the verge by the contractor is essential.

The tender also provides for the Contractor to undertake repair works but this is only a small component of the whole contract.

The submission from Carine Paving provides the overall lowest tender for the construction and repair of pathways. This company has undertaken footpath works to a high standard in the City for many years and is recommended accordingly.

Tender No 17-94/95 - Supply and Erection of Fencing

This tender provides for security fencing for drainage sumps and various types of fencing associated with foreshore management and dune stabilisation works.

Smorgon Cyclone Fencing is recommended for the supply and erection of sump security fencing.

Peter Wood Fencing Contractors Pty Ltd is recommended for the supply and erection of road frontage, rural and track pathway fencing.

Tender No 18-94/95 - Supply and Delivery of Road Sealing Aggregate

The major uses of road sealing aggregate by the Engineering Department are 14mm diorite for major road works and 5mm diorite for road maintenance operations.

The 5mm diorite aggregate is delivered to the Works Depot (Zone 3) and, when considering the delivery price per tonne, the lowest tender is that of Pioneer Concrete Pty Ltd.

A summary of the combined 14mm diorite prices and delivery charges for the four tenderers are outlined below.

<u>4</u>	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone</u>
	\$	\$	\$	\$
Pioneer Concrete Pty Ltd	33.70	34.70	35.45	36.45
Western Quarries	34.40	34.95	37.35	38.38
Readymix Group	36.24	37.01	37.70	38.70
Atlas Quarries Pty Ltd	Diorite aggregate not supplied			
Boral Quarries Pty Ltd	Diorite aggregate not supplied			

The lowest tender for the supply and delivery of 14mm diorite road sealing aggregate is that of Pioneer Concrete Pty Ltd. This company is recommended accordingly for the supply and delivery of road sealing aggregate.

Tender No 19-94/95 - Supply and Delivery of Red Clay Paving Bricks

Clay paving bricks are primarily used by the Engineering Department for traffic island infill and traffic treatments. The requirement for clay paving bricks is diminishing with the increased use of stencilled concrete infill to traffic islands and roundabouts.

The low tender is that of Metro Brick for the supply and delivery of clay paving bricks and this company is recommended accordingly.

Tender No 20-94/95 - Laying of Clay Paving Bricks

Clay brick paving is primarily used as infill to traffic islands and considerable brick cutting is required. The average size traffic island requires 16m² of brick paving and 30m of brick cutting. Care needs to be taken as, generally, all works are undertaken under traffic conditions and considerable cutting is required in relation to the area of paving.

It is important for the safe and efficient completion of these projects that a contractor, experienced in these operations, is engaged by Council.

Austra Landscapes, Council's current contractor, has undertaken the laying of clay brick paving in traffic islands to a high standard and is recommended accordingly.

Tender No 21-94/95 - Drainage Gully Maintenance

Western Educting Service has previously undertaken works for Council to a high standard and is recommended for the drainage gully maintenance contract.

Tender No 22-94/95 - Supply and Delivery of Precast Concrete Pipes and Ancillary Products

The tender for precast stormwater pipes and ancillary products covers a number of items and prices vary between suppliers over the range of items.

CSR Humes Pty Ltd is recommended for the supply and delivery of concrete pipes, well liners and manhole liners.

Wembley Cement Industries specialises in the ancillary products associated with drainage systems and side entry systems and is recommended for the supply and delivery of these products.

Added Tech Steel Pressing Company specialises in fully galvanised gully grates and side entry pits and is recommended for the supply of these products, as required.

Tender No 23-94/95 - Supply and Delivery of Bitumen and Bituminous Products

Pioneer Road Services submitted the lowest rates for all sprayed bitumen products and is recommended accordingly.

Anionic emulsion is also required at the Works Depot for storage in a 5000 litre elevated emulsion storage tank for use by road maintenance crews. Bitumen Emulsions has previously supplied this product to a satisfactory standard and is recommended accordingly.

Tender No 24-94/95 - Bus Shelter Graffiti Control

This is the third year that a tender has been called for bus shelter graffiti control. It is considered necessary because of the proliferation of graffiti on bus shelters and Council policy

to remove graffiti within 48 hours of being reported, where practical.

A number of graffiti control measures has been specified in the tender documents for evaluation over the contract period. A rate/m² was specified in the contract to enable Council officers to issue orders based on the area of graffiti. This is required for cost control of these works. Graffiti Coatings Australia Pty Ltd has not submitted prices in accordance with the specification requirements. The fixed rates of \$20/shelter do not take into account the varying degrees of graffiti on shelters. Kleenit is an approved BMA contractor and is recommended accordingly.

Tender No 28-94/95 - Hire of Multi Tyred Roller (30 tonne)

A 30 tonne multi tyred roller is required for extended periods on major road construction projects. It is preferred that the roller be supplied with an operator and, on this basis, the tender of Goldfields Contractors WA is recommended.

Tender No 29-94/95 - Supply and Laying of Stencil Patterned Concrete

Stencil patterned concrete is a relatively new product and is proposed for use in traffic islands and roundabouts as an alternative to clay brick paving. It needs to be installed by experienced operators to ensure a neat and tidy finish.

WA Decorative Concrete specialise in this type of concrete work and its work throughout the Perth Metropolitan area is of a high standard. R & K Concretors has undertaken concrete footpath and crossover works for Council previously and is recommended for the Concrete Crossover Contract for 1994/95. However, this Company has had limited experience with stencil patterned concrete under traffic conditions. On this basis, WA Decorative Concrete is recommended for the supply and laying of stencil patterned concrete.

Tender No 30-94/95 - Sweeping of Roads, Car Parks and Pathways

This tender provides for the:

- (a) hire of road sweepers on demand;
- (b) hire of small sweepers on demand for sweeping of dual use paths in the brickpaved verge areas of Joondalup City;
- (c) a lump sum price for the sweeping of Council's car parks twice a year;

- (d) a lump sum price for the sweeping of the roads in the Joondalup City Centre and
- (e) the weekly sweeping of the netball courts at the Kingsway Sporting Complex (April-August).

This is a large and diverse tender and the successful contractor needs to be experienced in the variety of works and have a fleet of mechanical sound sweepers.

Hills Sweeping and Educting Services is a relatively new company with limited experience compared to the other two tenderers. This is partly reflected in the lump sum price of \$1,600 to sweep all of Council's car parks twice a year.

Cruiser Road Sweepers has undertaken road sweeping works to a satisfactory standard for Council over recent years and is fully aware of the works required in the Joondalup City Centre, car parks and Kingsway Sporting Complex. The company proposes to purchase a small footpath sweeper if it is successful with this contract.

Based on past service, condition of sweeper fleet and tender prices that reflect the aim of the specification, Cruiser Road Sweepers is recommended for this tender.

RECOMMENDATION

That Council:

accepts the tenders listed below as detailed on Attachments 1 to 20 to Report No

Tender No 8-94/95 - Supply and Laying of Bituminous Concrete

PIONEER ASPHALTS PTY LTD

Tender No 9-94/95 - Supply and Delivery of Asphalt Products

THE READYMIX GROUP

Tender No 10-94/95 - Supply and Laying of Concrete Kerbing

COMKERB

Tender No 11-94/95 - Supply and Delivery of Crushed Limestone

BGC Contracting
W A LIMESTONE

Mix 1
Mixes 2 and 3

Tender No 12-94/95 - Supply of Bitumen Emulsion Stabilised Limestone

THE READYMIX GROUP

Tender No 13-94/95 - Supply and Delivery of Street Name Plates, Regulatory, Facility and Tourist Guide Plates, Roadwork and Special Purpose Signs

DE NEEFE SIGNS: Variable length street name plates
 Computer cut reflective letters
 Tourist attraction signs
 Regulatory signs
 Roadworks signs
 Special signs

ALTONA INDUSTRIES:
Standard length street name, facility and tourist guide plates.

Tender No 14-94/95 - Supply and Delivery of Pre-mixed Concrete

THE READYMIX GROUP

Tender No 15-94/95 - Construction of Concrete Vehicle Crossing Places

R & K CONCRETORS PTY LTD

Tender No 16-94/95 - Construction of Footpaths and Dual Use Paths

CARINE PAVING

Tender No 17-94/95 - Supply and Erection of Fencing

SMORGON CYCLONE FENCING Sump Security Fencing

PETER WOOD FENCING Road Frontage, Rural CONTRACTORS PTY
 LTDand Track Pathway Fencing

Tender No 18-94/95 - Supply and Delivery of Road Sealing Aggregate

PIONEER CONCRETE (WA) PTY LTD

Tender No 19-94/95 - Supply and Delivery of Red Clay Paving Bricks

METRO BRICK

Tender No 20-94/95 - Laying of Clay Paving Bricks

AUSTRA LANDSCAPES

Tender No 21-94/95 - Drainage Gully Maintenance

WESTERN EDUCTING SERVICE

Tender No 22-94/95 - Supply and Delivery of Precast Concrete Pipes and Ancillary Products

CSR HUMES PTY LTD Concrete RRJ pipes, well liners and manholes liners

WEMBLEY CEMENT INDUSTRIES Circular manhole covers, grated covers, bases, side entry systems

ADDED TECHNICAL STEEL PROCESSING CO Fully galvanised grated and side entry systems.

Tender No 23-94/95 - Supply and Delivery of Bitumen and Bituminous Products

PIONEER ROAD SURFACES Hot Bitumen, Winter Seal, Anionic emulsion (Sprayed)

BITUMEN EMULSIONS Anionic Emulsion (Tank and Drum)

Tender No 24-94/95 - Bus Shelter Graffiti Control

KLEENIT

Tender No 28-94/95 - Hire of Multi Tyred Roller (30 tonne)

GOLDFIELDS CONTRACTORS PTY LTD

Tender No 29-94/95 - Supply and Laying of Stencil Patterned Concrete

WA Decorative Concrete

Tender No 30-94/95 - Sweeping of Roads, Car Parks and Pathways

Cruiser Road Sweepers

R T McNALLY
City Engineer

DRB:AT
Bere0604
I10602

CITY OF WANNEROO REPORT NO I10602

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 510-166

SUBJECT: PETITION REQUESTING REDUCTION OF TRAFFIC
SPEEDS - MERIVALE WAY, GREENWOOD

A 47 signature petition has been received from residents of Merivale Way, Greenwood (Item I90333 refers) seeking Council's assistance to reduce the speed of motorists along the street. The petitioners indicated that the Allenswood Primary School was situated in Merivale Way. Also, Merivale Way appeared to be a thoroughfare between Allenswood Road and Blackall Drive.

The results of a recent traffic survey of Merivale Way are shown on Attachment 1. The data collected indicates that the street is functioning as a local road. There is, however, a tendency for vehicle speeds to increase over the weekend. The higher vehicle speeds appear random in occurrence and are within the 65-72 Km/h speed range.

A survey of traffic flow patterns in the morning school peak (8.00 - 9.00 am) indicated that 55% of external traffic was school related. This trend would be greater in the afternoon peak period. Only eleven motorists could be considered to be using Merivale Way as a thoroughfare between Blackall Drive and Allenswood Road.

The comparatively low volumes of traffic using Merivale Way, coupled with the random nature of excessive vehicle speeds, does not, in this case, warrant the installation of traffic

treatments. In comparison to other roads within this City, priority treatments of traffic management devices are listed for those roads that carry volumes of traffic over 4,500 vehicles per day, have a number of reported midblock accidents, a high component of through traffic and significant pedestrian crossing movements related to schools, shopping centres and recreational facilities. On this criteria, Merivale Way would have a low priority for traffic improvements in the Traffic Management Programme. Rather, increased police surveillance over the weekend period is likely to be more beneficial.

Vehicle speeds at schools, as a general issue, is of concern. At this time, a report from the Main Roads WA Taskforce examining trials of lower speeds zoning at schools is yet to be finalised.

RECOMMENDATION

That Council:

- 1 seeks police surveillance of Merivale Way, Greenwood;
- 2 advises the petitioners accordingly.

R T McNALLY
City Engineer

DP:EMT
Bere0603
I10603

CITY OF WANNEROO REPORT NO: I10603

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 061-272, C.006-4

SUBJECT: OLDHAM PARK, YANCHEP - PROPOSED TOILETS AND CHANGEROOMS

\$75,000 has been allocated in the 1993/94 budget for the construction of toilets/changerooms on Oldham Park, Yancheop.

With respect to this facility, the Sun City Junior Football Club has requested that changerooms and kiosk should be included in the building to accommodate the 60-80 players and additional spectators they are catering for this season. The Club has referred specifically to Oldham Park as Charnwood Reserve, where they currently play, is not large enough to fit a 100 x 80m oval. The Club must move to a larger reserve next season. The addition of changerooms and kiosk would add approximately \$80,000 to the cost of the toilet block.

The location of this facility, however, presents several difficulties to Council that in turn create several different options.

Siting Option 1

As shown on Attachment 1, to minimise service costs and car park costs, a location on the western side of the Park adjacent to Oldham Way is preferable. While the toilet block is well located in terms of the services and proximity to parking, the building faces east (morning sun) and will be looking into the sun all morning. Further, with the small number of car bays possible in this configuration, there will likely be serious traffic and parking problems in Oldham Way. An alternative would be to locate a suitably sized car park to the south of the toilet block. The terrain in this area would make this an expensive option. Further, the proximity of this alternative car park position to residential lots is likely to bring objections from residents. Car parking, however, is not part of this report but does form a constraint on any building design.

The estimate cost of the toilet block in this location is:

Toilet/changeroom	\$44,200.00
Verandah	\$ 5,100.00
sewer/septic	\$ 8,000.00
Electrical connection	\$ 8,000.00
Site works	\$ 2,000.00
Landscaping	\$ 2,000.00
Fees, etc	\$ 5,700.00
	<u>\$75,000.00</u>

ADD

Changerooms and kiosk	<u>\$80,000.00</u>
-----------------------	--------------------

\$155,000.00

Site Option 2

Again, the western side of the park is used, but the toilet/changeroom has been moved to the northern end of the oval to avoid all but early morning and late afternoon summer sun. The problem of car parking remains unchanged. The alternative, however, would be construct a car park on the bank above the oval adjacent to Galleon Park with access from Dreyer Court. Again, the problem of traffic on a residential street is a serious limitation, which must be coupled with the difficulty of access to the car park. This would, like Option 1 alternative parking, be difficult to construct.

Being closer to the electrical and water connection points, it is anticipated that the overall cost of the building would decrease by some \$3,000, but additional site works would increase the costs by roughly the same amount.

Site Option 3

In terms of building, this option shown on Attachment A is by far the most expensive with the cost of water and electricity connections skyrocketing with the additional 150m run across the already reticulated oval. In addition, this option would be looking into the late afternoon summer sun.

This option, however, does highlight the best option to solving the problems of parking and access. Lagoon Drive, as a major road, offers the best location for vehicular access to Oldham Park. While the access road is long, the proximity of the car park to the toilet block allows the toilet block to be located in a position that can service both the school oval and Oldham Park. The car park could be developed to provide over-flow parking to the school.

Against this option, however, is the fact that at present, the location of the north/south part of the proposed access road is at the bottom of a deep valley and the north west/south east portion of the road must negotiate a steep escarpment. The original proposal for Oldham Park was to fill this deep valley with sand from the dune at the northern end of Anchor Park. If this had been undertaken, then the access problem would have been solved. Unfortunately, it was not undertaken, but still offers the best alternative for vehicular access to the park.

In terms of capital costs for the building, the additional electrical and water services required could add an extra \$10,000 to \$15,000 to the project budget. For this siting option, then,

the budget allowance of \$75,000 could blow out to \$90,000. Car parking and major earthworks are not included in this sum.

Planning

In light of Councils expressed view that changerooms and kiosk should be provided at the expense of the Club requiring those facilities, it is proposed for this building that a simple public toilet with room for changing would be sufficient. This plan is shown on Attachment B (in bold lines). As can be seen on this sketch plan, the addition of changerooms and kiosk (shown with open lines) can be simply achieved without interfering with the toilets.

RECOMMENDATION

That Council:

- 1 authorises the advertising of the three options for siting a toilet block on Oldham Park, Yanchep;
- 2 seeks a further report on siting the toilet block after the closing of the advertised period for viewing plans;
- 3 endorses the sketch plan for the toilet block on Oldham Park, Yanchep as shown in bold lines on Attachment B to this report.

R FISCHER
City Building Surveyor

PW:SE

bre05017
I10604

CITY OF WANNEROO REPORT NO I10604

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 510-1021

SUBJECT:

TRAFFIC STUDY - GURON ROAD, DUNCRAIG

BACKGROUND

Since 1990, residents of Guron Road, Duncraig have been requesting road changes to restrict vehicles speeds and to improve pedestrian safety. Initially, residents sought the closure of Guron Road (Item E11110 refers) or modifications to the road layout. In response to this request, centreline delineation and improved street lighting were carried out. A further petition was received in February 1992 (G10211 refers) seeking the installation of traffic treatments. A series of pedestrian refuge islands, linked by painted median strips, was subsequently installed as shown on Attachment 1. Also, Police surveillance of Guron Road was undertaken.

In 1993, residents called a public meeting with Ward Councillors to discuss the traffic situation. The formation of a Guron Road Traffic Study was proposed. As part of the traffic assessment, a number of traffic treatment options were developed for residents' comments. Accordingly, a questionnaire, shown in Attachment 2, was circulated to Guron Road, Hannah Court and Wallace Court in March 1994.

Questionnaire Options

A number of traffic surveys have been undertaken on Guron Road and surrounding streets. All have indicated that the majority of motorists travel at or below the legal speed limit. Only a small number of motorists seem to drive at excessive speeds. For instance, of a daily average of 50 vehicles per hour, in one directional traffic flow, one motorist would travel at excessive speed. Recorded excessive speeds lie in the range of 90-105 kph. They appear random in nature. Although most occur during daylight hours, there is a slight tendency for events to occur around 5.00pm. There is a connection between the entry speed of a motorist into Guron Road and continued high speed along the street.

Guron Road has always been recognised as an important link across a section of Duncraig. As such, any restriction that had the potential to redirect traffic onto surrounding streets was not considered appropriate. Consequently the traffic treatment options proposed in the questionnaire generally maintain the existing function of Guron Road.

Option 1 - No Change

This Option 1 proposes no change along the street, but includes roundabouts at the Glengarry Drive and Lilburne Road junctions

with Guron Road . These roundabout treatments are common to all options. This strategy is proposed on the basis that overall vehicle speeds can be controlled by reducing entry speeds in Guron Road. Significant midblock benefits can be derived from perimeter control of vehicle speeds.

With this option, existing residential access requirements can be maintained, including kerbside parking where appropriate. Traffic noise would be less than that generated by mid block and intersectional speed reduction measures.

This option allows the effectiveness of the perimeter roundabouts to be assessed in relation to Guron Road. It could, after a suitable period of monitoring, allow for the introduction of additional traffic calming devices.

Option 2 - Landscaped Islands

This option utilises enlarged traffic islands to create a slight road narrowing and deviation in alignment. Their effectiveness as a speed reduction device relies mainly upon the visual calming impact (the use of shrubs and trees) they have upon the motorists. The shape and size of entry/exit points can also be used to regulate vehicle speeds. This treatment can restrict vehicle manoeuvres and create "squeeze points" for cyclists. However, the devices do not usually generate additional road noise or require extensive signing.

Option 3 - Three Way Raised Platforms

The installation of three-way raised intersection platform devices are proposed in Option 3. Though not common in Perth, they are used to control motorists turning corners at speeds, as well as controlling vehicle speeds through intersections.

Option 4 - Midblock Roundabouts

Midblock roundabouts proposed as Option 4 can be an effective treatment. These roundabouts by continually changing priorities at an intersection, use turning traffic to regulate motorists' speeds. As a consequence, they are usually located on higher volume junctions. Both Melene Road and Cummings Way are comparatively low volume roads. Consequently the effectiveness of this option may be reduced.

The continuity of roundabout treatments, in relation to those proposed for Glengarry Drive and Lilburne Road, can improve early driver recognition of traffic calming devices. This, in turn, can lead to an improvement in overall safety along the road.

Questionnaire Response

A 75% response rate (59 replies) to the questionnaire was received with 83% responding from Guron Road. Graphical representations of the questionnaire results are shown on Attachment 3. A preferential system has been used to enable an in-depth analysis of a range of household responses.

Generally, the responses show a range of varied support. A comparison of preferred and least preferred treatments, as shown on Attachment 4, indicate that households are less likely to support nearby traffic treatments in preference to those further away. This is a common trend in traffic surveys.

In view of the results and no distinctive preference, it is considered that the installation of perimeter roundabouts at either end of Guron Road would allow for the further assessment of vehicle speeds, after a suitable period. Additional, "traffic calming" devices could then be installed, if required. In the interim, the installation of roundabouts at these junctions are in accordance with similar strategies adopted for other areas in Council's overall traffic management plan. The roundabouts can be listed for construction in the 1994/95 draft budget.

RECOMMENDATION

That Council:

1 lists for consideration in the 1994/95 draft budget the construction of roundabouts at the junctions of Guron Road/Lilburne Road and Guron Road/Glengarry Drive, at an estimated cost of \$70,000;

2 undertakes future monitoring of vehicle speeds along Guron Road;

3 advises all householders within the Guron Road Traffic Study Area accordingly.

R T McNALLY
City Engineer

DP:AT
Bere0601
I20600

CITY OF WANNEROO
TOWN PLANNING SECTION
REPORTS FOR COUNCIL MEETING

8 JUNE 1994

I20601

CITY OF WANNEROO REPORT NO: I20601

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 8 JUNE 1994
FILE REF: 30/726
SUBJECT: PROPOSED EXTENSION TO KINGSLEY MEDICAL CENTRE,
LOT 1 COCKMAN ROAD, GREENWOOD

METRO SCHEME: Urban
LOCAL SCHEME: Special Zone (RU) Medical Centre and
Pharmacy
APPLICANT/OWNER: L N Spartalis
CONSULTANT: NEX Design Group Pty Ltd
APPLICATION RECEIVED: 19.4.94
DAU: 26.4.94
SITE INSPECTION 3.5.94
APPLICANT CONTACTED: 3.5.94
ADVICE RECEIVED: 5.5.94
REPORT WRITTEN: 5.5.94

INTRODUCTION

A development application proposes the extension of Mr L N Spartalis' Kingsley Medical Centre which was approved in 1977 subject to vehicular access being restricted to Cockman Road only. The proposed extensions south of the existing building will delete two parking bays and requires reduction in the width

of landscaping strips which is undesirable. A neighbour objects to the proposed extensions.

BACKGROUND

The subject site is zoned "Special Zone (Restricted Use) Medical Centre and Pharmacy". This results in the only uses permitted on the site being a medical centre and a pharmacy.

Council considered and approved the rezoning of the subject site to Residential Development and the development of a medical centre in September 1977, subject to access to the property being from Cockman Road only. This determination was a result of submissions being received from residents within the immediate locality. At this stage the development was limited to five practitioners only and a dispensary, not a full-scale pharmacy.

A development application for four strata titled units for use by five practitioners only with a total of 34 car parking bays was approved on 8 December 1978. It should be noted that the rezoning conditions of access being from Cockman Road only and the operation of a dispensary remained.

Following various correspondence and representation to Council and the Minister for Planning, Council resolved to rezone the subject site from "Residential Development" to "Special Zone (RU) Medical Centre and Pharmacy" (August 69) at its meeting on 24 August 1983.

Amendment No 238 to Town Planning Scheme No 1 finalised the rezoning of the subject site to "Special Zone (Restricted Use) Medical Centre and Pharmacy" on 9 March 1984.

During this process no change was made to the conditions of operation, it is understood, however, that the pharmacy addition replaced one approved practitioner. This results in the conditions of approval being four practitioners and one pharmacy operating from the site, a total of 34 car parking bays being provided with access to the site being from Cockman Road only.

PROPOSAL

The extensions propose to add 44m² of floor area to the rear of the south building (Attachment No 2). The applicant has advised that the additions are to provide facilities for existing practitioners as specified by the owner and tenant in a declaration which forms part of the application.

The proposed extension will remove two car parking bays creating a deficit on the site. The owner has further advised that all

effort will be made to establish and upgrade planting/landscaping to the parking area of the premises.

The owner has advised that it is intended to operate the Kingsley Medical Centre with four practitioners and the extension is to provide for consultation/treatment that requires specialised conditions unable to be accommodated in the existing building.

ASSESSMENT

The applicant has requested that Council considers a reduction in the 3 metre landscaping strip to allow the two bays to be moved from the site of the extension to the front of the property (Attachment No 2).

Given that the condition requiring access from Cockman Road only was imposed as a result of objection through advertising, it may be inappropriate for Council to alter that stance, without widespread support from the original objectors.

The proposed addition has been set back from the boundary 3 metres. Table 2 of Council's Town Planning Scheme No 1 requires medical clinics within residential areas to provide a rear setback of 7.5 metres. The existing building is set back at 7.8m with three car parking bays up to the boundary. Any relaxation of this setback should take into consideration comments from the owner at the rear.

The owner of Lot 419 objects to any type of further building going up on the subject site. Reasons stated are that additions would be an invasion of privacy, greatly affect the outdoor living area and will reduce the property value by approximately 12-15%.

Whilst these comments should be taken into consideration, the validity of the statements need also to be addressed. A reduction or invasion of privacy is not supported by the elevation provided (Attachment No 3). The extension proposes to have two small windows facing the boundary and the adjoining property is at a higher elevation than the subject site. No visual intrusion is possible from the proposed extensions.

Affect on the outdoor living area may occur in late afternoon through overshadowing, however, it is questionable as to whether this would be any more if the proposal was two storey at the required setback distance. Noise intrusion into the property is also likely to be decreased as only one bay will exist where three currently exist.

Town Planning Scheme No 1 requires the provision of a 3 metre landscaping strip to all road frontages and a rear setback of

7.5m from the rear. Given that the applicant would require a relaxation on both points and an objection has been received from the owner at the rear, the proposal is considered as an over-development of the site.

RECOMMENDATION:

THAT Council refuses the proposed extension for the Kingsley Medical Centre on Lot 1 Cockman Road, Greenwood, submitted by NEX Design Group for the following reasons:

4a minimum rear setback of 7.5m is required for the rear setback to the residential property;

5a 3m landscaping strip is required to all road frontages;

6approval to the proposal would constitute an over-development of the site.

O G DRESCHER
City Planner

pje:gm
pre94550
18.5.94

I20602

CITY OF WANNEROO REPORT NO: I20602

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 8 JUNE 1994
FILE REF: 30/2906
SUBJECT: PROPOSED CHILD CARE CENTRE, EXTENSIONS ON LOT
301 (185) EDDYSTONE AVENUE, BELDON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: Kinetic Investments Pty Ltd
CONSULTANT: Addstyle Home Improvements
APPLICATION RECEIVED: 7.4.94
DAU: 19.4.94
APPLICANT CONTACTED: 29.4.94
ADVICE RECEIVED: 5.5.94
REPORT WRITTEN: 9.5.94

INTRODUCTION

Extensions to the child care centre on Lot 301 (185) Eddystone Avenue, Beldon are proposed. This will increase the number of children cared for from 40 to 55. The extensions cannot be accommodated without relaxing traffic, parking, landscaping and setback standards and residential amenity will be adversely affected.

BACKGROUND

Lot 301 is 1415m² and is zoned Residential Development. Medical Consulting Rooms were approved in December 1988 and were converted to a child care centre in January 1992.

Presently it caters for 40 children and it is proposed to increase this number to 55 with a total of seven staff. A drop-off lane is proposed as one option for the additions in an extension of approximately 78m². The proposal was referred to the landowner on the northern side for comment in view of the closeness of the proposed development to the common boundary. The neighbour telephoned and expressed concerns about the

activity room being located so close but has not submitted a written objection.

ASSESSMENT

Six car bays are existing on site. A further eight would be required for the extension under Council's standards of one bay per staff member and one per eight children attending the centre.

However, the existing parking arrangement is unsatisfactory with cars parking on the road reserve, sometimes all day. This indicates that vehicles resulting from an additional 25 children and proportionate staff could not be accommodated on site at Council's normal rate.

Council has planned a service road on this side of Eddystone Avenue to be constructed in the near future which is intended to provide relief for residents as Eddystone Avenue develops as a major distributor road. This proposed road resulted from a resident survey of options for road development.

Both of the applicant's plans require an additional crossover which would be accessed from the service road and would not be supported. Furthermore, given that parking has not been contained on site to date, cars will most likely use the service road as a drop-off lane or for parking. Plan B (see Attachment No 2) would require a reversing bay located in the 3m landscaping buffer required for this development, a situation which is not desirable.

The alternative of a drop-off lane in lieu of car bays (see Attachment No 3) is not acceptable under Council's present standards for parking provisions and provision of a landscaping buffer to the road. Neither plan for the proposed extensions is therefore supported.

RECOMMENDATION:

THAT Council:

7refuses the application for extensions to the Child Care Centre on Lot 301 (185) Eddystone Avenue, Beldon, submitted by Addstyle Home Improvements on behalf of Kinetic Investments Pty Ltd on the grounds that:

- .1 the proposed additional crossover and associated traffic increase are contrary to the intent of the proposed service road off Eddystone Avenue;

- .2 adequate parking cannot be provided on site to the satisfaction of Council;
- .3 the proposal encroaches on the 3m landscape buffer to the road required for commercial developments;
- .4 the extension of the centre is likely to adversely effect the adjacent dwelling in terms of noise generation;

8advises the applicant that parking in the road reserve is not permitted and that it is the applicant's responsibility to ensure that suitable provision is made for parking to be accommodated on site.

O G DRESCHER
City Planner

hjc:gm
pre94554 18.5.94
I20603

CITY OF WANNEROO REPORT NO: I20603

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 30/4698

SUBJECT: PROPOSED CHILD CARE CENTRE, LOT 1059 (6)
 THORNTON RETREAT, KINROSS

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R40
APPLICANT/OWNER: Vanco Holdings
CONSULTANT: B Campbell
APPLICATION RECEIVED: 21.3.94
DAU: 29.3.94
APPLICANT CONTACTED: 30.3.94
ADVERTISING CLOSED: 11.5.94
REPORT WRITTEN: 19.5.94

INTRODUCTION

A Mrs B Campbell has applied to develop a child care centre for 40 children on Lot 1059 Thornton Retreat, Kinross. Although there has been one objection, the proposal meets all design requirements and the City Engineer is satisfied with traffic implications.

SITE

The subject lot is zoned Residential Development under Council's Town Planning Scheme No 1 and has an area of 1108m². A child care centre is an AA use (a use not permitted unless approval is granted by Council) in this zone.

Lot 1059 is located diagonally opposite a large recreation reserve, vested in Council (Attachment No 1). Thornton Retreat does become a residential cul-de-sac, however, Lot 1059 is located on the thoroughfare between Fisherton Circuit and Renfrew Gardens.

PROPOSAL

The proposal comprises a centre expected to accommodate 40 children together with an eight bay car parking area designed to allow child pick-up and set-down.

The centre will have a staff of three and is expected to operate weekdays between the hours of 7.30 am and 6.00 pm.

COUNCIL POLICY/ADVERTISING

Due to the AA use classification, it is Council policy that prior to consideration being given for such a proposal, a standard City advertising sign must be erected on the project site for a thirty (30) day period, inviting comment from the public. At the closing date of submissions on 11 May 1994, one submission had been received objecting to the proposal. No letters of support have been received.

The letter of objection was received from a local landowner, the reasons being that a child care centre is not appropriate in a residential street and will create additional traffic. Also, there is already one child care centre in Kinross and therefore it seems unnecessary for another, particularly in such a poor location.

ASSESSMENT

The proposal has been designed in accordance with the requirements of Council; the lot is over 800m², it is accessible to traffic and is located opposite public open space.

In addition to this there is a Council drainage sump site at the rear of the site so that the impact upon the residential area will be minimised.

A thorough examination of the application indicates that it is appropriate in the specified location and in the format proposed.

RECOMMENDATION:

THAT Council approves the application for a child care centre on Lot 1059 Thornton Retreat, Kinross submitted by B Campbell, subject to:

1. approval being granted by the Department of Community Services;
2. standard and appropriate development conditions.

O G DRESCHER
City Planner

mb:gm
pre94561
20.5.94
I20604

CITY OF WANNEROO REPORT NO: I20604

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 790-584

SUBJECT: AMENDMENT NO 584 - MINDARIE NORTH
NEIGHBOURHOOD CENTRE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Gumflower Pty Ltd
CONSULTANT: Russell Taylor & William Burrell

INTRODUCTION

The purpose of Amendment No 584 is to rezone the proposed Mindarie North Neighbourhood Centre to accommodate shops, a medical centre, service station, mixed business, community facilities, fast food outlets and a corner store.

The Department of Planning and Urban Development has advised that several modifications to the documents are required prior to the amendment being advertised.

BACKGROUND

Council, at its meeting on 23 February 1994 (I20253) resolved to:

9modify the documents for Amendment No 584 in accordance with the revised Centre Structure Plan (being Plan No 91/08/108 dated September 1993) - see Attachment No 1 by:

- .1 zoning the proposed neighbourhood centre site to "Commercial, Civic, Special Zone (Restricted Use) Medical Centre, Special Zone (Restricted Use) Fast Food, Mixed Business and Service Station";
- .2 including reference to the Special Zone (Restricted Use) Medical Centre and Special Zone (Restricted Use) Fast Food in Part 2 of Schedule 2 of the Scheme Text;
- .3 amending the Fifth Schedule of the Scheme Text to include a figure of 500m² being the gross leasable area that will be used for retail purposes;

10forward the documentation for Amendment No 584 to the Minister for Planning for preliminary approval to advertise.

The Department of Planning and Urban Development (DPUD) has advised that before the amendment can be advertised it requires the addition of a new clause to Schedule 7 (Marina Development Zone - Special Provisions) restricting the type and amount of retail provision at the Mindarie Keys resort site. The suggested wording is as follows:

"(j) Department stores and discount department stores shall not be permitted and only one supermarket of a size that is not greater than 1000m² net lettable area shall be permitted."

DPUD has also advised that in addition, it would be desirable to include in this amendment, the rezoning of the corner store site (refer to Attachment No 2) as recommended in the Statement of Retail Floorspace Requirements in Mindarie and identified in the local structure plan. Such action would save a further separate rezoning application and would establish the rezoning of the site before residents move into the locality.

DPUD further advises that the scheme amendment documents should reflect the recommendations contained in the Statement of Retail Floorspace Requirements for Mindarie in order to formally register acceptance of the proposed retail floorspace provision of both local centres, the Mindarie Keys Centre and the corner store. The recommended floorspace allocations contained in the Statement are as follows:

	m ² NLA	
Mindarie North	500	
Mindarie Keys retail)		500(plus tourist
Mindarie Central	1 600	
Lot 17 Centre	1 600	
Corner Store, Rothesay Heights	200	

RECOMMENDATION:

THAT Council:

1. modifies the documents for Amendment No 584 by:
 - .1 rezoning the proposed corner store site on Rothesay Heights
 - .2 including reference to the Special Zone (Additional Use)
 - .3 including the following additional clause to Schedule 7
"(j) Department stores and discount department stores shall not be permitted and only one supermarket of a size that is not greater than 1000m² net lettable area shall be permitted."
 - .4 amending the Fifth Schedule of the Scheme Text to include a figure of 200m² being the gross

leasable area that will be used for retail purposes in respect of the proposed Rothesay Heights corner store site;

2. forwards the modified documentation for Amendment No 584 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

lk:gm
pre94548
17.5.94

I20605

CITY OF WANNEROO REPORT NO: I20605

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 790-689, 2187/679/2

SUBJECT: AMENDMENT NO 689 : TOWN PLANNING SCHEME NO 1 -
MAST OR ANTENNA

INTRODUCTION

The provisions of Town Planning Scheme No 1 are not sufficient to adequately control the construction of television satellite dishes in residential areas. The Council's solicitor recommends an appropriate amendment of the Scheme in the interests of Council controlling the visual impact of such structures on residential neighbourhoods.

BACKGROUND

Town Planning Scheme No 1 (TPS 1) contains the following interpretation:

"RADIO MASTS AND ANTENNAE" means anything designed or intended for the purposes of radio communications (as that term is defined in the Radio Communications Act 1983) by means of the reception of radio transmission (other than a thing used for the reception of television signals) and includes anything designed or intended to be ancillary to, or associated with, such a thing for the purposes of that use.

The interpretation was included in Town Planning Scheme No 1 in 1991 (Amendment No 454) following concern about the impact amateur radio enthusiasts' masts and aerial arrays were having on residential amenity. The interpretation is not adequate for the control of satellite dishes which are becoming more popular for the purposes of television reception.

Legal advice has been received which recommends the urgent amendment of the present interpretation in Town Planning Scheme No 1 to ensure that development applications are a prerequisite for erecting masts and satellite dishes at all dwellings.

Through this means the Council will be able to consider the visual impact in the amenity of the neighbourhood.

Without an improved definition, it is argued that no planning permit is required for satellite dishes at single houses. Council will recall the public concern resulting from a satellite dish which has been erected at Lot 679(2) Corfu Court, Sorrento.

This matter was the subject of Report H20238 to Council in February 1993.

DISCUSSION

Meetings have been held with the Council's solicitors to discuss both an appropriate amendment of Town Planning Scheme No 1 and any action open to Council against Mr and Mrs Chowdhury for erecting a satellite dish at Lot 679 (2) Corfu Court, Sorrento without approval.

Under the present construction of Town Planning Scheme No 1, Council's solicitor cannot confidentially predict the successful outcome of a prosecution based on argument that separate development approval was necessary before the satellite dish could be constructed. Consequently, the urgent amendment of Town Planning Scheme No 1 is recommended.

Satellite dishes are not covered by the Building Code of Australia and it is therefore doubtful that a building licence was a prerequisite to construction at Lot 679. This matter will require further consideration by the City Building Surveyor, particularly the structural adequacy of such structures. I have just been informed by a neighbour that Mr and Mrs Chowdhury's satellite dish blew down in the storms experienced on 23/24 May 1994.

RECOMMENDATION:

THAT Council:

11supports an amendment to Town Planning Scheme No 1 to delete the interpretation "Radio Masts and Antennae" from Clause 1.8 and substitute the following new interpretation in appropriate alphabetical order:

"MAST OR ANTENNA"

means any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antennae on other dwellings in the

locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.

12forwards the documentation for Amendment No 689 to the Minister for Planning for preliminary approval to advertise.

13refers the matter of a building licence in relation to the construction of a satellite dish at Lot 679 (2) Corfu Court, Sorrento to the City Building Surveyor to resolve.

O G DRESCHER
City Planner
acs:gm
pre94601/23.5.94
I20606

CITY OF WANNEROO REPORT NO: I20606

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 790-546

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 546, LOT 8 BUTLER

INTRODUCTION

The finalisation of Amendment No 546 has been held pending the submission of an acceptable structure plan. An early structure plan has now been revised and, whilst generally acceptable, still requires some detailed matters to be given additional attention. This will require modification to the structure plan which may be processed administratively. Amendment No 546 proposes rezoning Lot 8 from Rural to Residential Development. Council may therefore expect further amendments to appropriately zone specific sites set aside in the structure plan for non-residential purposes.

BACKGROUND

Advertising for Amendment No 546 to the City of Wanneroo Town Planning Scheme No 1 to rezone Lot 8 Marmion Avenue, Butler from 'Rural' to 'Residential Development' closed on 14 January 1994. No objections were received. At the close of advertising, Taylor and Burrell, Town Planning Consultants for Smith Corporation, were preparing a modified Local Structure Plan for Lot 8. As a result, a report to Council dealing with finalisation of the amendment was deferred pending the submittal of a modified plan.

The modified plan has now been submitted and in general, is acceptable. There are, however, a number of detailed aspects of the plan which still require further attention. This includes the distribution of pockets of Public Open Space, and Engineering Department concerns with an east-west roadway proposed in the south of the structure plan.

Council can now finalise Amendment No 546 but this finalisation should be subject to the resolution of these concerns, and if need be, the submission of a revised structure plan. The resolution of these issues would need to be to the satisfaction of the City Planner and City Engineer. Also required is advice from Smith Corporation that the company is willing to enter into arrangements with Council and other landowners in the Clarkson/Butler area for contributions to the construction of regional roads and underpasses.

The present owner of the land is the R & I Bank (Bankwest). Smith Corporation, however, has the option, and do intend to buy back this land. Smith Corporation is managing the property. The location of the subject land is shown on Attachment No 1.

Council initiated Amendment 546 in July 1990 and at the same time requested that the State Planning Commission amend the Metropolitan Region Scheme to rezone Lot 8 from Rural to Urban. The land was subsequently zoned 'Urban' under the Metropolitan Region Scheme on 6 October 1993.

The amendment initiated in 1990 was subject to a number of concerns being addressed prior to finalisation of the amendment. This included the provision of a structure plan to Council's satisfaction and resolution of the need for a major east-west road in the vicinity of the northern part of the subject land. The structure plan submitted in 1990 for initiation of the amendment is shown in Attachment No 2.

At that time, Smith Corporation was also seeking support for a superlot subdivision application. Council gave its support, subject to a number of conditions being addressed. The application was subsequently refused, however, by the Department of Planning and Urban Development (DPUD) on 17 July of that year.

More recently, on 13 August 1993, the R & I Bank (Bankwest) again submitted an application (very similar to the 1990 application) for the superlot subdivision of Lot 8, Butler. Council considered this at its December meeting last year and resolved not to support the application because structure planning for the area had yet to be finalised and because the application was considered to be premature. DPUD subsequently refused the application.

To facilitate advertising of the amendment, Taylor and Burrell submitted a structure plan and report to DPUD in May 1993.

Advertising closed on 14 January 1994. Only one submission was received. This submission, from the Water Authority of Western Australia, had no objection to the proposed development.

Further to this, Bankwest has now revised the plan and, in April this year, submitted a slightly modified plan and report for finalisation of the amendment. Copies of this plan have been placed in Councillors' reading room and a copy of the modified structure plan is shown in Attachment No 3.

THE LOCAL STRUCTURE PLAN

The modified structure plan submitted shows the following main elements.

14 Residential areas comprising about 1,100 single residential lots and five grouped housing (R40) areas, one of which is shown for aged persons units adjacent to the local shopping centre. The total number of dwelling units is 1,340.

15 A local shopping centre site, including a medical centre, located fairly centrally to the neighbourhood. A service station is also proposed adjacent to Marmion Avenue.

16 A public high school and primary school linked with POS areas for joint usage. The option for a private primary school site also exists.

17 A road system designed in general accordance with DPUD's Policy on Residential Road Design, including an important east-west roadway in the south of the lot which will link Marmion Avenue and Connolly Drive.

18 A dual use path system in general accordance with the Clarkson/Butler Pedestrian/Cyclist Plan, including

underpasses under Marmion Avenue and Connolly Drive. The design offers good through-movement for pedestrians.

19A drainage concept plan which shows where the main drainage points are to be located.

COMMENTS ABOUT THE STRUCTURE PLAN

The following points address important aspects affecting the Local Structure Plan. Not included are some other aspects of the structure plan which can be addressed and, where appropriate, included in the design at the subdivision stage of development. In particular these refer to detailed engineering aspects of road design and drainage.

.1Romeo Road Alignment

When the structure plan for Lot 8 was first considered in 1989/90, one of the primary concerns Council and DPUD officers had was the possible need for an east-west roadway in the north of the Clarkson/Butler area. It was not certain where the best location for such a regional roadway would be. For some time it was thought that the roadway may have abutted Lot 8 which would clearly have affected the structure plan. Since then, Romeo Road which runs along the northern boundary of Lot 3 Alkimos has been chosen as the best alignment for the roadway and it is now being reserved as Important Regional Road in the Alkimos/Eglington Metropolitan Region Scheme Amendment which is nearing finalisation. This roadway no longer affects the plan for Lot 8.

.2Public Open Space

One aspect of the local structure plan which remains unresolved is the distribution of POS. The City's Parks Department is not in favour of the smaller pocket parks shown on the plan. Unless special circumstances exist, the City's policy is that only those POS areas greater than 4 ha will be reticulated, (ie grassed) and used as active playing fields. Reticulating and grassing the smaller pocket parks is not seen as feasible given the high costs associated. Rather, the pocket parks should be deleted and included into the larger POS areas.

Officers at DPUD on the other hand (as well as Taylor and Burrell) are presently promoting pocket parks in new residential areas. It is felt that these parks break up residential areas, offer a place for children to play close to home without having to cross busy roadways, and,

generally add to the pedestrian permeability through residential neighbourhoods. Although there are alternatives, often these parks would require reticulation.

This matter requires resolution. In respect of the structure plan for Lot 8, it should be resolved as part of the final adopted Local Structure Plan.

.3Southern East-West Roadway

A traffic study undertaken by Sinclair Knight, Planning Consultants, on behalf of the landowners of Smith Corporation as well as Bankwest (Lot 7 Butler) and Northern Corridor Holdings (Lot 3 Alkimos) identified the need for an east-west roadway in the southern half of Lot 8. This roadway forms a major connection between Marmion Avenue and Connolly Drive and is seen as an important link in the road network in the area.

Sinclair Knight recommend (supported by Smith Corporation) that this roadway should have a boulevard treatment with lot frontage and traffic calming built from the start. It is argued that the design can accommodate the forecast volumes and also provide an appropriate residential environment.

Whilst support of the east-west link, the City Engineer has a number of concerns with this proposal, in the particular the design and residential frontage. This may affect the design of the roadway and residential areas abutting, particularly the abutting group housing (R40) area.

.4Local Shopping Centre and Service Station

A review of the Retail Strategy for the Clarkson/Butler district identifying the size and distribution of retail floorspace intended to be undertaken by Council officers in conjunction with DPUD in the near future. This strategy should determine the size of the retail floorspace (NLA) required for the local shopping centre for Lot 8 as well as abutting shopping centres. The present proposal includes 1200m² NLA. Approval should form part of an overall strategy.

The service station is proposed to be located on the corner of Marmion Avenue and an internal distributor roadway. The location of this service station at this site may result in traffic conflicts and may be detrimental to the residential amenity of the locality.

Its location requires further consideration and justification by the consultant.

.5Private Primary School Site

Advice from Smith Corporation is that the Catholic Education Office has shown an interest in purchasing the land shown for a primary school site on the structure plan. Hence the site has been shown on the plan. Also shown on the site is a notional residential design at single residential densities and a portion of group housing. This group housing site will be coded R40 in the amendment documents but in the instance that the primary school was to proceed, would not prevent the site from being used as a school.

Note, however, that the proposed primary school site is only 3.36 ha rather than the specified size of 4ha set out in DPUD's Policy No DC 2.4 School Sites.

FINALISATION OF THE AMENDMENT

The above comments related to the proposed Local Structure Plan.

The plan includes a number of land uses which require quite separate zonings under the local Town Planning Scheme to that intended as part of this amendment (ie the local shopping centre and service station). The zonings of these land uses will require separate amendments at some later date. At this stage, though, the entire landholding is proposed to be zoned as blanket 'Residential Development'.

Included in the amendment documents, however, are the higher density (R40) sites. Any modifications to the structure plan which are required to satisfy the above points may result in the need for some adjustments to the boundaries of these R40 sites.

Smith Corporation has indicated that it will look to start development for Lot 8 in the short term. The 1993/94 Metropolitan Development Programme (MDP) anticipates subdivision occurring in the Butler area in 1995/95 although more recent MDP estimates suggest start up at Lot 8 in 1996/97. It is likely that Smith Corporation will again seek approval to superlot the property at some stage in the near future. Superlot approval will require that an approved structure plan is in place.

In the interests of facilitating the amendment process I believe it is appropriate for Council to finalise the amendment but finalisation should be subject to resolution of the issues discussed above and as a result (if necessary) the submittal of a revised structure plan to the satisfaction of the City Planner and City Engineer.

Finalisation should also be subject to formal advice from Smith Corporation that the Company will be willing to enter into an arrangement for proportional contributions to Regional Roads and underpasses in the Clarkson/Butler District. This is most important as it now appears that Town Planning Scheme No 20 may now not be proceeded with. Scheme 20 intended to ensure proportional and fair contributions to Regional Roads and underpasses in the Clarkson/Butler District and one of the main catalysts for the preparation of the scheme was the reluctance of Smith Corporation to agree to proportional contributions initially.

RECOMMENDATION:

THAT Council:

1. modifies Amendment No 546 to Town Planning Scheme No 1 by including R40 areas in accordance with the revised Local Structure Plan to be submitted pursuant to 3. below:
2. subject to 3. below, finally adopts the modified Amendment No 546 to Town Planning Scheme No 1 to rezone Lot 8 Marmion Avenue, Butler from 'Rural' to 'Residential Development' (R20 and R40), with the R40 areas being generally in accordance with the submitted Local Structure Plan;
3. advises the applicant that prior to the finalisation of Amendment No 546, Council will require the following:
 - .2 the submittal of a revised Local Structure Plan for Lot Engineer;
 - .3 a letter of undertaking from Smith Corporation advising contributions for the construction of Regional Roads and pedestrian underpasses/overpasses in the district;
4. subject to Point 3 above, authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER
City Planner

pjn:gm
pre94608
25.5.94
I20607

CITY OF WANNEROO REPORT NO: I20607

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 740-90026

SUBJECT: PROPOSED RETAINING WALLS IN EXCESS OF TWO METRES IN HEIGHT - "FAIRWAYS ESTATE" PT LOT 999 MOORE DRIVE, CURRAMBINE

INTRODUCTION

Consulting Engineers, G B Hill & Partners on behalf of the Town & Country Bank has made a request for the construction of retaining walls in excess of 2 metres in height for its Stage 6 subdivision at Pt Lot 999 on the corner of Moore Drive and the Mitchell Freeway reserve, Currambine. The nature and terrain of the area necessitates extensive retaining and a co-ordinated approach will result in an acceptable outcome.

ASSESSMENT

A subdivision application for this portion of the applicant's landholding was approved by the Department of Planning and Urban Development in August 1993. The preliminary engineering design is now complete. Due to the nature of the terrain and the existence of capstone in the area, retaining walls as high as 2.8 metres along the boundary of the Joondalup Golf Course and up to 2.4 metres along the boundary of the Mitchell Freeway reserve will be required. Council policy authorises the City Building Surveyor to approve retaining walls up to a maximum of 2.0 metres high and where such walls adjoin a property boundary and exceed 1.0 metre in height, requires the written consent from the affected adjoining landowner.

Given their location, the proposed retaining walls are unlikely to detrimentally affect the amenity of the area, will not cause overshadowing problems and can therefore be considered acceptable on town planning grounds. The retaining wall design will need to

be certified as structurally sound by a practising structural engineer.

Similar requests in relatively isolated broadacre areas have been approved by Council in the past.

RECOMMENDATION:

THAT Council authorises the construction of retaining walls greater than two metres in height for Stage 6 of the Fairways Estate, Pt Lot 999 Moore Drive, Currambine, as proposed by Consulting Engineers G B Hill and Partners on behalf of the Town & Country Bank, subject to:

20the detailed design being signed by a practising structural engineer;

21the written consent of the affected adjoining landowners.

O G DRESCHER
City Planner

rmp:gm
pre94602
24.5.94
I20608

CITY OF WANNEROO REPORT NO: I20608

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 510-2660, 510-2868

SUBJECT: PROPOSED FENCING OF CUL-DE-SAC, COMO PLACE,
JOONDALUP

INTRODUCTION

A six signature petition has been received requesting the Council to provide a fence along the boundary of Como Place, Joondalup, where it abuts Candlewood Boulevard. The petitioners are all residents of Como Place and one of the main reasons for the request is child safety. The suggested fence is contrary to Council policy and a more satisfactory outcome could be achieved by improved landscaping.

ASSESSMENT

Candlewood Boulevard is a main local distributor road within the Joondalup residential estate. This road contains a bus route and a dual use path runs along its western side. Como Place is one of a number of instances where the local road system directly abuts Candlewood Boulevard.

The present style of uniform fencing along Candlewood Boulevard in this vicinity comprises pine timberlap panels. Pine bollards have generally been constructed where local roads directly abut Candlewood Boulevard, the exception being the Placid Court/Candlewood Boulevard interface, where a low (approximately 1.2 metres high) timberlap fence has been constructed. 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 at the interface of local roads and major roads should be limited to that which would merely act as a vehicle barrier. The reasons for this requirement are:

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 major roads.

Furthermore, the policy discourages the use of uniform fencing within new subdivisions, where direct lot access to subdivisional roads is prohibited such as in the Candlewood Boulevard case. This is achieved by incorporating alternative design solutions such as controlled area places, boulevards etc.

Current policy, therefore, does not only discourage solid fencing along local roads such as Como Place, but also discourages the design of new subdivisions that would necessitate the need for any internal uniform fencing.

While noting the residents' concerns, a more substantial fence than the existing bollards is not considered appropriate. 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 set an undesirable precedent.

Notwithstanding the above, the Como Place residents concerns could be alleviated to an extent by the provision of landscaping adjacent to the existing bollards. Such planting by the City's Parks Department is common practice and could be implemented during the coming winter months.

RECOMMENDATION:

THAT Council:

22does not permit the construction of any additional fencing at the interface of Como Place and Candlewood Boulevard, Joondalup, as this would be contrary to its Uniform Fencing Policy;

23advises the petitioners that the City will arrange for landscaping to be provided adjacent to the existing bollards in Como Place during the coming winter months.

O G DRESCHER
City Planner

rmp:gm
pre94603
24.5.94
I20609

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 30/895

SUBJECT: PROPOSED ALFRESCO ADDITION AND PARKING ALTERATIONS, HEATHRIDGE SHOPPING CENTRE, LOT 740 CARIDEAN STREET, HEATHRIDGE

METRO SCHEME: Urban
LOCAL SCHEME: Special Zone (RU) Commercial, Excluding
Hotel & Tavern
APPLICANT/OWNER: Owners of Heathridge City Shopping
Centre
CONSULTANT: Thomas Massam
APPLICATION RECEIVED: 29.3.94
DAU: 12.4.94
ADVICE RECEIVED: 10.5.94
REPORT WRITTEN: 20.5.94

INTRODUCTION

An application has been received from Thomas Massam on behalf of the strata company of the owners Heathridge City Shopping Centre, seeking Council approval to construct additions to Shop 11 on Lot 740 Caridean Street, Heathridge. The addition entails extending the existing restaurant dining room over an existing drive-through and as a result substantially altering the parking layout but increasing the number of parking bays for the centre.

BACKGROUND

The Heathridge Shopping Centre was established in 1988 with a total of 109 car parking bays. The centre consists of eleven shops facing Caridean Street. Since its establishment several minor modifications have been approved, some of which have not been proceeded with.

The current centre comprises 1297m² gross leasable floor area (gla) and 105 car parking bays. This represents a car parking ratio of just over eight bays per 100m² gla which is in accordance with the requirements of the Town Planning Scheme No 1 (ie a one bay surplus exists).

In December 1992 Council received a report from the City Planner (G21233) that an existing shop (the hardware shop) within the centre had enclosed its rear yard area without planning or building approval and was using the area for display purposes. Due to this enclosure there was a shortfall of ten parking bays for the centre. Council resolved to advise the proprietor that the structure was without approval and that he could either pay cash-in-lieu for the parking shortfall (in accordance with Council Policy) or the structure was to be removed. To date no further action has been taken on this matter.

At the November 1993 meeting (H21114) Council considered an application for the enclosure of the rear yard area of Shop 8 (the bicycle shop) to increase the workshop area. The proposed

enclosure would have created an additional four bay shortfall. This application was granted approval subject to the applicant paying cash-in-lieu in accordance with Council's Policy. To date the additions have not been carried out.

PROPOSAL

The applicant proposes to construct a dining room addition of 37.8m² to the existing Chinese Restaurant (Attachment No 2). To achieve this addition the applicant will have to extend over an existing drive-through facility which is not in use. By closing the drive-through a larger area of land will become available for additional parking. As part of this proposal the applicant intends to alter the parking layout to increase the five bay car park facing Caridean Street to nineteen bays (Attachment No 3).

The parking requirement for retail developments is eight bays per 100m² gla, accordingly, the proposed addition would require a total of three additional bays. The number of additional bays being provided is fourteen. The proposed additions are in accordance with the existing development of the shopping centre.

ASSESSMENT

Both the bicycle shop and hardware shop issues have not been resolved as yet, however, it is the intention of the body corporate that the re-organisation of the parking in this application may satisfy the requirements of Council for all three proposals.

The drive-through facility has not been in use for some time and its closure will not have an effect on the vehicular movement of the centre.

The enclosure of the courtyards of the bicycle shop and the hardware shop as well as the current proposed additions would increase the gross leasable floorspace of the shopping centre to 1524.8m². This gla would require a total of 122 car parking bays.

With the current proposal there would be 119 bays leaving a shortfall of three bays. This parking would calculate at a ratio of 7.8 bays per 100m² of gla as opposed to the required eight bays per 100m².

This proposal adequately provides for the needs of the additions to the restaurant and the additions to the hardware store but would be three bays short for the previously proposed additions to the bike shop.

Council has previously considered this matter (I50414) in relation to its Cash-in-Lieu of Car Parking Policy and requested a further report to its Policy and Special Purposes meeting.

It is considered that this proposal will allow approval of the additions to the restaurant and the hardware store and the matter of the parking requirement for the additions to the bicycle shop can be considered in relation to Council's Cash-in-Lieu of Car Parking Policy.

RECOMMENDATION:

THAT Council:

24approves the application by T Massam on behalf of the owners of the Heathridge City Shopping Centre for additions to Shop 11, Lot 740 Caridean Street, Heathridge, in accordance with the submitted plans, subject to:

- .1 the provision of an additional fourteen car parking bays to the north of Shop 11, in accordance with submitted plans;
- .2 standard and appropriate development conditions;

25advises the applicant that it is prepared to approve the additions to the hardware shop in accordance with the previous application subject to:

- .1 a new Form 1 Application to Commence Development being submitted;
- .2 standard and appropriate development conditions;

26advises the applicant that the matter of previous applications for additions to the bicycle shop will be considered further in relation to Council's Cash-in-Lieu of Car Parking Policy.

O G DRESCHER
City Planner

mb:gm
pre94609
24.5.94

I20610

CITY OF WANNEROO REPORT NO: I20610

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 8 JUNE 1994
FILE REF: 510-596
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN NYARA CRESCENT AND CAMBERWARRA DRIVE,
CRAIGIE

INTRODUCTION

An application has been received to close the pedestrian accessway between Nyara Crescent and Camberwarra Drive, Craigie. The application is made on the grounds of vandalism and anti-social behaviour associated with the accessway. Unless the City agrees to purchase the whole of the accessway adjacent to its Lot 671, closure cannot proceed.

ISSUES

There were two other accessways in Nyara Crescent. One led between Lots 92 and 93, and 724 and 725; this accessway has now been closed. The other accessway leads between Nyara Crescent and Eddystone Avenue. An application was received to close the accessway to Eddystone Avenue, however the owners of Lots 675 and 148 were not interested in purchasing the land within the accessway. This meant the accessway could not be closed.

One of the requirements for an accessway to be closed is that all of the land within it must be purchased and amalgamated with the adjoining properties.

The application to close the accessway between Nyara Crescent and Camberwarra Drive was made by one of the strata owners of Lot 90. The other strata owner has objected to the closure and is not interested in purchasing any of the land within the accessway. The proposed closure was also referred to the other adjoining owners. The owners of Lots 670 and 672 have advised that they would be interested in purchasing the land. The owner of Lot 717 has indicated that he supports the closure but is not interested in purchasing the land. Lot 671 is a vacant block of land owned

by the City. The City has no requirement for the land within the accessway.

The western portion of the accessway will therefore not be disposed of unless the City, as the owner of Lot 671, purchases the full width but there is no reason why the City should do so.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Nyara Crescent and Camberwarra Drive, Craigie.

O G DRESCHER
City Planner

cd:rp
pre94605
I20611

CITY OF WANNEROO REPORT NO: I20611

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 510-946

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN SAILFISH CLOSE AND REDFIN CRESCENT,
BELDON

INTRODUCTION

An application has been received to close the pedestrian accessway between Sailfish Close and Redfin Crescent, Beldon. The application was made by the four property owners adjoining the accessway. The residents have been experiencing increased amounts of vandalism and anti-social behaviour by some users of the accessway. The accessway mainly affects Sailfish Close residents. Its closure will be advertised for public comment if Council initiates closure procedures.

ISSUES

The fences have been attacked with graffiti and on several occasions vandalised necessitating costly and time-consuming repairs by the residents.

Teenagers are congregating in the accessway making excessive noise and disturbing the residents.

The closure application was referred to the servicing authorities and to the Department of Planning and Urban Development (DPUD) for their comments.

The Water Authority of WA has a 100mm water main which will be affected by the closure. The main can be cut and capped which will cost in the order of \$2000.00.

A Council stormwater drainage line will also be affected by the closure and an easement will be required to protect access to the drain if closure proceeds.

No other services will be affected by the closure and DPUD had no objections.

The Department of Land Administration (DOLA) has set a purchase price of \$1000.00 for the adjoining owner to purchase a half width of the accessway adjoining their property and \$1500 for a full width.

The adjoining owners have agreed to meet WAWA's costs and to grant the City an easement. All of the adjoining owners are interested in purchasing the land adjoining their property.

The proposed closure of this accessway will need to be advertised to gauge the opinions of the nearby residents.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Sailfish Close and Redfin Crescent, Beldon subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre94604
24.5.94
I20612

CITY OF WANNEROO REPORT NO: I20612

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 510-1492

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN KYLIE WAY AND GOOLLELAL DRIVE,
KINGSLEY

INTRODUCTION

The proposed closure of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley was advertised to gauge the opinions of the residents in the vicinity. One objection was received, however the objector does not live in the vicinity of the accessway and would not be affected by the closure. Closure of the accessway is supported as closure will not affect pedestrian movement through the area.

The benefiting adjoining landowners will be required to accept a City and a SECWA easement to protect existing services.

REPORT

Council, at its meeting on 23 March 1994 (I20332), resolved to initiate preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act with regard to the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley.

At the close of advertising, only one objection was received. The objector lives in Spoonbill Grove which is on the opposite side of Lake Goollelal to the accessway. The objector claims that the accessway provides convenient access to Lake Goollelal and that it is a pleasant interlude from walking along roadside paths. The objector was more concerned that the residents would cease using Lake Goollelal if the accessway closed, however, the

residents in the vicinity would still have convenient pedestrian access to the lake.

No objections were received from the residents in the vicinity of the accessway.

A City drain is affected by the closure as well as a SECWA high voltage cable. SECWA proposes to cover its cable with half section concrete pipes, supply and install additional ducts, backfill and compact soil to present level. SECWA will then require an easement. The owners of Lots 216, 249 and 250 have agreed to purchase the land within the accessway, meet the costs involved and accept easements in favour of the City and SECWA.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley, subject to the benefiting land owners agreeing to meet all of the costs involved and accepting easements in favour of the City and SECWA in accordance with Council's policy.

O G DRESCHER
City Planner
cad:gm/pre94549
17.5.94
I20613

CITY OF WANNEROO REPORT NO: I20613

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 319/243/31, 319/244/29

SUBJECT: CLOSURE OF A PORTION OF ROAD RESERVE GNOBAR WAY, MULLALOO

INTRODUCTION

A small section of the road reserve of Gnohar Way, Mullaloo has been obstructed by an unauthorised retaining wall and fence.

Possible closure of the section of road reserve to accommodate the structures has been investigated but is considered not to be warranted.

ISSUES

Lots 243 and 244 Gnohar Way, Mullaloo have retaining walls and fencing which encroach onto the road reserve in Gnohar Way, Mullaloo.

Council, at its meeting on 23 August 1993 (H10830), resolved to serve notices under Section 400(1)(i) of the Local Government Act on the owners of Lots 243 (31) and 244 (29) Gnohar Way, Mullaloo requiring that the encroaching fence and retaining walls be removed from the road reserve and the ground restored to its original levels.

Council also resolved to investigate the option of the land within the road reserve being excised and acquired by the adjoining owners.

The proposed closure was referred to the servicing authorities for their comments.

The Water Authority of Western Australia advised that a 100mm steel water main would need relocating if the subject road was closed. The cost of relocating the main is \$8500.00 and this does not include the restoration costs of the footpath.

Telecom objected to the proposed closure and expressed concern over the encroachment. All Telecom services are located in a set area in the verge and they see the encroachment as impinging on this space. Although they have no cables in the area at this point in time, there may be a need in the future to use the allocated space. If Council resolved to approve the closure Telecom would require an easement to ensure that they would have access to an area in the future.

The State Energy commission has a 50mm PVC gas main running directly under the retaining walls on a 1.5m alignment from the property boundary. If the road reserve was closed it would be necessary to relocate the gas main clear of the retaining walls.

The estimated cost of relocation is \$1800.00 although the actual cost would be based on a time and material basis.

The encroachment onto the road reserve has a direct affect on existing and future public utility services which are installed in the reserve. As the proposed closure would create an unusual road reserve alignment there could be confusion to utility users in an emergency or with maintenance aspects.

Also, the proposed closure of the road reserve in isolated sections could set a precedent for similar applications to accommodate a variety of private features.

In this regard the option of closing the road reserve and having the land acquired by the adjoining owners should not be supported. The owners of Lots 243 and 244 should be requested to remove the fence and retaining walls from the road reserve.

RECOMMENDATION:

THAT Council

27does not agree to the closure of the road reserve in front of Lots 243 and 244 Gnoabar Way, Mullaloo and the subsequent disposal of the land to the adjoining properties;

28enforces the notice served under Section 400(1)(i) of the Local Government Act on the owners of Lot 244 (29) Gnoabar Way, Mullaloo requiring that the encroaching fence be removed from the road reserve and the ground be restored to its original levels;

29enforces the notice served under Section 400(1)(i) of the Local Government Act on the owners of Lot 243 (31) Gnoabar Way, Mullaloo requiring that the encroaching retaining fence be removed from the road reserve and the ground be restored to its original levels.

O G DRESCHER
City Planner

cd:rp
pre94607
24.5.94
I20614

CITY OF WANNEROO REPORT NO: I20614

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 1236/55/29

SUBJECT: REQUEST FOR STREET SETBACK VARIATION : GARAGE
ADDITION, LOT 55 (29) PEIRSE WAY, MARMION

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: L Terence
CONSULTANT: M Thorp
APPLICATION RECEIVED: 25/3/94
REFERRED TO PLANNING: 20/4/94
REPORT WRITTEN: 19/5/94

INTRODUCTION

An application has been received on behalf of Mr T and Mrs K Lee for garage additions to a single house located at Lot 55 (29) Peirse Way, Marmion. The proposal incorporates a request to vary the primary street setback to a nil setback from Peirse Way which is considered unnecessary and detrimental to the local streetscape.

BACKGROUND

The existing single storey house was approved in 1979 and is set back approximately 9.4 metres from Peirse Way. A driveway is constructed along the western boundary of the property to a carport which was approved in 1986. The existing carport is set back behind the line of the house. It should be noted that the existing driveway and carport are not shown on the plan (Attachment No 2).

The two land owners either side of the subject site have advised that they have no objection to the proposed garage location.

ASSESSMENT

The Residential Planning Codes (R Codes) prescribe a minimum setback to the primary street alignment of 6.0 metres and provide the developer with the discretion to average this setback over the length of the building/s provided that a minimum setback of 3 metres is maintained.

The R Codes also provide Council with discretion to allow carports to be constructed up to the street alignment.

The building licence plans submitted for Lot 55 show an average primary street setback of 11.4 metres with a minimum of 9.4

metres. The present proposal seeks approval to reduce this down to an average of 5.3 metres with a minimum of nil metres.

The topography of the area slopes up from Peirse Way which has resulted in houses along this street being set back similar distances on elevated land.

It is considered that in cases such as this where carports or garages are set well forward of the remaining portion of a development, they begin to dominate and therefore detract from the streetscape. This is particularly so where double carports or garages are involved and/or where they represent a substantial proportion of the street elevation.

This negative impact is exacerbated the closer the building/s are constructed to the street and where such a setback is incongruous with other development in the immediate vicinity.

Council is also advised that sufficient car parking already exists on site to satisfy the requirements of the R Codes.

On the basis of the above points, it is considered that Council should not permit street setback relaxation in this case.

The R Code provisions that allow Council the discretion to approve carports and garages up to the street alignment have been used in varying extents and in different, sometimes seemingly ad hoc circumstances, since their inception in December 1991. It is considered that a more consistent approach should be employed with the aim of providing developers with a reasonable degree of design flexibility, while also encouraging a reasonable streetscape.

Council's consideration of this matter should bear in mind a report (I50606) to the Policy and Special Purposes Committee Meeting of 1 June 1994 of a similar proposal for Lot 396 (16) Tracy Turn, Woodvale .

Refusal of the proposed garage would be in accordance with the recommended policy in the report on this matter.

RECOMMENDATION:

THAT Council refuses the application made by Mr M Thorp on behalf of Mr T and Mrs K Lee for a setback relaxation to a proposed garage addition at Lot 55 (29) Peirse Way, Marmion, as such a setback would detrimentally affect the streetscape in the immediate locality.

O G DRESCHER
City Planner
pje:gm
pre94559
20.5.94
I20615

CITY OF WANNEROO REPORT NO: I20615

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 262/95/113

SUBJECT: UNLAWFUL INDUSTRIAL USE OF LOT 95 (113)
DUNDEBAR ROAD, WANNEROO - "ADVANCE MODULAR
RETAINING WALLS"

INTRODUCTION

Mr K McMahon is manufacturing retaining wall components without approval in the rural zone. He has been made aware that he must relocate to an industrial zone which he is endeavouring to do by 14 July 1994.

BACKGROUND

Council will recall that as a consequence of Report I20426 dated 27 April 1994 it was resolved: "... *that consideration of this matter be deferred pending receipt of a progress report from Mr McMahon and a further report to be submitted to Council at its meeting on 25 May 1994.*"

Mr McMahon was formally requested to provide details of his proposals to relocate to the appropriate zone but unfortunately his response was received too late for the matter to be included in Council's agenda for its May meeting.

DISCUSSION

Mr McMahon has advised that the proposed development of his Lot 52 Action Place, Enterprise Park, Wangara will take much longer than expected and he therefore intends to relocate to an

industrial unit, on a temporary basis, at 5/288 Gngangara Road, Landsdale, owned by Gngangara Developments Properties Ltd. Mr W C Meredith being the Managing Director concerned.

Mr Meredith has advised that he will have a unit available for Mr McMahon hopefully by 14 July 1994. He also advises that should the unit be vacated by then he is prepared to offer part of his land at the same location on a temporary basis to Mr McMahon until the subject unit is available.

To date there is no formal agreement in existence concerning the proposed lease of the unit.

Council would be acting ultra vires if it were tempted to permit Mr McMahon continuing business at his present location.

It should be borne in mind that six months have elapsed since Mr McMahon was formally advised to relocate his business to an industrial zone and although he has given acceptable reasons for delay in relocating it must be said that he has received more than ample time to act.

Council should be aware that continuing complaints have been received from a person involved in the same form of industrial activities and who feels that an unfair business advantage is being gained by Mr McMahon who pays only rural rates.

In view of the foregoing, therefore, I recommend as follows:

RECOMMENDATION:

THAT Council initiates prosecution proceedings against Mr McMahon in the event that he has not relocated by 14 July 1994.

O G DRESCHER
City Planner

jhw:gm
pre94557
20.5.94

I20616

CITY OF WANNEROO REPORT NO: I20616

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 8 JUNE 1994
FILE REF: 727-0
SUBJECT: DEDICATION OF GEORGE GREY PLACE, EDGEWATER

Westrail has requested the Department of Land Administration (DOLA) to dedicated George Grey Place, Edgewater as a public street pursuant to Section 105 of the Public Works Act.

It would be far simpler to dedicate the road under Section 287 of the Local Government and DOLA have requested Council to consider a resolution to create a public street pursuant to Section 287 of the Local Government Act.

George Grey Place is constructed and provides access to the Edgewater Railway Station. Dedication of the street is supported.

RECOMMENDATION:

THAT Council requests the Hon Minister for Lands to dedicate George Grey Place, Edgewater as a public street under Section 287 of the Local Government Act.

O G DRESCHER
City Planner

cd:rp
pre94606
24.5.94
I20617

CITY OF WANNEROO REPORT NO: I20617

TO: TOWN CLERK
FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 8 JUNE 1994
FILE REF: 701-3
SUBJECT: 1994 ANNUAL AWARDS : IMPROVEMENT AND
MAINTENANCE OF BUSINESS PREMISES IN INDUSTRIAL
ZONES

INTRODUCTION

Since 1987 Council has participated in awards to encourage a high standard of maintenance of premises in industrial estates. A sub-committee carries out the evaluation of premises and Council's continued involvement is sought.

BACKGROUND

Council will recall that during October 1993 it again approved my recommendation for the annual competition for the Best Kept and Most Improved Premises within the industrial zones.

This competition has regularly taken place since 1987 and to date has proved to be a worthwhile exercise, eagerly awaited by the business community and an excellent public relations event.

Council needs to approve each year's event and following such approval it has been customary to request newspaper publicity prior to judging by a committee comprised of a representative of Council, the Editors of Community Newspapers plus the President of the Wanneroo Chamber of Commerce.

This year the Editor of Wanneroo Community Newspapers, together with the President of the Wanneroo Chamber of Commerce, has proposed that, providing Council again approves the event, free newspaper publicity will be given in June advising that two tours of inspection will be made by the judging committee, one preliminary inspection during July and the second during October.

The awards will be presented during November at an official function held in the Administration Building.

This will thus allow the judging committee to evaluate for itself properties which have shown the greatest improvement. (On previous occasions the preliminary inspection was made by Council officers). I am of the opinion that the proposal has merit and should be adopted.

The winners of the 1993 event were as follows:

BEST MAINTAINED PREMISES

SUPERSTRUCT (Messrs R Tapley and R Haverhoeck) Lot 52 (24) Mosey Street, Landsdale

CERAMIC TILE SUPPLIES (G W Robins/T A McKee/P Cousins), Lot 129 (21) Buckingham Drive, Wangara

FIRST WESTERN REALTY (R & W Poliwka) 4/48 Winton Road, Joondalup.

MOST IMPROVED PREMISES

PENRITE OIL Mr and Mrs C & L Harris, Lot 67 (37) Rogers Way, Landsdale

ENWOOD DEKOWRAP Mr and Mrs G & B Quiskamp, Lot 309 (43) Berriman Drive, Wangara.

WINTON HEIGHTS Mr and Mrs B & M Whitney/Mr and Mrs B & K Kearns, Lot 119 (133) Winton Road, Joondalup.

The Evaluation Committee also recommended that an Encouragement Award be awarded to Mr and Mrs T Davies of Wanneroo Electric (WA) Lot 427 (18) Canham Way, for participation in the event.

The Committee also commented on the appearance of Wanneroo Automatic Transmissions (Mr and Mrs D & M Lyttleton, Lot 324 (27) Prindiville Drive, Wangara) and recommended also that a special award entitled Constantly Well Maintained, be awarded for the continual high standard of appearance of this particular property.

RECOMMENDATION:

THAT Council:

30nominates a Councillor to the Industrial Sites Evaluation Committee;

31approves the presentation of commemorative plaques at a function to be held on 6 December 1994;

32invites the President of the Wanneroo Chamber of Commerce and the Editors of the Wanneroo and Joondalup Community Times to participate and nominate their representatives to the Evaluation Committee.

O G DRESCHER
City Planner

jhw:gm
pre94558
I20618

CITY OF WANNEROO REPORT NO: I20618

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 322-18-1

SUBJECT: APPOINTMENT TO WANNEROO GROUNDWATER ADVISORY
COMMITTEE

INTRODUCTION

The Water Authority of W A has advised that the term of appointment of Mr Frank Tedesco to the Wanneroo Groundwater Advisory Committee, as a landowner representative, expires on 30 June 1994.

The Water Authority has requested that Council nominates a replacement member and has pointed out that Mr Tedesco is eligible for a further three year term.

RECOMMENDATION:

THAT Council advises the Water Authority of W A that it nominates Mr Frank Tedesco as a landowner representative to the Wanneroo Groundwater Advisory Committee.

O G DRESCHER
City Planner

lk:gm
pre94546
17.5.94
I20619

CITY OF WANNEROO REPORT NO: I20619

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 290-7

SUBJECT: GLENGARRY PRIMARY SCHOOL - ENVIRONMENT CENTRE PROJECT

INTRODUCTION

The Glengarry Primary School is endeavouring to establish an environmental education centre at the school. The Education Department has given conditional endorsement for the establishment and resourcing of the centre.

A project committee comprising school staff, Parents' and Citizens' Association representative, Education Department personnel and (hopefully) representatives from the Cities of Stirling and Wanneroo has been formed to progress the centre. The school principal has also sought Council assistance for the project.

Council involvement with the Glengarry Primary School project is considered appropriate and nomination of a Councillor representative to the project committee is recommended.

DISCUSSION

The initial meeting of the project committee was held on 30 March this year and at that meeting it was decided to invite representatives from Stirling and Wanneroo to participate.

Council's Environmental Officer attended the next meeting of the committee (held on 11 April) but was unable to attend the committee's most recent meeting (2 May). At the meeting he attended, the Environmental Officer pointed out that establishment of a regional environment centre within the north-western sector of Yellagonga Regional Park was envisaged

and that the City of Wanneroo could well have some involvement with such a centre. The Glengarry group was not aware of the possible Yellagonga facility but felt that the school centre could complement rather than compete with any facility established in Yellagonga.

Information on Council's Community Environmental Grants Scheme was provided to the project committee.

The school Principal has now written to Council, seeking to secure City of Wanneroo participation in their project and advising of the project committee's next meeting (refer to Attachment No 1).

City of Wanneroo representation on the project committee is considered desirable because of Council's probable involvement with the Yellagonga facility. Although the Environmental Officer can probably attend the 30 May meeting of the committee, as the project is essentially a community initiative, a Councillor representative on the committee would be considered appropriate.

RECOMMENDATION:

THAT Council nominates a Councillor representative to the Glengarry Primary School environment centre project committee.

O G DRESCHER
City Planner

ph:gm
pre94560
20.5.94
I20620

CITY OF WANNEROO REPORT NO: I20620

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 765-20

SUBJECT: PETITION - DOG EXERCISE BEACH, ILUKA

INTRODUCTION

A 160 signature petition has been received regarding the establishment of a 500 metre dog exercise area along the beach 200 metres south of Burns Beach car park. The suggested exercise beach is considered to be unsuitable for this purpose as it is difficult to access and is dangerous.

THE ENVIRONMENT OF THE AREA

The subject area is characterised by a dissected, undulating limestone terrain covered in places by a thin layer of soil. The limestone terrain along the coast has been eroded to form isolated cliffs approximately 10 metres high with rocky headlands.

The cliffs and rocky headlands are heavily weathered, showing numerous horizontal cavities up to 5m across and 2m deep and wave-cut platforms. There are no beaches and there is no natural access to the water. In fact, access to the water can be quite dangerous even in calm weather.

PETITION

The petition contains approximately 160 signatures. The persons who signed the petition live as far as Katanning and within the Perth Metropolitan Area, from as far as Gosnells, Fremantle and Shenton Park. It is possible that many of the people who signed the petition have never seen the subject area, and do not know how rugged the section of the beach between Burns Beach and Ocean Reef Boat Harbour is.

As mentioned earlier, comments on the petition were sought from relevant Council departments, DPUD and Beaumaris Land Sales.

The comments received were basically that this section of the coast is unsuitable for a dog beach for the following reasons:

1. This section of the coast is cliffy, lacking natural beaches, and is dangerous.
2. If provided and should any accident occur, Council may be sued for liability.
3. Policing would prove difficult. There is no natural access to the water. Apart from safety considerations, the Iluka Foreshore Reserve area is already subject to heavy use and is not suitable for dog exercise.

4. There is limited parking available. Furthermore, parking for the people with dogs and other users of the foreshore reserve need to be separated. There is physical difficulty apart from the cost to provide further car parks in the area.

At present the closest dog exercise beaches are at Hillarys to the south, and at Quinns Rocks to the north. Should the necessity for a further dog exercise beach arise in the future in this area, then some possibility may exist to establish a dog exercise beach north of Burns Beach townsite. However, this will only be possible when the area north of Burns Beach townsite is developed, determination of the foreshore reserve identified and access provided.

CONCLUSION

The arguments against a dog exercise beach at Iluka Beach outweigh those in favour. Given then the relative nearness of other animal exercise areas at Hillarys and Quinns Rocks, and the fact that much of this section of coastline is, the subject of rehabilitation programmes it is felt that Council should not give approval to this proposal.

RECOMMENDATION:

THAT Council does not establish the requested dog exercise area south of Burns Beach because it considers this to be an unsuitable location.

O G DRESCHER
City Planner

rh:gm
pre94611
24.5.94
I20621

CITY OF WANNEROO REPORT NO: I20621

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 770-25, 30/4248
SUBJECT: PROPOSED VODAFONE TELECOMMUNICATION FACILITY,
RESERVE 32734 PADBURY

METRO SCHEME: Regional reserve Public Purposes
LOCAL SCHEME: Regional reserve : Public Purposes
APPLICANT/OWNER: Vodafone Pty Ltd
CONSULTANT: Hassell Planning Consultants
ADVERTISING CLOSED 9.5.94
REPORT WRITTEN: 16.5.94

INTRODUCTION

Advertisements in "The West Australian" and "Wanneroo Times" invited public comments on the mast and antennae proposed by Vodafone. No written submissions have been received. Vodafone is encouraged to design a tower for multiple users.

BACKGROUND

Council considered the above proposal at its meeting on 23 February 1994 (I90256) and resolved to advertise the proposal in newspapers for a period of one month to gauge public opinion.

The proposed telecommunication facility was advertised in "The West Australian" on 2 April 1994 and the "Wanneroo Times" on 5 and 12 April 1994. The advertisements advised that comments should be submitted by 9 May 1994.

ASSESSMENT

No written submissions were received during the advertising period.

It is recommended that Council encourages Vodafone to construct a lattice structure which shall allow for future multiple use.

RECOMMENDATION:

THAT Council advises Vodafone Pty Ltd that it raises no objection to the installation of a telecommunications tower on Reserve 32734 Padbury but strongly encourages the establishment of a lattice structure to permit the possibility for multiple use of the structure in the future.

O G DRESCHER
City Planner

pje:gm
pre94555
18.5.940
I20622

CITY OF WANNEROO REPORT NO: I20622

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 3705/977/15

SUBJECT: PROPOSED OPTUS TELECOMMUNICATIONS TOWER ON LOT
977 (15) BURLOS COURT, JOONDALUP

METRO SCHEME: Urban
LOCAL SCHEME: Civic
OWNER: City of Wanneroo
APPLICANT/OWNER: Optus Communications Pty Ltd
CONSULTANT: "
APPLICATION RECEIVED: 17.5.94
DAU: 24.5.94
REPORT WRITTEN: 24.5.94

INTRODUCTION

Optus Communications Pty Ltd has submitted a proposal to Council to accommodate a telecommunications tower and associated facilities on Council's community purpose site located at Lot 977 (15) Burlos Court, Joondalup.

SITE SELECTION

Optus requires a site within the Joondalup area and advises that following an examination of possible alternatives (see Attachment No 2) it concluded that Council's site is the preferred option to provide mobile telephone service to the general area.

A favoured alternative was the Water Authority water tower, however, the Water Authority rejected Optus' application to locate on the tower on the grounds that insufficient space was available (ie the water tower already accommodates the Water Authority's communications facilities, Telecom's and Westrail's).

Optus advises that Council's site was chosen due to operational, commercial, radio frequency and environmental factors.

PROPOSED DEVELOPMENT

The facility will incorporate a tower to support mobile communications antennae and provide the necessary elevation (see Attachment No 3).

The tower is proposed to be approximately 40 metres in height and according to Optus it will be architecturally designed to provide an aesthetically pleasing structure.

The width of the tower will range from approximately 2 metres at its base to approximately 4 metres at the top.

Two small equipment shelters (approximately 6.0 metres long by 2.6 metres wide and 3.4 metres high) will be sited at the base of the tower. The second shelter and part of the tower will accommodate the third communications carrier expected to enter the market shortly.

Optus advises that construction activities would involve two basic stages, the first being site preparation (approximately one week) and the second to install the equipment (approximately two weeks).

ASSESSMENT OF PROPOSAL

From a town planning point of view there appears to be three major issues associated with Optus' proposal:

1. Optus' statutory rights
2. The use of Council's community purpose site
3. The development's effect on the general amenity of the area and people's expectations.

Council is advised that under the Telecommunications Act 1992 (TCA) Optus is not required to obtain approvals under the Town Planning and Development Act 1928 (as amended) or the Local Government Act 1960 (as amended), nor any other State or local law or regulation.

It is required to consult with, inter alia, local Councils and give consideration to advice from them, however, Councils do not have the right of veto over prescribed activities.

Therefore, Optus is in a position where it can install the proposed facility in the general vicinity without Council's approval.

The second issue relates to the use of Council's community purpose site. Optus is seeking a lease of portion of this site.

Optus officers advise that under the Telecommunications Act, if Council chose not to agree to this lease, technically, Optus could still occupy the site, construct the facility, and then proceed with compensation arrangements with the Council. Optus advises, however, that it would prefer not to go down this course. If Council chose not to grant a lease it would be more likely to seek a lease arrangement with another landowner in the Joondalup area and proceed with construction, following the necessary consultation with Council, and despite any opposition Council may still have to it.

However, Optus see that it would be in Council's (and the community's) interest for the facility to go on Council's land in that:

.1Council could influence the design of the facility to ensure it is of a more acceptable aesthetic design as compared to some alternative designs which could be used.

.2Council would be able to require through the leasing conditions, that Optus agree to allow the third future carrier (Vodafone) to also use that tower. Optus officers have advised that Optus would accept such a condition and a third carrier would not then need to construct a further separate tower in the area. It may be noted that the height of the tower proposed has been specifically designed to allow for a third carrier to be accommodated on it.

The third issue involves the effect the Optus tower will have on the general amenity of the area and the community's reaction to it.

Obviously, purely from an amenity point of view, it would be preferable that the tower not be constructed, however, it appears that such a facility will be necessary in the general vicinity. Given this, Optus sees its proposal as helping to limit the impact on the amenity of the area by eliminating the need for a further tower for a third carrier, and by using a higher quality design (as referred to earlier).

With regard to community reaction on this proposal, it is unlikely that any of the residents of Joondalup expect this tower to be erected, particularly on Council's community purpose site.

If this was a normal development application the proposal would be advertised for public comment prior to a decision being made.

It is likely that this proposal will generate significant community interest and if no opportunity is provided for public comment a substantial amount of community criticism of Council is likely.

Given the circumstances, it is recommended that prior to making a decision on this matter, Council requests that the proposal be advertised for public comment.

RECOMMENDATION:

THAT Council advises Optus Communications Pty Ltd that prior to making a decision regarding the proposed telecommunication facility on Lot 977 (15) Burlos Court, Joondalup, it requests that the proposal for a telecommunications tower capable of supporting a second carrier be advertised for public comment for a period of 30 days.

O G DRESCHER
City Planner

tk:gm
pre94610
24.5.95
I30600

CITY OF WANNEROO

FINANCE & ADMIN RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

8 JUNE 1994

I30601

CITY OF WANNEROO REPORT NO: I30601

TO: TOWN CLERK

FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 8 JUNE 1994
FILE REF: 208-25-94/95; 208-26-94/95; 208-27-94/95 AND
208-31-94/95
SUBJECT: ANNUAL SUPPLY TENDERS - TENDER NUMBERS
25-94/95, 26-94/95, 27-94/95 AND 31-94/95

Tenders have been received for the following:-

**Tender No 25-94/95
Supply and Delivery of Protective Footwear**

**Tender No 26-94/95
Supply, Delivery and Fitting of Tyres**

**Tender No 27-94/95
Supply and Delivery of PVC Pipe and Fittings**

**Tender No 31-94/95
Supply and Delivery of Bulk Liquid Sodium Hypochlorite**

TENDER NO 25-94/95 - PROTECTIVE FOOTWEAR

Attachment A details the tenders received.

Comfortwear Footwear WA offers the lowest tender, and all items offered meet the required standards for safety and water resistance.

Comfortwear Footwear WA was the successful tenderer for the 1993/94 financial year, and has proven to be a reliable and efficient supplier.

TENDER NO 26-94/95 - TYRES

Attachment B details the tenders received for supply and fitting of tyres.

Attachment C details the tenders received for major and minor repairs.

The expenditure on repairs is not significant, and does not affect the outcome of the tender.

The alternative offer from Boral Tyres for Kumho brand tyres was competitively priced but was not considered due to insufficient information being available on running costs. The tenders from Dave's Tyre Service and GE Fennell Tyre Dealer were not competitive.

The main offer from Boral Tyres was based on the Michelin Brand which has given good service on Councils' fleet in previous years.

The offer from Beaurepaires was based on the Dunlop brand, which gave good service in 1992/93 and 1993/94 financial years.

The two offers are competitively priced with a fairly equal distribution of price advantage over the item range. Beaurepaires offers a price advantage on the items which are expected to have the greatest order volume.

TENDER NO 27-94/95 - PVC PIPE AND FITTINGS

Attachment D details the tenders received.

Swan Irrigation, Elliots Irrigation and Total Eden offered the Hardie Iplex product. Hugall & Hoile and Quinti & Co offered the Vinidex product. Both products are similar in specification and compliance with relevant standards.

The cost comparison was based on the most commonly purchased items.

Swan Irrigation offers the lowest price on the majority of items. A price increase of 5% is anticipated in June 1994 for the Hardie Iplex fittings and 7.5% for the pipe. This will not affect the tender outcome as Swan Irrigation will honour the original pricing.

TENDER NO 31-94/95 - BULK LIQUID SODIUM HYPOCHLORITE

Tenders were called for a one year contract, with an option for a three year contract, as per attachment E.

The Sodium Hypochlorite is used at Aquamotion and Craigie Leisure Centre.

CSBP & Farmers Ltd offers the lowest price, and is the current supplier.

The three year contract price offers worthwhile savings, based on combined anticipated usage of 55,000 litres.

RECOMMENDATION

That Council:

1. accepts for the 1994/95 financial year the following tenders for the supply of goods and services as outlined on Attachments A to D to report

Tender No 25-94/95

Supply and Delivery of Protective Footwear

Comfortwear Footwear WA be awarded all items on Attachment A.

Tender No 26-94/95

Supply, Delivery and Fitting of Tyres

Beaurepaires be awarded all items on Attachment B and C.

Tender No 27-94/95

Supply and Delivery of PVC Pipe and Fittings

Swan Irrigation be awarded all items on Attachment D.

2. Accepts for the triennium period 1994/95 to 1996/97 inclusive the following tender for the supply of goods and services as outlined on Attachment E to report

Tender No 31-94/95

Supply and Delivery of Bulk Liquid Sodium Hypochlorite

CSBP & Farmers Ltd be awarded all items on Attachment E for a 3 year period.

3. Endorses the signing of the tender documents.

J B TURKINGTON
City Treasurer

KA:KI
20 May 1994

I30602

CITY OF WANNEROO : REPORT NO I30602

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 8 JUNE 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 \$66,915.

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 - 8 June 1994.

J B TURKINGTON
City Treasurer

TO:HY
24 May 1994

tre0008
I30603

CITY OF WANNEROO REPORT NO: I30603

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 8 JUNE1994
FILE REF: 009-1
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Jolene Cullen, 48 Poynter Drive, Duncraig 6023

Miss Cullen has been selected to represent the West Australian School Sports Association in the State Under Sixteen Schoolgirls Touch Football Team.

2. West Coast Skating Club, c/- Ms S Curtis, 16 Dolphin Way, Beldon.

The club's junior precision team "Les Petites Roulettes" comprising 14 young ladies varying in age from 8-11 years, all residents within the City of Wanneroo, will travel to Brisbane on 6 August for the 1994 National Rollersports Championships.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates to:-

Miss Jolene Cullen - \$ 50.00
West Coast Skating Club - \$400.00

to assist with costs in representing Western Australia.

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

J B TURKINGTON
City Treasurer

JBT:HY
23 May 1994

tre0215
I30604

CITY OF WANNEROO REPORT NO: I30604

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATION RESOURCES
MEETING DATE: 8 JUNE 1994
FILE REF: 010-0
SUBJECT: SURPLUS EQUIPMENT

Council has the following equipment which is surplus to requirements:

1. Various bore pump motors and reticulation controllers.
2. Two-way radios (VHF/UHF) and base stations.

Approval was given to dispose of the two-way radios in Report No. H30935.

Tenders were called for purchase and removal of the two-way radio equipment and the reticulation equipment.

Attachment A details the offers received for the reticulation equipment.

Attachment B details the offers received for the two-way radio equipment.

Elliotts Irrigation Pty Ltd submitted the highest offer for the purchase and removal of the reticulation equipment. The Deputy

Parks Manager advises that the offer received is acceptable, as the items are suitable for parts only.

The offers for the two-way radio equipment fell well short of the estimated value. The highest offer received was from Geraldton Bus Company for the VHF system only. The Manager of the Geraldton Bus Company has indicated that his company is interested in submitting a new offer for the UHF system only, at a higher price than the offer for the VHF system.

RECOMMENDATION

That Council -

1. accepts the tender from Elliotts Irrigation for the purchase and removal of the surplus reticulation equipment.
2. declines all tenders for the purchase and removal of the two-way radio equipment, and seeks bids by private treaty for the items.
3. makes the necessary entries in the Asset Register to reflect the disposal of the items.

J B TURKINGTON
City Treasurer

KA:KI
23 May 1994

tre0217
I30605

CITY OF WANNEROO REPORT NO: I30605

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 8 JUNE 1994

FILE REF: 314-4

SUBJECT: FUNDING APPLICATION FOR JOONDALUP COMMUNITY FOUNDATION

On 17 May 1994 a copy of the Joondalup Community Foundation funding submission was circulated to all Councillors. The Foundation requests that Council supports them by contributing to the ongoing operating costs.

In the submission (Attachment 1) the Joondalup Community Foundation have requested assistance with the ongoing operating costs of the Foundation. The submission outlines a proposal for general expenses, such as rent, office supplies and promotional expenses and for the salary of a Community Development Officer. Funding of \$44 722 is requested.

Many of the missions and objectives (outlined in the submission) of the Joondalup Community Foundation are similar to those of Council's Recreation and Cultural Services Department. It is considered inappropriate to fund an organisation that duplicates one of Council's existing departments especially as Council already commits a substantial amount of funding to community development.

However the Joondalup Community Foundation provides a useful community service and the festivals and other programmes it conducts are an asset to the community. These programmes tie in with Council's Draft Integrated Cultural Policy. Whilst it may not be appropriate to fund the Foundation itself, Council may give consideration to funding festivals and other activities conducted by the Foundation.

Council has also received a request from the Joondalup Community Foundation and the Wanneroo Festivals Committee for funding for the Joondalup Spirit of Christmas Festival. The funding request is similar to that submitted for the Little Feet Festival (Item I30507 refers). The funding proposal is for \$2 000 of '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. Furthermore there is a request for a further \$3 000 for the administrators fees.

Support for these annual events is considered appropriate as each has merit and do not duplicate the operations of the City.

RECOMMENDATION

That Council

- 1 does not provide funding to the Joondalup Community Foundation for the ongoing operating costs.
- 2 supports the Joondalup Spirit of Christmas Festival by providing sponsorship of \$5 000 and list in the 1994/95 draft budget the sum of \$5 000 for the Spirit of Christmas Festival.

A ROBSON
Deputy Town Clerk

NKC:nkc
are94056I40600

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

8 JUNE 1994

I40601

CITY OF WANNEROO REPORT NO: I40601

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 8 JUNE 1994

FILE REF: 30/2908

SUBJECT: OFFENSIVE TRADE APPLICATION - FISH PROCESSING ESTABLISHMENT

Council is advised of an application from Mr Neville Gale, 11 Debden Place, Carine to establish an offensive trade, namely a fish processing establishment within Advantage Supermarket, Lakeside Shopping Centre, Joondalup. This centre is expected to be completed by approximately October 1994.

The applicant advertised in The West Australian Public Notices section on 29 March 1994 of his intentions per the requirements of the Model Health By-laws Series 'A'. This notice expired on 29 April 1994; no objections were received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish processing establishment) within Advantage Supermarket, Lakeside Shopping Centre, Joondalup, subject to the premises complying in all respects with the provisions of the Health Act, By-laws and Regulations made thereunder.

G A FLORANCE
City Environmental Health Manager

hre06004
ip:rej
I40602

CITY OF WANNEROO REPORT NO: I40602

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: COUNCIL
MEETING DATE: 8 JUNE 1994
FILE REF: 240-2
SUBJECT: ALIA LIBRARY DELEGATION TO THE PEOPLE'S
REPUBLIC OF CHINA

The Australian Library and Information Association (ALIA) has extended an invitation to the City Librarian to participate in the Australian Librarians Delegation to the People's Republic of China in October 1994. The invitation originates from the Chinese Citizen Ambassador Program of People to People International.

It is proposed the delegation comprise 25-30 selected school and public librarians from Australia and New Zealand. A varied

program of formal presentations and library visits to Beijing, Kunming and Shanghai will provide the opportunity for valuable interchange of information and ideas relating to library development.

It is estimated participation would cost each delegate approximately \$5,000 and entail three weeks absence from work. The schedule immediately follows the six day New Zealand Library Association/ALIA joint biennial conference in Wellington, New Zealand as listed in the 1994/1995 draft budget.

Planning for the replacement Mobile Library and the new Joondalup City Library are now well underway. Participation in the delegation is therefore not considered appropriate at this time.

The proposed schedule of activities for the delegation is attached.

Recommendation:

That Council declines the invitation from the Australian Library and Information Association for the City Librarian to participate in the Australian Librarians' Delegation to the People's Republic of China in October 1994.

N CLIFFORD
City Librarian

nfc:mdp
whre050494
24.5.94
I60600

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

8 JUNE 1994

I60601

CITY OF WANNEROO REPORT NO: I60601

TO: TOWN CLERK

FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 8 JUNE 1994
FILE REF: 740-91599
SUBJECT: APPEAL DETERMINATION : LOT 12 (26) TIFWAY PLACE, CARABOODA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mrs L Trpchev
APPLICATION RECEIVED: 16.5.94
REPORT WRITTEN: 18.5.94

INTRODUCTION

The Minister for Planning has dismissed the appeal by Mrs L Trpchev to subdivide 12 (26) Tifway Place, Carabooda, into two lots. The Council did not support the proposed subdivision.

BACKGROUND

Council considered the subdivision of the site at its meeting on 22 December 1993 (H21241) and resolved to not support the proposal.

Consequently, the Department of Planning and Urban Development refused the subdivision for the following reasons:

33The proposal does not conform with the Commission's Rural Small Holdings Policy Study (1977) or the Council's Rural Subdivision Policy.

34The Commission is not prepared to support subdivision that could create an undesirable precedent for further fragmentation of rural land in the locality.

35The Commission's Rural Land Use Planning Policy requires Councils to prepare a Local Rural Strategy to comprehensively plan for change and development in rural areas. In the absence of an approved Local Rural Strategy, the Committee is not prepared to approve the subdivision of rural land that would lead to unplanned development and could prejudice the future planning,

development and use of the area and/or the rural land resources.

36The subdivision, if permitted, would create a lot which is too small to comprise a viable commercial agricultural holding.

MINISTER'S DETERMINATION

Following full consideration of all of the issues involved, the Minister concluded that the Committee's decision is soundly based from a planning point of view and, accordingly, the appeal was dismissed.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre94556
18.5.94
I60602

CITY OF WANNEROO REPORT NO: I60602

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 319-7-1

SUBJECT: ENVIRONMENTAL IMPACT ASSESSMENT OF MAJOR METROPOLITAN REGION SCHEME AMENDMENTS

INTRODUCTION

As a result of Council Resolution I20220, a deputation from the City of Wanneroo has met with the Hon Minister for the Environment to discuss Council's concerns regarding environmental

impact assessment of the current programme of Metropolitan Region Scheme amendments within the City.

In correspondence to Council following the deputation, the Minister has reiterated the need (expressed during the deputation) for more effective interaction between the environmental impact assessment and land use planning processes.

It is also understood that the new Town Planning Bill (anticipated for introduction into Parliament during May) will address such interactions. A report on the Town Planning Bill will be presented to Council in due course.

BACKGROUND

Council will recall considering the matter of environmental impact assessment for the Alkimos-Eglinton major amendment on several occasions, most recently at its 9 February 1994 meeting (I20220) when Council resolved as follows:

"Council seeks an urgent deputation with the Hon Minister for the Environment:

- (a) reiterating its concerns about the Alkimos-Eglinton Major Metropolitan Region Scheme amendment and the consequent desirability of formal environmental impact assessment of the amendment;*
- (b) indicating that as there is an apparent reluctance to pursue formal assessment of Metropolitan Region Scheme amendments, and as the informal assessment process cannot ensure that environmental issues arising from such amendments will be fully resolved, there is a consequent need for close examination of the current interactions between the environmental impact assessment and land use planning processes.*

A copy of the letter sent to the Minister is attached (Attachment No 1), and a deputation comprising the former Mayor (Cr Major), Councillors Waters and Dammers, the Deputy Town Clerk, City Planner and Environmental officer met with the Minister, his Private Secretary and two advisers on 24 March 1994.

DISCUSSION

In initiating the discussion, it was pointed out that the City of Wanneroo's objective was to ensure that environmental issues arising from the proposed amendments within the City of Wanneroo were fully resolved prior to their finalisation and incorporation into the statutory Metropolitan Region Scheme (MRS). Because the Alkimos-Eglinton and the East Wanneroo amendments had been

initiated while (in Council's opinion) consequent environmental issues were still unresolved, this objective could only be achieved if the Environmental Protection Authority (EPA) conducted a formal assessment of the amendments. Hence, Council had appealed against the EPA's decision not to formally assess the amendments.

It was also clearly stated that the City of Wanneroo was not seeking formal assessment of all forthcoming MRS amendments within its municipal district as a matter of course. The City's preference for environmental issues to be fully resolved through an informal, interactive assessment process prior to the amendments being initiated was explicitly indicated.

However, much of the Minister's comments focused on the question of formal assessment by the EPA of the MRS amendments, with the following points being raised in this context -

- . the extent of the area encompassed by the amendments would make formal assessment a logistically difficult and costly process;
- . because of the time lag between the MRS amendment process and ultimate development of the areas involved, difficulties may arise because of changing community attitudes through time;
- . formal assessment of the "planning proposal" (ie the MRS amendment) will not necessarily solve all environmental problems at the development stage;
- . the level of community involvement in an informal assessment process (as the EPA decided to apply to the Alkimos-Eglinton and East Wanneroo MRS amendments) and a formal assessment process is not necessarily markedly different;
- . the Department of Planning and Urban Development has legal advice suggesting that MRS amendments do not constitute a proposal pursuant to the provisions of the Environmental Protection Act and thus questioning the EPA's ability to require a formal assessment to be undertaken;
- . as it is the ultimate development of an area (rather than the act of amending the MRS) that produces the environmental impact/s, difficulties arise in identifying the proponent who will be responsible for complying with environmental conditions set as a result of the formal assessment process.

The Minister did, however, indicate that the need for more effective interaction between the environmental impact assessment and land use planning processes had been recognised, and that requirements in this context were already being addressed.

The Minister has subsequently provided a written response to the City's letter (Attachment 1) and a copy of his response is attached (Attachment 2). As can be seen, the Minister does attempt to address questions relating to the resolution of environmental issues arising from MRS amendments without recourse to formal environmental impact assessment by the EPA. Issues of importance in this context identified by the Minister include -

- . the role of the State and Local Government planning processes in achieving effective environmental protection;
- . the need to integrate environmental factors and other considerations in planning for land use change.

Whilst the Minister's comments can be seen as positive, they contain nothing to indicate how (or in fact whether) the desired objectives being canvassed would be achieved. Clearly, the inter-relationship between the EPA/Department of Environmental Protection and the Department of Planning and Urban Development (particularly at a statutory level) will influence the achievability of these objectives.

Officer level liaison with these agencies will continue in an attempt to resolve environmental matters arising from the MRS amendments (both existing and future) but it appears probable that the City will need to assume an increasing level of responsibility in this regard.

At a recent meeting of the North West District Planning Committee, the Secretary of the State Planning Commission advised that a Bill dealing with changes to the town planning system in this State was expected to be introduced to State Parliament about the middle of May. It was indicated that the Bill was likely to also deal with changes to the ways that the planning and environmental impact assessment processes relate to each other, in particular, by removing some procedures from the environmental sphere and bringing them into the town planning system. When the Bill is available, a report on this matter will be presented to Council.

SUBMITTED FOR COUNCIL'S INFORMATION.

City Planner
ph:gm/pre94552
18.5.94
I60603

CITY OF WANNEROO REPORT NO: I6063

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 8 JUNE 1994
FILE REF: 465/16/281, C855-3
SUBJECT: RURAL FLY COTNROL PROSECUTION - EX H40908

Council is advised of the result of a recent prosecution resulting from fly breeding.

Mr Ly Vu of Lot 16 (281) Carabooda Road, Carabooda.

On 4 May 1994 at the Court of Petty Sessions, Joondalup, Mr Ly Vu entered a plea of guilty to a charge that being the occupier of land caused to be placed on the land manure which was likely to attract and be a breeding place for flies where such manure was not covered, protected, treated or dealt with in such manner as to effectively prevent it attracting or being a breeding place for flies contrary to Regulation 4 of the fly Eradication Regulations 1961.

Mr Vu was fined \$100.00 with a contribution to costs of \$280.00.

Council's legal costs in this case amounted to \$493.75.

Submitted for information.

G A FLORANCE
City Environmental Health Manager.
I60604

CITY OF WANNEROO REPORT NO: I60604

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 8 JUNE 1994
FILE REF: 863-1-1
SUBJECT: RAVE PARTIES - ex I90461, I50416, I90323

Council resolved at the 9 March 1994 meeting to request the City's Solicitors to provide legal opinion on the feasibility of legislation control over such activities as rave type parties.

Mr Kim Wood of Kott Gunning, Solicitors, was requested to consider Council's resolution and has advised that Section 228 of the Local Government Act has powers to make by-laws for the prohibition, regulation and abatement of nuisances. Rave parties by their very nature often would be classified as a nuisance. Other options such injunctions and powers of arrest under the provisions of Section 229 of the Local Government Act are discussed in the submission. In summarising, Mr Wood states "we are of the view that Section 228 of the Local Government Act is a potential source of by-law making power to regulate rave parties". He has extended an offer to attend at Council at a convenient time to discuss the exact nature of the proposed rave party by-laws and would be pleased to prepare the same for Council's consideration.

It is submitted that as existing legislation being applied to rave parties, in most instances, only provides for action after such an event, the adoption of suitable by-laws could afford Council control measures with which to ensure that these occurrences are subject to approval by Council with the imposition of conditions that would consider the effect on surrounding residents.

The Town Clerk has authorised Kott Gunning, Solicitors, to prepare Draft By-laws under the provisions of Section 228 of the Local Government Act to provide Council with control measures applicable to rave type parties. A further report will be submitted, in due course.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre06003
gaf:rej
I60605

CITY OF WANNEROO REPORT NO: I60605

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 8 JUNE 1994
FILE REF: 3065/811/6
SUBJECT: PETITION - NOISE COMPLAINT

Council is advised of a three signature petition received from residents in Grantala Close, Ocean Reef regarding music emanating from another residence in that street.

This matter has been actioned by the City Environmental Health Department. A Noise Officer has visited the subject home to advise the occupants of their obligations under the Environmental Protection Act 1986 and confirmed these matters by letter.

Petitioners have also been advised in writing of the foregoing and directed to contact Council's after hours service should the problem recur.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre06001

ip:rej

I60606

CITY OF WANNEROO REPORT NO: I60606

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: COUNCIL
MEETING DATE: 8 JUNE 1994
FILE REF: 240-12
SUBJECT: HISTORIC PHOTOGRAPHIC COLLECTION - COMMUNITY
HERITAGE GRANT APPLICATION

The National Library of Australia has invited applications for 1994 Community Heritage Grants. Amounts of up to \$5000 are available to organisations to address preservation of documentary collections of community and national significance.

Over the years, Council has developed a collection of approximately 33,000 photographs and negatives, covering the City's history from before 1900. Topics cover a range of areas, including:

- buildings
- past Mayors and Councillors
- coastal areas
- historic places and events

Currently housed in the Administration Department's Graphic section, the photographic collection faces problems due to:

- limited subject access
- inability to retrieve by specific topics
- lack of collection control
- unauthorised borrowing and subsequent losses

The collection has been identified for incorporation into the Local Studies section of the new Joondalup City Library, due to open in 1996. This relocation should provide a suitable environment for preservation, control and development of the collection.

Although currently considered at risk, the photographic collection is not an immediate priority for financial and staff

resources. An application for a Community Heritage Grant has been submitted as a possible means of commencing reorganisation of the collection this year.

The Grant application addresses the category at greatest risk, i.e. historic negatives, and will enable:

- production of contact proofs from negatives
- employment of a part-time librarian to commence indexing
- establishment of an infrastructure for the entire collection

The City of Wanneroo has requested \$4984.08 from the grant while offering 'in-kind' support to the value of \$2481.59. Grant guidelines are provided as an attachment to this report.

Submitted for information.

N CLIFFORD
City Librarian

jc:mdp
whre050394
23.5.94