

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

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
ON WEDNESDAY, 27 JULY 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
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
Deputy City Building Surveyor:	L CANDIDO
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T M TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Executive Assistant:	P HIGGS
Publicity Officer:	W CURRALL
Committee Clerk:	J CARROLL
Minute Clerk:	V GOFF

An apology for absence was tendered by Cr Gilmore

There were 35 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.31 pm.

CONFIRMATION OF MINUTES

I90725 MINUTES OF COUNCIL MEETING, 13 JULY 1994

MOVED Cr Curtis, **SECONDED** Cr Lynn that the Minutes of Council Meeting held on 13 July 1994 be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Major submitted the following questions for the Council Meeting of 27 July 1994:

PURCHASE OF LOT 17 MINDARIE

- Q1** Is it true that Lot 17 Mindarie was purchased by Mr Warren Anderson's company Owston Nominees for \$2,400,000 in June of 1978?
- Q2** Is it true that on behalf of the joint councils involved, the Valuer General valued Lot 17 Mindarie in June 1980 and his sworn valuation was \$2,400,000?
- Q3** Why did the joint councils involved in the purchase seek in July 1980 another valuation on Lot 17 Mindarie, at the cost of ratepayers of \$4,000.00 from Tony Lennon Property Valuations Company whose sworn valuation was \$3,457,000. A sum of \$1,057,000 more than the sworn valuation of the Valuer General?
- Q4** Is it true that the eventual purchase price in early 1981 of Lot 17 Mindarie was \$4,000,000; \$1,600,000 higher than the sworn valuation of the Valuer General?
- Q5** Why was the sum of \$4,977,543 quoted in the Agenda for Council meeting 22.06.94 as the purchase price for Lot 17 Mindarie?
- Q6** What sum did the joint councils pay for this land?

The Town Clerk advised that he would take these questions on Notice.

HEPBURN HEIGHTS CONSERVATION AREA COMMITTEE

- Q1** What is the status of the Hepburn Heights Conservation Area Committee in relation to Council? Is it a management committee, an advisory committee, a

sub-committee of the Green Plan or has it some other affiliation with Council?

- A1** At a meeting of the Hepburn Heights Public Open Space Management Committee meeting held on Thursday 28 October 1993 it was resolved that a Management Committee was to be formed under the Wanneroo City Council once vesting of the area occurred.

On 4 July 1994 the four South West Ward Councillors, namely Crs Freame, Major, Curtis and Lynn, were advised that an inaugural meeting of the Hepburn Heights Conservation Area Management Group had been scheduled to take place on 18 July 1994.

At this meeting Cr Curtis was elected Chairperson.

- Q2** Should not Cr Magyar be a member of the Committee by virtue of his membership of the Green Plan?
- A2** There is no reason why Cr Magyar could not be a member of the Committee.
- Q3** If not otherwise answered in Questions 1 and 2, what is the relation between the Green Plan and the Hepburn Committee?
- A3** There is no direct relationship between the Green Plan Committee and this Hepburn Heights Committee except that both Crs Curtis and Magyar and members of the Green Plan Committee.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

ECJ FUND DINNER DANCE

On Saturday 16 July I attended the Craigie Leisure Centre for the ECJ Fund Dinner/Dance.

This function was dedicated to the memory of Estrella Capinpin Jongko, from whom the ECJ Fund takes its name.

The ECJ Fund was established by Leonora Wycoco in memory of Estrella, who was cared for at the cottage hospice.

Estrella was a young woman in her late 30s who died of cancer.

FAREWELL FOR RETIRING DEPUTY TOWN CLERK

Council hosted a Farewell Dinner for its retiring Deputy Town Clerk, Tony Robson, last Friday night.

Tony served as Two IC with Council from 1988 and he leaves to pursue a career in private enterprise.

Council wishes him good luck in his new endeavours.

HEALTHY CHOICES PROJECT AWARDS PRESENTATION

Last Monday Council hosted the Healthy Choices Project Awards Presentation.

This is the second occasion that Council has had the pleasure of presenting these awards.

In November last year we had 24 award winners and on Monday we honoured another 13.

The programme has been keenly embraced by the Eating Houses in the City and our City Environmental Health Manager, Gordon Florence, and his team are to be congratulated for their efforts in implementing the programme.

At the same function, Council's Healthy Choices Programme won a Healthy Heart Local Government Award from the National Heart Foundation.

We are also in the running for a National Award at Saturday Night's Award Presentations in Sydney.

VISIT BY QUEENSLAND DELEGATION

Council held a luncheon for a visiting group of Queensland politicians and businessmen earlier today.

The group, led by David Henry, Director of Springfield, come from the Ipswich region of Southern Queensland.

They came to Wanneroo to inspect the Northern Transport Corridor of Perth, the City's Urban Renewal Programme and the development of Joondalup City.

CR MIKE GILMORE

South Ward Councillor Mike Gilmore underwent a double bypass operation last Monday at Sir Charles Gairdner Hospital.

Apparently the operation was performed with no difficulties and Mike is out of intensive care and mending nicely.

I'm sure I speak for all Councillors when I say that our prayers are with Mike and his family during his stay in hospital.

I wish him a speedy recovery and look forward to seeing him back up here in the not too distant future.

PETITIONS, MEMORIALS AND DEPUTATIONS

PRESENTATION - HEALTHY HEART LOCAL GOVERNMENT AWARD

Cr Freame presented to Council the Healthy Heart Local Government Award from the National Heart Foundation.

I90726 PETITION REQUESTING A \$3,000 GRANT FOR THE SPEECH DELAYED PLAYGROUP "CHATTERBOX" - [009-1]

Cr Freame submitted a letter on behalf of Robyn Haverlock seeking a grant for a speech - delayed playgroup, "Chatterbox".

MOVED Cr Wood, **SECONDED** Cr Freame that the letter received from Robyn Haverlock supporting an application for a grant to the playgroup, "Chatterbox" be received and referred to Treasury Department for action.

CARRIED

I90727 PETITION REGARDING EXTENSION OF EDGEWATER DRIVE ONTO JOONDALUP CAMPUS - [510-1214]

Cr Major submitted a 26-signature petition from staff of the School of Physical and Life Sciences, Department of Environmental Management, Department of Human Biology and Department of Human Movement at the Joondalup Campus of Edith Cowan University expressing concern at the potential loss of and access to the grey kangaroo's home range due to the proposed extension of Edgewater Drive.

MOVED Cr Wood, **SECONDED** Cr Freame that the petition received from staff of Joondalup Campus, Edith Cowan University be received and referred to the Engineering Department for a report to Council.

CARRIED

COASTAL MANAGEMENT STRATEGY WORKSHOP - [765-1]

Cr Curtis reported on his attendance with Cr Cooper at the local government workshops held at Cottesloe Civic Centre to review the current management process for Coastal Management in WA.

The workshops were well supported and Cr Curtis thanked Council for the opportunity to attend.

I90728 PETITION REQUESTING INSTALLATION OF ROUNDABOUT - VENTURI DRIVE, OCEAN REEF - [510-2638, 510-1977, 510-2445]

A 28-signature petition has been received from residents of Ocean Reef requesting the installation of a roundabout on Venturi Drive, at either its intersection with Diamond Drive or Cockpit Street.

The petitioners request the installation of a roundabout in order to reduce the speed of traffic on Venturi Drive.

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

MOVED Cr Wood, **SECONDED** Cr Freame that the petition received from residents of Ocean Reef requesting the installation of a roundabout on Venturi Drive, at either its intersection with Diamond Drive or Cockpit Street be received and referred to Engineering Department for a report to Council.

CARRIED

I90729 PETITION EXPRESSING CONCERN REGARDING PARKING FACILITIES AT WHITFORDS OCCASIONAL CHILD CARE CENTRE - [303-9-8]

A 79-signature petition has been received from staff, parents and users of the Whitfords Occasional Child Care Centre.

The petitioners are concerned that the parking facilities at the centre affects the safety of the children using the centre.

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

MOVED Cr Wood, **SECONDED** Cr Freame that the petition concerning parking facilities at Whitfords Occasional Child Care Centre be received and referred to Engineering Department for a report to Council.

CARRIED

**BUSINESS DEFERRED FROM THE PREVIOUS MEETING OF COUNCIL,
REQUIRING DECISION**

Nil

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GIFT TO KASTORIA FROM COUNCIL - ex I90429

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

Advice is presently awaited from the Greek Consulate as to whether the owners/operators of the Kastorian receiving facility currently hold or have sought accreditation as an acceptable enclosure by the Australian nature Conservation Agency. 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".

Details have been received from Council's solicitors addressing amended fencing by-laws which include drafting changes sought by the Minister for Local Government. A report will be submitted in due course.

OLDHAM PARK, YANCHEP - PROPOSED TOILETS AND CHANGEROOMS - ex I10603

"seeks a further report on siting the toilet block after the closing of the advertised period for viewing plans."

This matter is currently being advertised; a report will be submitted following close of advertising on 26 August 1994.

PROPOSED MERRIWA COMMUNITY CENTRE - ex I90721

"a further report regarding Management Agreements be submitted to Council."

This matter is currently being pursued through the project control group. A report will be submitted in due course.

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

The owner of Lot 24 Kingsway has agreed in principle to a revised proposal for a temporary drainage disposal facility on his property. Negotiations have been initiated on the compensation for a drainage easement on Lot 24 Kingsway. A report will be submitted on finalisation of the compensation negotiations.

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 to Council in August 1994

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."

CITY ENGINEER'S REPORT I10715

PETITION REQUESTING UPGRADING OF ACCESS TO GLENGARRY PRIMARY SCHOOL - ex I90624

"the letter and petition requesting upgrading of access to Glengarry Primary School be received and referred to Engineering Department for a report to Council."

A number of options for the location of the Glengarry Primary School recycling facility have been prepared for further discussion with affected parties. A report will be presented after this meeting.

PETITION REQUESTING REMOVAL OF LIMESTONE TRACK ACROSS ALFRETON RESERVE - ex I90625

"the petition requesting the removal of a limestone track constructed across Alfreton Reserve be removed and referred to Engineering Department for a report to Council."

A report will be submitted to Council in conjunction with "Petition Requesting upgrading of Access to Glengarry Primary School"

PETITION REQUESTING TRAFFIC CALMING MEASURES - TWICKENHAM DRIVE, KINGSLEY - ex I90626

"the petition requesting traffic calming measures between the intersection of Twickenham Drive and Becton Court and 26 Twickenham Drive, Kingsley 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 to Council in due course.

1993/94 BUS SHELTER INSTALLATION PROGRAMME - ex I10608

"a further report be submitted to Council reconsidering the provision of a bus shelter at Belgrade Park Retirement Village."

CITY ENGINEER'S REPORT I10721

WHITFORD CITY SHOPPING CENTRE TRAFFIC - ex I90654

"a report be submitted to Council on the traffic exiting from Whitford City Shopping Centre onto Banks Avenue and also the illumination at the Shopping Centre car park adjacent to that exit."

A report on the traffic exiting from Whitford City Shopping Centre onto Banks Avenue will be presented to Council after an evaluation period following the opening of the access to the public. The illumination problem will be referred direct to the shopping centre owners for investigation.

PETITION COMPLAINING OF PARKING PROBLEMS - KOONDoola PRE-PRIMARY SCHOOL - ex I90703

"the petition from residents of Meldrum Way, Koondoola in relation to difficulties caused by parents of pre-primary students at Koondoola Pre-primary School dropping off and collecting their children 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 to Council in due course.

PETITION REQUESTING UPGRADING OF PIPER STREET, QUINNS ROCKS - ex I90704

"the petition from residents of Piper Street, Quinns Rocks requesting the upgrading of their street be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT I10718

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 to Council at its meeting on 24 August 1994.

PETITION REQUESTING UPGRADING OF FINNEY RESERVE, MARMION - ex I90706

"the petition requesting Council take action to upgrade Finney Reserve, Marmion be received and referred to Parks Department for a report to Council."

This matter is currently being investigated; a report will be submitted to Council at its meeting on 10 August 1994.

PETITION REQUESTING INSTALLATION OF BOLLARDS AROUND PARKINSON PARK, HILLARYS - ex I90707

"the petition from residents of Hillarys requesting Council to install bollards around Parkinson Park to

prevent damage to the park by vehicles be received and referred to Parks Department for a report to Council."

CITY PARKS MANAGER'S REPORT I10732

BARCLAY RESERVE, PADBURY - ex I20716

"following consultation, requires the City Parks Manager to report on the cost of such a proposal for budgetary consideration and time-framing."

A report will be submitted to Council 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.

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 August 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 now 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.

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.

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.

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 being included on the Heritage List."

This matter is currently being investigated; a report will be submitted to Council at its meeting on 10 August 1994.

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.

INTERNATIONAL COUNCIL FOR THE LOCAL ENVIRONMENTAL INITIATIVES - ex I90617

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

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

PROPOSED CHILD CARE CENTRE, LOT 192 (2) ALBACORE DRIVE, SORRENTO - ex I20633

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

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

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - HAINSWORTH AVENUE TO TENDRING WAY, GIRRAWHEEN - ex I90705

"the petition from residents of Tendring Way, Girrawheen requesting the closure of the pedestrian accessway between Hainsworth Avenue and Tendring Way be received

and referred to Town Planning Department for a report to Council."

Awaiting payment of administrative fee.

PROPOSED RURAL STORE, PT LOC 1866 (530) NEAVES ROAD, MARIGINIUP
- ex I20705

"consideration of this matter be deferred pending the deputation scheduled for the Policy and Special Purposes Meeting of 20 July 1994 and referred back to Council."

TOWN CLERK'S REPORT ITEM I97047

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"

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I40711

ANNUAL STAFF REVIEW - ex H50801

"approves the creation of a temporary position of Fitness Centre Supervisor - Craigie Leisure Centre, for 12 months, with an evaluation undertaken at the end of that 12 months and a report submitted on the outcome of that evaluation".

The Fitness Centre Supervisor at Craigie Leisure Centre was appointed in November 1993. A report will be presented to Council in October 1994.

CRAIGIE LEISURE CENTRE - ex I90653

"the casual attendance at Craigie Leisure Centre be monitored for the period of three months and a report be submitted to the October Council meeting."

A report will be submitted to Council in October 1994.

MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - ex I40416

"seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation"

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I40711

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 subdivisational developments be deferred until the Environmental Protection Authority completes the final draft of the Smoke Control Guidelines".

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.

MISSING COSTUME ACCESSORIES - THIRD FLOOR FOYER - ex I90620

" 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."

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

PETITION OBJECTING TO INCREASES IN FEES AT CRAIGIE LEISURE CENTRE - ex I90623

"the petition from Craigie Leisure Centre users objecting to the proposed 40% increase in gym fees and letter of support be received and referred to Treasury Department for a report to Council."

A survey is being undertaken on this matter and it is anticipated a report will be available in October 1994.

DONATION - LOW COST FOOD CENTRE - ex I50715

"a report be submitted to Council giving consideration to a donation of \$20,000 to The Wanneroo Community Projects Association Inc to assist in the operating costs of a low-cost food centre."

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

MOVED Cr Freame, **SECONDED** Cr O'Grady 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 WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held on 5 July 1994

B MILDENHALL SENIOR CITIZEN'S CENTRE MANAGEMENT COMMITTEE
Meeting held on 12 July 1994

MOVED Cr Freame, **SECONDED** Cr O'Grady that the Minutes listed at Items A and B be received.

CARRIED

ADVISORY COMMITTEES

A YOUTH ADVISORY COMMITTEE
Meeting held on 20 May 1994

MOVED Cr Freame, **SECONDED** Cr O'Grady that the Minutes listed at Item A be received.

CARRIED

OTHER COMMITTEES

- A GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION
Meeting held on 24 May 1994
- B JUNIOR COUNCIL
Meeting held on 7 July 1994

MOVED Cr Freame, **SECONDED** Cr O'Grady that the Minutes listed at Items A and B 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.

DECLARATIONS OF PECUNIARY INTEREST

Cr Wood declared an interest in Items I20717 and I30714.

Cr Dammers declared an interest in Items I30714 and I90739.

Cr O'Grady declared an interest in Item I90743.

Cr Freame declared an interest in Item I90743.

BUSINESS REQUIRING ACTION

I90730 TECHNICAL SERVICES

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

CARRIED

REPORTS

I10712 CHANGE TO TENDER NO: 035-93/94 (ITEM I10605 REFERS) - [208-035-93/94]

CITY ENGINEER'S REPORT I10712

At its meeting on 22 June 1994, Council approved tenders for the annual supply of hired plant and equipment for the period 1 July 1994 to 30 June 1995.

The City Engineer reports that following Council's Resolution I10605 it was noticed that a daily rate submitted had not been

itemised on the schedule of Item (c). It is therefore necessary to resubmit this tender schedule to Council for amendment to its resolution.

The City Engineer also seeks Council approval for the supply of self propelled vibratory rollers by Alvito Pty Ltd.

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

- 1 rescinds its resolution at Item I10605 viz:
"accepts Tender Number 035-93/94, Parts A-F as outlined on attachments 1-6 to Report I10605";
- 2 accepts Tender Number 035-93/94, Parts A, D, E and F as outlined in Report I10605;
- 3 approves the tender of Alvito Pty Ltd for the supply of the self propelled vibratory rollers at Tender Number 035-93/94 - Part B;
- 4 approves the tender of Wreckair Hire for the supply of Rubber Tyred Rollers (without operator) and Rode Construction (with operator) at Tender Number 035-93/94 - Part C.

CARRIED

I10713 TENDER NO 38-94/95 - WOOD CHIPPING OF TREE PRUNING MATERIAL - [208-8]

ACTING CITY PARKS MANAGER'S REPORT I10713

Tenders have been called for the Wood Chipping of Tree Pruning Material.

The Acting City Parks Manager reports on the tender submissions received.

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

- 1 accepts the tender of \$150 per hour as submitted by Loxwood Holdings for Wood Chipping of Tree Pruning Material;
- 2 authorises signing of the tender documents.

CARRIED

I10714 REGISTRATION OF INTEREST FOR HIRE OF PLANT, AUXILIARY EQUIPMENT AND VEHICLES - [208-6]

CITY ENGINEER'S REPORT I10714

A Registration of Interest to provide Council with its requirement for hire plant, auxiliary equipment and vehicles for the period 1 August 1994 to 30 June 1995 was advertised in April 1994.

In accordance with Council's 1988 resolution, the City Engineer has tabled the Registration of Interest schedule for Council's consideration.

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

- 1 endorses the calling of a Registration of Interest for the hire of plant, auxiliary equipment and vehicles for the period 1 August 1994 to 30 June 1995;
- 2 adopts the Registration of Interest Schedule for the hire of plant, auxiliary equipment and vehicles for the period 1 August 1994 to 30 June 1995.

CARRIED

I10715 VEHICLE SPEEDS - WAHROONGA WAY, GREENWOOD - [510-1003]

CITY ENGINEER'S REPORT I10715

A number of residents of the eastern section of Wahroonga Way, Greenwood has petitioned Council expressing concern about vehicle speeds and traffic volumes.

The City Engineer reports on traffic surveys carried out in August 1993 and June 1994 which indicate that most motorists are travelling at or below the legal limit. However the overall volume of traffic has increased marginally during the two survey periods.

He considers that on this criteria, Wahroonga Way would have a low priority for traffic improvements in the Traffic Management Programme.

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

- 1 requests police surveillance on Wahroonga Way, Greenwood;
- 2 advises the petitioners accordingly.

CARRIED

I10716 SPEED ZONING - CAPORN STREET, WANNEROO - [510-254]

CITY ENGINEER'S REPORT I10716

The City Engineer reports that Main Roads WA has advised that it is proposed that Caporn Street from Franklin Road to Pinjar Road, East Wanneroo be speed zoned at 80 km/hr.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council concurs to Main Roads WA speed zoning Caporn Street, between Franklin Road and Pinjar Road, at 80 km/hr.

CARRIED

I10717 PARKING PROHIBITIONS - CHICHESTER DRIVE, WOODVALE - [510-2614]

CITY ENGINEER'S REPORT I10717

The Principal of North Woodvale Primary School has expressed concern about the safety of children crossing Chichester Drive in the vicinity of Ashton Rise.

The City Engineer provides background details of the area and suggests extending the existing "No Standing Any Time" parking prohibitions in Chichester Drive at Ashton Rise to improve pedestrian safety.

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

- 1 extends the "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs in Chichester Drive for a distance of 47 metres to the east of Ashton Rise, Woodvale as shown on Attachment 1 to Report I10717;
- 2 advises the Principal of the North Woodvale Primary School accordingly.

CARRIED

Appendix I refers.

I10718 PETITION - PIPER STREET UPGRADING, QUINNS ROCK - [510-420]

CITY ENGINEER'S REPORT I10718

A 10-signature petition has been received from residents of Piper Street, Quinns Rocks requesting upgrading of this road.

The City Engineer reports on the programming for the upgrading of roads submitted by the Quinns Rocks Traffic Management Study in October 1989 in which road improvements would be undertaken on a priority basis.

It is proposed that Piper Street be upgraded to 6 metre pavement and associated drainage with funding for this project listed for consideration in the Five Years Capital Works Road Construction Programme.

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

- 1 lists for consideration, on a priority ranking in the Capital Works Road Construction Programme, the upgrading of Piper Street;
- 2 advises the petitioners of the proposed programme for the upgrading of Piper Street.

CARRIED

I10719 SWAN LOCATION 1969 AND 1970 LAKE PINJAR - [471/1970/571]

CITY ENGINEER'S REPORT I10719

The owners of Lots 1969 and 1970 Lake Pinjar have requested Council to build a basic limestone road from Old Yanchep Road eastward along the unmade, dedicated road reserve of Hakea Road to the south west corner of Lot 1970. The owners have indicated that they are prepared to assist with the cost to build the road.

The City Engineer provides background information to this site and suggests a more appropriate option would be for the owners to arrange reciprocal access rights to Lot 1970 via Lot 1969 along the existing access leg of Perry Road.

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

- 1 does not construct a limestone standard road along the Hakea Road reserve, from Old Yanchep Road to Lot 1970, as shown on Attachment 1 to Report No I10719;
- 2 advises the applicants to arrange reciprocal access rights to Lot 1970 via Lot 1969 along the existing access leg to Perry Road.

CARRIED

Appendix II refers.

I10720 LEASE OF BADGERUP ROAD REFUSE DISPOSAL SITE, LOTS 15 AND 17 BADGERUP ROAD, WANGARA - [508-5-1]

CITY ENGINEER'S REPORT I10720

Council owns Lots 15 and 17 Badgerup Road, Wangara, the location of the old Badgerup Road Refuse Disposal Site.

The City Engineer reports that several expressions of interest have been received to lease part of the site for a number of possible uses ie soil blending, transport workshop, vermiculture.

He considers further evaluation of the site and Council's own uses for the land is warranted.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council resolves to authorise the City Engineer, in conjunction with the City Planner, to prepare and advertise a tender to lease portions of Lots 15 and 17 Badgerup Road, Wangara.

CARRIED

I10721 1993/94 BUS SHELTER INSTALLATION PROGRAMME - [503-3]

CITY ENGINEER'S REPORT I10721

In adopting the 1993/94 Bus Shelter Installation Programme on 22 June 1994, Council requested a further report on the provision of a bus shelter at the Belgrade Park Retirement Village, Wanneroo (Item I10608 refers).

The City Engineer advises that the administrative procedure to determine site eligibility for a shelter has been waived on this occasion and a shelter which has become redundant and is available, will be resited to Belgrade Road.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council endorses the erection of an additional bus shelter in Belgrade Road, Wanneroo adjacent to the eastern entrance of the Belgrade Park Retirement Village.

CARRIED

I10722 MONTHLY REPORT - BUILDING DEPARTMENT - [210-0]

CITY BUILDING SURVEYOR'S REPORT I10722

The City Building Surveyor reports on the number and value of building licences issued for the month of June, building control activity, serving of notices and prosecutions and Council building works.

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

- 1 endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10722;

- 2 instigates prosecution proceedings against the builders for failing to bring the boundary fence at Lot 55 (7) Blackwattle Parade, Padbury, into compliance with Council's By-laws relating to Fencing and Private Tennis Court Floodlighting;
- 3 serves a Notice under Section 401 (1) (a) & (b) of the Local Government Act, on the owners of Lot 577 (35) Gregory Avenue, Padbury, requiring that the unauthorised, non-complying structure be removed.

CARRIED

Appendix III refers.

I10723 DWELLING: LOT 140 (20) CASTELLA WAY, MULLALOO - [2378/140/20]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10723

A building licence for a dwelling at Lot 140 (20) Castella Way, Mullaloo was issued to the owner/builder on 13 August 1992. The adjoining owner has lodged complaints with the Parliamentary Commissioner for Administrative Investigations (State Ombudsman) on the manner in which the building licence was issued and the shape of the building in regard to its bulk.

The City Building Surveyor provides background details to the subject site and suggests that prosecution proceedings be instigated against the owner/builder.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council instigate prosecution proceedings against the owner/builder for departure from the approved plans for the dwelling constructed at Lot 140 (20) Castella Way, Mullaloo.

CARRIED

I10724 PROPOSED DWELLING: LOT 300 (26) CUMBERLAND DRIVE, HILLARYS - [2802/300/26]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10724

The owner of Lot 300 (26) Cumberland Drive, Hillarys has applied for approval to construct a three storey dwelling.

The two adjoining owners have objected to the proposed dwelling on the grounds of overdominance, streetscape and lack of privacy.

The Deputy City Building Surveyor advises that the proposed dwelling complies with the Residential Planning Codes.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council approve the proposed dwelling to be constructed at Lot 300 (26) Cumberland Drive, Hillarys.

CARRIED

I10725 **PROPOSED DWELLING: LOT 507 (4) DEROUEN RISE, SORRENTO - [3081/507/4]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10725

The owners of Lots 507 (4) Derouen Rise, Sorrento are seeking Council approval to construct a three storey dwelling.

Written comments were sought from adjoining owners and the owners of Lot 503 Hermite Rise have lodged a complaint claiming the proposed dwelling is too high and that its proximity to the boundary will cast a shadow over their property.

The Deputy City Building Surveyor advises that the proposed dwelling complies with the Residential Planning Codes and is typical of similar dwellings in the area.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council approve the proposed dwelling to be constructed at Lot 507 (4) Derouen Rise, Sorrento.

CARRIED

I10726 **PROPOSED DWELLING: LOT 706 (6) ASH GROVE, DUNCRAIG - [3540/706/6]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10726

The owners of Lot 706 (6) Ash Grove, Duncraig are seeking Council approval to construct a dwelling with reduced building setbacks of 1500 and 1800 from the street boundary.

The Deputy City Building Surveyor provides background information relating to this application and considers that the proposed dwelling will not have any effect on adjoining owners.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council approves the proposed dwelling to be constructed at Lot 706 (6) Ash Grove, Duncraig, with the lesser building setbacks of 1500 and 1800 from the front boundary.

CARRIED

I10727 **MERRIWA PARK, MERRIWA: TOILET BLOCK - [061-418]**

CITY BUILDING SURVEYOR'S REPORT I10727

Council, in its 1993/94 Budget provided funds of \$160,000 for provision of a toilet changeroom building at Merriwa Park.

The City Building Surveyor provides details of the facility which has the design option of having a changeroom and showers as an addition for construction at a later time.

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

- 1 agrees to the sketch plan indicating the siting and nature of the toilet building on Merriwa Park;
- 2 agrees to the documentation and calling of tenders for the work.

CARRIED

I10728 HIGHVIEW PARK, ALEXANDER HEIGHTS: TOILET BLOCK - [061-430-2]

CITY BUILDING SURVEYOR'S REPORT I10728

Council, in its 1993/94 Budget, provided funds of \$75,000 for the provision of a toilet building at Highview Park.

The City Building Surveyor provides details of the facility which will be used principally by Rugby League and Tee Ball clubs.

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

- 1 agrees to the sketch plan indicting the siting and nature of the toilet building on Highview Park reserve;
- 2 agrees to the documentation and calling of tenders for the works.

CARRIED

I10729 ADDISON PARK, MERRIWA: TOILET BLOCK AND CLUBROOMS AND 60-BAY CARPARK - [061-444-1]

CITY BUILDING SURVEYOR'S REPORT I10729

Council, in its 1993/94 Budget provided \$75,000 to account number 30964 for the provision of a toilet block to Addison Park, Merriwa. Further \$160,000 has been included in the 1994/95 draft Budget for Council's consideration. The additional funds are for the clubroom, kitchen and store.

Finance of \$80,000 has been similarly allocated in the 1994/95 draft Budget for the construction of a 60-bay car park to service the park.

The City Building Surveyor provides details of the proposed facility, its location relative to the senior sports oval and 60-bay car park and access off Baltimore Parade.

The senior oval is scheduled for usage by cricket and tee ball clubs this summer. Showers and changerooms could be provided at the expense of the clubs using the sporting facilities some time in the future.

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

- 1 endorses the sketch plan, the siting of the 60-bay car park, and the toilet/clubroom building on Addison Park, Merriwa;
- 2 authorises the documentation and calling of tenders for the building and civil component of the works.

CARRIED

I10730 REQUEST FOR REFUND OF BUILDING LICENCE FEES: PROPOSED DWELLING LOT 884 (11) ORMOND COURT, WOODVALE - [2720/884/11]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10730

The owner of Lot 884 (11) Ormond Court, Woodvale is seeking a refund of building licence fees for a proposed dwelling.

The Deputy City Building Surveyor provides background details to the request and reports that as the owners of the property have indicated extreme hardship, it is considered that a refund of the \$200 building fee is justified.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council refunds the building licence fees of \$200.00 for the cancelled building licence for a proposed dwelling at Lot 884 (11) Ormond Court, Woodvale.

CARRIED

I10731 PROPOSED RETAINING WALL: LOT 563 (101) MINDARIE DRIVE, QUINNS ROCKS - [422/563/101]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10731

The owners of Lot 563 (101) Mindarie Drive, Quinns Rocks is seeking Council approval to construct a retaining wall 3000 on the side boundary stepping down to 1000.

The Deputy City Building Surveyor provides background details of the site and advises that the adjoining owners have submitted written comments in support of the application.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council approves the proposed retaining wall to be constructed at Lot 563 (101) Mindarie Drive, Quinns Rocks, to a maximum height of 3000.

CARRIED

**I10732 PARKINSON PARK, HILLARYS - PETITION REQUESTING
INSTALLATION OF BOLLARDS - [250-2]**

CITY PARKS MANAGER'S REPORT I10732

The Parks Department has received a petition from 22 residents requesting placement of bollards around Parkinson Park, Hillarys due to vehicle damage to the turf.

The City Parks Manager provides background details to this request and advises that Council's Municipal Law and Fire Services Department and Police Department were requested to monitor the situation.

The park has been fully developed for approximately 16 years without any requirement for bollards. A recent inspection by Parks Department staff failed to identify recent vehicle damage.

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

- 1 continues to monitor the park and advises the Police Department should damage occur;
- 2 lists bollards for consideration in the 1995/96 draft budget submissions;
- 3 advises the petitioners accordingly.

CARRIED

I90731 TOWN PLANNING

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

CARRIED

REPORTS

**I20717 PROPOSED ADDITIONS TO MEDICAL CONSULTING ROOMS, LOT 3
(231) TIMBERLANE DRIVE, WOODVALE - [30/2660]**

CITY PLANNER'S REPORT I20717

J Cooper of New Forrest Homes on behalf of Dr J S Singh seeks Council approval to construct additions to existing medical consulting rooms.

The City Planner gives details on the background relating to the subject site.

He advises that the application is generally in accordance with Council's policy regarding consulting rooms and therefore approval is recommended.

Cr Wood declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council approves the application submitted by J Cooper on behalf of Dr J S Singh for additions to the specialist/medical consulting rooms on Lot 3 (231) Timberlane Drive, Woodvale, subject to standard and appropriate development conditions.

CARRIED

Cr Wood abstained from voting.

**I20718 PROPOSAL FOR CAFE/KIOSK AT MULLALOO POINT, HILLARYS -
[765-20]**

CITY PLANNER'S REPORT I20718

The City Planner reports on an application to develop a cafe at Mullaloo Point, Hillarys.

He advises that the application is generally in conformity with the approved management plan for the area and may be supported.

RECOMMENDATION

That:

"1 Council:

- (a) supports in principle the concept of a cafe development within the coastal reserve at Mullaloo Point;

(b) seeks approval in principle to the development of the proposed cafe from:

(i) the Department of Planning and Urban Development;

(ii) the Department of Conservation and Land Management;

(iii) the Department of Environmental Protection;

(iv) the Department of Land Administration;

(c) subject to approvals being received under Point 1(b) above, calls for a public tender from the private sector for the construction and operation of the proposed cafe;

2 the successful tenderer will be required to contribute to the provision of the existing infrastructure at Mullaloo Point as outlined in Report I20718."

MOVED Cr Curtis, **SECONDED** Cr Major that Council does not support the concept of a cafe development within the coastal reserve at Mullaloo Point, Hillarys.

Discussion ensued. Cr Curtis, with the approval of Cr Major, advised that he wished to have the Motion **WITHDRAWN**

Cr Moloney left the Chamber at this point, the time being 7.52 pm.

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

1 CITY PLANNER'S REPORT I20718 be received;

2 City Planner's recommendation **NOT BE ADOPTED** - Item I20718A refers.

CARRIED

Cr Moloney entered the Chamber at this point, the time being 7.54 pm.

I20718A PROPOSAL FOR CAFE/KIOSK AT MULLALOO POINT, HILLARYS - [765-20]

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council seeks advice as to a possible location for the development of a cafe within the coastal reserve at Mullaloo Point, Hillarys from:

1 The Department of Planning and Urban Development;

- 2 The Department of Conservation and Land Management;
3 The Department of Environmental Protection;
4 The Department of Land Administration.

CARRIED

**I20719 DRAFT MINDARIE CENTRAL NEIGHBOURHOOD CENTRE PLANNING
POLICY - [702-1, 760-1, 790-671]**

CITY PLANNER'S REPORT I20719

The City Planner reports that a draft Planning Policy was prepared to establish guidelines for the design and development of Mindarie Central Neighbourhood Centre.

He advises that the draft Policy has been advertised and as there were no objections can now be considered for final adoption.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council finally adopts the following Mindarie Central Neighbourhood Centre Planning Policy:

"MINDARIE CENTRAL NEIGHBOURHOOD CENTRE PLANNING POLICY

- 1 To ensure that a cohesive, multi-functional and we
- 2 To establish guidelines for the design of the Mind

AREA: This Planning Policy applies to the portion of Lot 960 located on the intersection of Anchorage Drive and Rothesay Heights, as shown on Plan No 92/08/109 attached to this Planning Policy.

- GUIDELINES:**
- 1 This Planning Policy shall be applied in conjunction with the objectives and design principles contained in Council's Planning Policy for the Design of Centres.
 - 2 Mindarie Central Neighbourhood Centre should be developed generally in accordance with the approved Centre Structure Plan (being Plan No 92/08/109 dated September 1993) attached to this Planning Policy.
 - 3 The following uses are permitted within the Planning Policy area: shops, service station, community centre, fast food restaurant and fast food drive through.

- 4 Surrounding buildings should address the Town Square to assist in it becoming an attractive, active, and vibrant space. In particular:
- (a) the shopping centre interface with the Town Square should be a verandah or some similar form of design which may compliment the amenity values sought for the Town Square;
 - (b) the fast food/restaurant interface with the Town Square should involve an outlook of that development onto the Town Square;
 - (c) the community centre interface with the Town Square should be designed to compliment the amenity values sought for the Town Square.
- 5 The design of the centre should promote linkages between its various components to facilitate ease of access between those components.
- 6 The buildings comprising the centre should be built in a complimentary style.
- 7 Reciprocal access and parking is encouraged throughout the centre and if necessary will be supported by an easement in gross or other suitable arrangement.
- 8 Parking will be required in accordance with the following:
- (i) The community purpose building:
One bay per 30m² gross floor area
 - (ii) The shopping centre:
One bay per 12.5m² gross leasable floor area
 - (iii) The fast food outlets:
One bay per 12.5m² gross leasable floor area

(iv) The service station:

Three bays per service bay
One bay per employee
One bay per 12.5m² of sales area
(for the purposes of this
calculation approved refuelling
positions shall be regarded as car
bays up to a maximum of eight
bays.

- 9 Council will encourage the developer to participate in the development and maintenance of the Town Square. Council sees the Town Square as a public space to be used actively by shop owners, other centre uses and the community. Council will encourage interaction between the Town Square, retail and community activities and the general public.
- 10 The design of the centre should ensure that it is easily accessible by public and private transport and linked to the surrounding area by pedestrian and cyclist routes.
- 11 Landscaping should be complimentary to the centre by creating an attractive environment that enhances the visual amenity of the centre.
- 12 The ongoing maintenance of the car parks and landscaping shall be the responsibility of the owners of the centre."

CARRIED

I20720 PROPOSED TWO GROUPED DWELLINGS ON LOT 241 (2) PEARL STREET, SORRENTO - [30/4789]

CITY PLANNER'S REPORT I20720

The City Planner reports on an application for two grouped dwellings on an undersized lot of 804m².

He advises that R Codes require a minimum of 900m². The application cannot be supported as the lot does not conform to the minimum lot size required under the R Codes for this site.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council refuses the application for two grouped dwellings on Lot 241 (2) Pearl Street, Sorrento submitted by D Bogdanich on behalf of R J Bogdanich on the grounds that:

- 1 the lot does not conform to the minimum lot size of 900m² required under the R Codes for this site and constitutes over-development of the lot;
- 2 reduction of normal standards is neither warranted nor desirable in this instance and would set an undesirable precedent.

CARRIED

I20721 AMENDMENT NO 625: PROPOSED SPECIAL RURAL ZONE, LOT 21 BADGERUP ROAD, WANNEROO - [790-625]

CITY PLANNER'S REPORT I20721

The City Planner reports that an application to rezone Lot 21 Badgerup Road, Wanneroo from Rural to Special Rural was originally the subject of Amendment No 494 to the Council's Town Planning Scheme. The amendment was discontinued.

He advises that the applicant is again seeking Council's support to rezone the subject land for Special Rural purposes and has demonstrated that adjoining landowners are interested in Special Rural rezoning of their land in the future. The land can be serviced with reticulated water and given the proposed Special Provisions it is considered that the proposal is consistent with the objectives of the Landscape Protection Zone under the North West Corridor Structure Plan.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928), as amended:

- 1 supports the application submitted by Zuideveld Bennett on behalf of Ardom Holdings Pty Ltd to rezone Lot 21 Badgerup Road, Wanneroo from Rural to Special Rural, subject to the modified Special Provisions described in Report No I20721 and initiates Amendment No 625 for this purpose;
- 2 grants approval for reduced setbacks, where necessary, to allow building envelopes to be located below 65m AHD;
- 3 advises the applicant that prior to forwarding the documents for Amendment No 625 to the Hon Minister for Planning for approval to advertise, it requires a revised development guide plan and revised structure

plan that addresses the provision of public open space and a bridle path network within the proposed Special Rural Zone and adjoining lots to the south, to the satisfaction of the City Planner;

- 4 advises the applicant that in the interest of facilitating the prompt development of the subject land, it has resolved to seek the above amendment, but before granting final approval to Amendment No 625 it will require a legal agreement ensuring transfer to the Crown, free of cost, of the 2.5 metre wide strip of land along the Badgerup Road frontage of Lot 21 for road widening purposes.

CARRIED

Appendix IV refers.

I20722 AMENDMENT NO 664 TO TOWN PLANNING SCHEME NO 1 TO ZONE/CODE LOT 20 CLARECASTLE RETREAT, MINDARIE FOR RESIDENTIAL PURPOSES - [790-664]

CITY PLANNER'S REPORT I20722

The City Planner reports that Council initiated Amendment 664 to rationalise the zoning, and to provide an R40 residential coding for Lot 20 by incorporating it into Council's Residential Density Code Map.

He advises that an upmarket grouped housing development is proposed. No objections have been received, although it will be necessary to accommodate Water Authority and Department of Transport requirements before amendment documents are executed.

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

- 1 finally adopts Amendment No 664 to Town Planning Scheme No 1;
- 2 forwards the submissions received to the Hon Minister for consideration;
- 3 following advice that the Hon Minister is prepared to finally approve the amendment, and following appropriate measures being undertaken to allow public pedestrian/cycle access and public authority service and emergency access to the harbour via Lot 20 Clarecastle Retreat, Mindarie, to the satisfaction of the City Planner, authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

CARRIED

I20723 CLOSE OF ADVERTISING: AMENDMENT NO 671 MINDARIE CENTRAL NEIGHBOURHOOD CENTRE - [790-671]

CITY PLANNER'S REPORT I20723

The City Planner reports on Amendment No 671 to rezone a portion of Lot 960 Marmion Avenue, Mindarie from Residential Development to Commercial, Civic, Service Station and Special Zone (Restricted Use), Fast Food to permit the development of Mindarie Central Neighbourhood Centre.

He advises that the public advertising period has closed and the amendment can now be considered for final adoption.

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

- 1 modifies the documents for Amendment No 671 to reflect the new community purpose site boundary as shown on Plan No 91/08/102 dated June 1994;
- 2 subject to Point 1 above, finally adopts Amendment No 671 to Town Planning Scheme No 1 to rezone a portion of Lot 960 Marmion Avenue from Residential Development to Commercial, Civic, Service Station and Special Zone (Restricted Use) Fast Food;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 4 advises the applicant that prior to seeking final approval from the Minister for Planning it will require satisfactory headworks arrangements with the Water Authority of WA.

CARRIED

I20724 CLOSE OF ADVERTISING: AMENDMENT NO 673 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF PT LOT 2 CONNOLLY DRIVE, KINROSS FROM R20 TO R40 - [790-673]

CITY PLANNER'S REPORT I20724

The City Planner reports that Council, at its meeting on 23 February 1994 (Item I20254 refers) resolved to initiate Amendment No 673 to Town Planning Scheme No 1 to recode portion of Pt Lot 2 Connolly Drive, Kinross from R20 to R40. Advertising of the amendment closed on 10 June 1994 and no submissions were received.

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

- 1 finally adopts Amendment No 673 to Town Planning Scheme No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

CARRIED

I20725 CLOSE OF ADVERTISING: AMENDMENT NO 650 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOTS 1 AND 22-26 ELLIOT ROAD, WANNEROO - [790-650]

CITY PLANNER'S REPORT I20725

The City Planner reports on Amendment No 650 to rezone Lots 1 and 22-26 Elliot Road, Wanneroo from Rural to Residential Development R20 and Special Residential.

He advises that advertising for the amendment concluded on 4 May 1994. The submissions received related more to details of the structure plan than to the proposed rezoning.

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

- 1 notes the submissions received during the advertising period;
- 2 prior to finally adopting Amendment No 650:
 - (a) requires arrangements, to the satisfaction of the City and State Planning Commission being in place to ensure an equitable contribution is made by the land owner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the neighbourhood cell of which this application forms part;
 - (b) following the resolution of the above issue, finally adopts Amendment No 650 to Town Planning Scheme No 1;
 - (c) authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
 - (d) forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 650.

CARRIED

I20726 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN SAN PLACE AND MULLALOO DRIVE, MULLALOO - [510-1979]

CITY PLANNER'S REPORT I20726

The City Planner reports on the requested closure of a pedestrian accessway between San Place and Mullaloo Drive, Mullaloo.

He advises that the proposed closure of the accessway was advertised in the Wanneroo Times and at the close of advertising no objections were received.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council requests the Department of Land Administration to continue with the closure of the pedestrian accessway between San Place and Mullaloo Drive, Mullaloo.

CARRIED

I20727 REQUESTED CLOSURE OF PRIVATE ROAD BETWEEN STARRS ROAD AND CAMERON STREET, QUINNS ROCKS - [510-427]

CITY PLANNER'S REPORT I20727

The City Planner reports that a private road in Quinns Rocks is no longer required and the adjoining property owners are interested in having the land amalgamated with their properties.

The proposed closure should be advertised to gauge the opinions of the nearby residents.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council gives preliminary approval to the closure of the private street between Starrs Road and Cameron Street, Quinns Rocks and advertises the proposed closure to gauge the opinions of the nearby residents.

CARRIED

I20728 DEDICATION OF WEST COAST DRIVE NEAR HILLARYS BOAT HARBOUR, HILLARYS - [510-2648]

CITY PLANNER'S REPORT I20728

The City Planner reports on a portion of West Coast Drive which is not dedicated as a public road.

He advises that the road should be dedicated and a Council resolution to dedicate is required to achieve this.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council requests the Hon Minister for Lands to dedicate the land held in Certificate of Title Volume 1322 Folio 875 as a public road under Section 287 of the Local Government Act excluding the truncation into Lot 7 Hepburn Avenue, Hillarys.

CARRIED

I20729 **RECOMMENDATIONS OF THE COMMONWEALTH TASK FORCE ON REGIONAL DEVELOPMENT - [200-0]**

CITY PLANNER'S REPORT I20729

The City Planner reports that the Commonwealth Government has forwarded to Council a copy of the "Report to the Federal Government by the Task Force on Regional Development".

He advises that the Task Forces' recommendations are encouraging and are broadly aimed at assisting strategic regional areas rather than specific municipalities.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council forwards a copy of the "Report to the Federal Government by the Task Force on Regional Development" to the Regional Economic Development Group (The RED Group).

CARRIED

I20730 **REVIEW OF COASTAL MANAGEMENT IN WESTERN AUSTRALIA - [765-1]**

CITY PLANNER'S REPORT I20730

The City Planner reports that the Hon Minister for Planning has initiated a review of the coastal management system in Western Australia and has established a Review Committee.

He gives details of the membership and terms of reference of the Committee.

Correction

At the request of Cr Major, Report I20730, Attachment 2, No 15 is amended by the inclusion of a third point, as follows:

- ". control of off-road vehicular activity (and in some instances, horse riding activity, within the coastal reserves (and adjoining lands) and management of the resultant impacts."

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council forwards a submission to the Western Australian Coastal Management Review

Committee based on the comments presented in the City of Wanneroo Report No I20730, as amended.

CARRIED

Appendix V refers.

I90732 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I30710 TRUSTEE - LOCAL GOVERNMENT SUPERANNUATION PLAN VACANCY - [312-2, 017-1]

DEPUTY TOWN CLERK'S REPORT I30710

The Town Clerk reports that the Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Trustee - Local Government Superannuation Plan.

He gives details of the meeting and advises that the term of the current vacancy is indefinite but may be reviewed after two years and is a result of the resignation of the present incumbent.

MOVED Cr Freame, **SECONDED** Cr MacLean that Council does not nominate a Councillor for consideration of appointment to the position of Trustee - Local Government Superannuation Plan.

CARRIED

I30711 MINDARIE REGIONAL COUNCIL - ELECTION OF DEPUTIES - [508-5-5]

DEPUTY TOWN CLERK'S REPORT I30711

The Town Clerk reports that at the Council meeting of 9 May 1994 it was resolved to appoint Crs Major, Cooper and O'Grady as Council's delegates on the Mindarie Regional Council. Cr Magyar was also appointed as the deputy delegate. The Mindarie Regional Council has now informed Council that this arrangement is not possible and that if deputies are appointed they must be specifically deputising for a councillor.

The Town Clerk advises that nomination of three specific deputy delegates for the Mindarie Regional Council is required.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council nominates the following deputies to the delegates for the Mindarie Regional Council:

<u>Deputy</u>	<u>Delegate</u>
	Cr L O'Grady
Cr R Waters	
	Cr B Cooper
Cr S Magyar	
	Cr G Major
Cr M Lynn	

CARRIED

I30712 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

DEPUTY TOWN CLERK'S REPORT I30712

The Deputy Town Clerk seeks Council approval for the inclusion of additional functions in the 1994/95 calendar.

He advises that Council approval is further sought to provide a venue and luncheon for the Buildings Surveyors 7th National Conference between 1.00 pm and 2.00 pm on the 4 September 1994. Catering costs of the luncheon estimated at \$10.00 per head will be met by Promaco Conventions Pty Ltd.

MOVED Cr Freame, **SECONDED** Cr Cooper that Council approves the holding of the Building Surveyors 7th National Conference on 4 September 1994, the catering costs for which will be met by Promaco Conventions Pty Ltd.

CARRIED

I30713 BUS DRIVER - JUNIOR COUNCIL - [702-2]

DEPUTY TOWN CLERK'S REPORT I30713

The Deputy Town Clerk seeks Council approval to appoint a bus driver to transport Junior Councillors to and from regular monthly meetings.

He suggests that an honorarium of \$360.00 per annum plus travel allowance be paid if the incumbent is required to use his/her own vehicle to collect the community bus which is garaged at Padbury.

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

- 1 appoints a bus driver to transport Junior Councillors to and from regular monthly meetings and in the first instance offers the position to casual Security Officer, Mr Kevin Marshall;
- 2 agrees to pay an honorarium of \$360 per annum plus private vehicle travel allowance to the incumbent from account number 21920 - Junior Council.

CARRIED

I30714 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 30 JUNE 1994 - [021-1]

CITY TREASURER'S REPORT I30714

The City Treasurer submits a Warrant of Payment for the period ending 30 June 1994, covering voucher Nos 115204 - 116729 and 000020 - 000609 relating to Treasurer's Advance Account No 1. Voucher Nos 002998 - 003010M and 000001 - 000004 relating to Municipal Fund and various vouchers relating to Trust and Town Planning Scheme Nos 5 and 7, the total sum expended was \$18,608,791.13.

Crs Wood and Dammers declared an interest in this item.

MOVED Cr Freame, **SECONDED** Cr Cooper that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 30 June 1994, certified by the Mayor and City Treasurer, and totalling \$18,608,791.13.

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	115204 - 116729 000020 - 000609	\$ 8,293,278.75
Municipal	002998 - 003010M 000001 - 000004	\$10,103,212.36
Trust	013704E - 013710	\$ 212,293.02
TPS No 5	000092F Only	3.50
TPS No 7A Stage 2	000381D	3.50
		<hr/>
		\$18,608.791.13

CARRIED

Crs Wood and Dammers abstained from voting.

Appendix VI refers.

I30715 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30715

The City Treasurer gives details of the following request for financial assistance from Council;

- Miss Sarah Castell, Hillarys and Miss Sara Gawned, Edgewater (Australian Soccer Championships - Sydney)
- Miss Simone Harrop, Ocean Reef and Miss Rebecca Buzzard, Duncraig (Under 16 Schoolgirls Netball Championships - Adelaide)
- Junior Soccer Association of Western Australia
- Mr Wade Finch, Koondoola; Mr Bret Austin, Mullaloo; Miss Jessica Bratich, Padbury; Miss Nicole Ord, Carabooda; Miss Tammy Payne, Duncraig and Mr Anthony Roe, Girrawheen (Australian National Karate Championships - Brisbane)
- Mr P Davis, Heathridge (Operation Snowman for Terminally Ill and Seriously Ill Children)

ADDITIONAL INFORMATION

The City Treasurer advises that requests for financial assistance have been received from:

- Mr Ryan Clarke, 10 Thomas Court, Kingsley 6026
- Miss Kellie Shimmings, 7 Kirkcolm Way, Warwick 6024
- Mr Andrew Leupen, 193 Landsdale Road, Landsdale 6065
- Miss Donna Cooper, 38 McDowell Crescent, Kingsley 6026
- Miss Tara Heath, 10 Hillside Close, Edgewater 6027
- Mr Carlos Centeno, 9 Norcott Vista, Marangaroo 6064

Ryan, Kellie, Andrew, Donna, Tara and Carlos have been selected to represent Western Australia in the Australian national Karate Championships to be held in Brisbane on 6-7 August 1994.

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

- 1 donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:

Sarah Castell
Sara Gawned
Simone Harrop
Rebecca Buzzard
Wade French
Bret Austin
Jessica Bratich
Nicole Ord
Tammy Payne
Anthony Roe

- 2 donates \$250.00 to the Junior Soccer Association of Western Australia Inc to assist with costs to travel to Japan to participate in the Australia/Japan Friendship;

- 3 Donates \$50.00 to each of the following persons to assist with costs to participate in the Australian National Karate Championships:

Ryan Clarke
Kellie Shimmings
Andrew Leupen
Donna Cooper
Tara Heath
Carlos Centeno

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

- 4 donates \$50.00 to the Apex, Operation Snowman for Terminally Ill and Seriously Ill Children. Such donation to be from Account No 26531 - Other Welfare Services - Sundry Donations.

CARRIED

I30715A DONATION - UNICEF SPECIAL RWANDA APPEAL - [009-1]

MOVED Cr Dammers, **SECONDED** Cr Hall that Council, in accordance with the provisions of Section 529(e) of the Local Government Act, seeks the Minister's approval to make a donation of \$2,000 to the UNICEF Special Rwanda Appeal, such donation to be from account number 26531 - Other Welfare Services - Sundry Donations.

CARRIED UNANIMOUSLY

I30716 REFUND BUILDING LICENCE FEES - 1994 TELETHON HOME -
[740-90026]

CITY TREASURER'S REPORT I30716

The City Treasurer reports on a request for a refund of the building licence fees on the construction of the 1994 Telethon Home at Lot 340 (33) Meadowbrook Promenade, Currambine.

He advises that it has been past practice to make a non statutory donation equivalent to the building fees involved.

MOVED Cr Freame, **SECONDED** Cr MacLean that Council refunds to Newstyle Homes the building licence fees of \$640.00 associated with the construction of the 1994 Telethon Home at Lot 340 (33) Meadowbrook Promenade, Currambine. Such donation to be from Budget Item 26066 - Other Aged and Disabled Services - Sundry Donation.

CARRIED

I30717 TAFE ANNUAL PRESENTATIONS - SPONSORSHIP - [009-1]

CITY TREASURER'S REPORT I30717

The City Treasurer reports on contributions to TAFE Annual Presentations and advises that it would seem appropriate that Council makes an annual contribution of \$75.00 to the North Metropolitan College of TAFE Award presentations on request from the College.

MOVED Cr Freame, **SECONDED** Cr MacLean that Council donates \$75.00 to the Annual Award Presentation of the North Metropolitan College of TAFE, Joondalup. Such donation to be forwarded only on request from the College.

CARRIED

I90733 COMMUNITY SERVICES

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

CARRIED

REPORTS

I40706 FOOD COMPLAINT - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40706

The City Environmental Health Manager reports on an incident of the sale of a 1kg pack of Natural cheese which contained a piece of metal. He seeks Council approval to instigate legal proceedings against the manufacturer or retailer.

RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either of the following:

- 1 Coles Beldon, Belridge Shopping Centre, Ocean Reef Road, Beldon 6025; and/or
- 2 Wesfarmers Limited, trading as Masters Dairy, 86 Radium Street, Bentley 6102; and/or
- 3 George Weston Foods Ltd, trading as Capel Dairy Co (WA), Roe Road, Capel 6271.

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

- 1 Coles Beldon, Belridge Shopping Centre, Ocean Reef Road, Beldon 6025; and/or
- 2 Wesfarmers Limited, trading as Masters Dairy, 86 Radium Street, Bentley 6012; and/or
- 3 George Weston Foods Ltd, trading as Capel Dairy Co (WA), Roe Road, Capel 6271; and/or
- 4 Wesmilk Pty Ltd, 11th Floor, Wesfarmers House, 40 The Esplanade, Perth

CARRIED

I40707 OFFENSIVE TRADE APPLICATION - FISH PROCESSING ESTABLISHMENT - [30/529-D2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40707

The City Environmental Health Manager reports on an application from Mr Thong Chung Van of 207 Landsdale Road, Landsdale to establish an offensive trade (fish processing establishment) at Shop D2, Koondoola Plaza Shopping Centre, Koondoola.

In accordance with the Model Health By-laws Series "A" an advertisement was placed in the West Australian. To date no objections have been received.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council approves the establishment of an offensive trade (fish processing establishment) at Shop D2, Koondoola Plaza Shopping Centre, Koondoola, subject to:

- 1 no objections being received by 23 July 1994;
- 2 the applicant obtaining a Form 2 Building Licence Approval for the shop fitout;
- 3 the premises complying with all Health Act provisions.

CARRIED

I40708 REPRESENTATIVES ON MANAGEMENT COMMITTEES OF SENIOR CITIZENS CENTRES - [335-0]

MANAGER WELFARE SERVICES' REPORT I40708

In accordance with Section 181 of the Local Government Act, the Manager, Welfare Services submits the Senior Citizens Management Committees of Whitford, Mildenhall, Wanneroo and Girrawheen/Koondoola for endorsement by Council.

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

- 1 endorses the appointment of the Management Committees of Whitford, Mildenhall, Girrawheen/Koondoola and Wanneroo as put forward;
- 2 authorises the signing and sealing of the Instruments of Delegation as contained in Attachment 1 to Report I40708.

CARRIED

Appendix VII refers.

I40709 LOTTERIES HOUSE - STEERING COMMITTEE - [730-8-8-1]

MANAGER WELFARE SERVICES' REPORT I40709

At its April 1994 meeting Council granted approval to proceed with a Lotteries House feasibility study, the inclusion of a Lotteries House within the boundaries of the Joondalup Civic and Cultural Facilities precinct and the seeking of expressions of interest from relevant organisations to form a project steering committee (Item I70404 refers.)

The main objectives of the Committee will be:

- to research and establish the need for a Lotteries House in terms of potential tenants, type of accommodation and space required and types of services likely to operate from the facility
- to determine the feasibility of the project in terms of anticipated revenue and ongoing costs
- to prepare a business plan which will ensure that the Lotteries House will be financially self sufficient
- to prepare a formal application for funding for construction to the Lotteries Commission
- to initiate, through the Council's Building Department, the construction of a Lotteries House facility
- to establish a permanent incorporated management structure

The Manager, Welfare Services reports on the responses received to the advertisements placed in the West Australian and Wanneroo Times Community newspapers and submits representatives for Council's consideration.

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

- 1 approves the establishment of a Lotteries House Steering Committee with the representation as listed in Report I40709;
- 2 nominates Cr Hall as delegate on the Lotteries House Steering Committee, with Cr Freame as deputy.

CARRIED

Appendix VIII refers.

I40710 MULTICULTURAL ADVISORY COMMITTEE - MEMBERSHIP ENDORSEMENT - [880-9-1]

MANAGER WELFARE SERVICES' REPORT I40710

The Manager, Welfare Services presents the representatives of the Multicultural Advisory Committee for official endorsement by Council.

RECOMMENDATION

That Council endorses the appointment of the representatives of the Multicultural Advisory Committee as put forward in Report I40710.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council endorses the appointment of the representatives of the Multicultural Advisory Committee as put forward in Report I40710 with the inclusion of Cr Lynn who was appointed as Council's representative at the Council Meeting held on 25 May 1994.

CARRIED

Appendix IX refers.

I40711 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES
- [264-3]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40711

The City Recreation and Cultural Services Manager reports on matters arising from meetings of the Historical Sites and Buckingham House Management Committees.

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

- 1 endorses the installation of a commemorative plaque, mounted on a rock, in Beaumont Park, in the south east corner, adjacent to Lot 33 and Beaumont Way, identifying and marking the site in the vicinity of where the first school in Wanneroo was built;
- 2 accepts the City Planner's report on the Protection of Gloucester Lodge Museum under the Heritage Legislation and forwards a copy of the report to the Gloucester Lodge Museum Management Committee for its information; and
- 3 accepts the recommendation of the Buckingham House Management Committee and makes no alteration to the sign currently displayed on the perimeter of the property.

CARRIED

I40712 YANCHEP/TWO ROCKS YOUTH SERVICES - [485-1]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40712

The City Recreation and Cultural Services Manager reports on the development of Youth Services in the Yanchep Community by the establishment of a Community Reference Group which has

identified the need to establish a place where young people can meet and participate in supervised structured and non-structured activities.

The Reference Group is looking to apply for funds from the Lotteries Commission under the Gordon Reid Foundation for Youth Grants scheme to fund a worker to run a Youth Activity Centre. However, the terms under which projects are funded indicate that funds should be administered through a non-profit incorporated organisation.

The Group has requested the City of Wanneroo to support its initiative to apply for funding for a worker for the twelve month period and that Council act as a sponsor for these funds.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council acts as sponsor for the Lotteries Commission funds on behalf of the Yanchep Community Reference Group, for a Youth Community Worker, for a 12 month period, and a re-evaluation being undertaken after the first 12 months of operation.

CARRIED

I40713 YANCHEP/TWO ROCKS INFORMATION CENTRE - [485-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40713**

The City Recreation and Cultural Services Manager reports on the progress of the Yanchep Community Reference Group which has secured the use of a shop front at Two Rocks Shopping Centre from the Tokyu Corporation (lease free) and donations of financial support from local businesses to cover ongoing operational costs.

As the Reference Group is not a registered club, it has requested the City of Wanneroo act as sponsor to administer the funds donated to the organisation.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Wood that Council acts as the sponsor to administer funds on behalf of the Yanchep Community Reference Group via its Trust Fund.

CARRIED

I40714 ADDITIONAL SIGN TO COUNCIL'S INDUSTRIAL WATCH SIGNS - [909-2]

**ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT
I40714**

M.S.A. Guards and Patrols of Suite 10, Canning Vale Commercial Centre is currently the authorised security company approved by the Industrial Watch Committee with the endorsement of the Police Department's Community Policing Branch.

The M.S.A. Company is seeking Council approval to add advertising signs measuring 600m x 200m to the five existing Industrial Watch signs in the Wangara Industrial Estate.

The signs would be considered of interest to the Business/Industrial Community as prevention of crime against industrial premises.

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

- 1 Council grants a permit to M.S.A. Guards and Patrols to affix a sign to Council's Industrial Watch sign as depicted in Attachment 1, to Report I40714, to expire in February 1995;
- 2 such sign is removed by M.S.A. Guards and Patrols at their cost should the company fail to re-negotiate the Industrial Watch contract on its expiry for Wangara Industrial Estate.

CARRIED

Appendix X refers.

I90734 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

I60714 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT I60714

The City Engineer reports on Council works, drainage, pedestrian and dual use paths, traffic management, street lighting, miscellaneous road works, rubbish disposal and subdivisional development for the period up to 8 July 1994.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY ENGINEER'S REPORT I60714 be received.

CARRIED

I60715 VERGE OBSTRUCTIONS - 48 CORNFIELD PLACE, HILLARYS -
[3169/81/48]

CITY ENGINEER'S REPORT I60715

The owner of 48 Cornfield Place, Hillarys was requested to remove stakes, string, a palm and a basketball hoop/stand from the adjoining verge area, as these treatments are in contravention of the City's Verge Treatment Guidelines.

A written request for removal dated 24 March 1994 was forwarded to the owner and then a second letter served by certified mail dated 9 May 1994 when the owner had failed to comply.

The City Engineer reports on further correspondence and meetings held between the owner, the State Ombudsman and Council, and advises that the owner has been given notice that the City's Engineering workforce will complete works on her behalf and expenses charged should she fail to comply.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY ENGINEER'S REPORT I60715 be received.

CARRIED

I60716 CENTRAL PARK AMPHITHEATRE - JOBSKILLS PROJECT - [253-7]

ACTING CITY PARKS MANAGER'S REPORT I60716

A proposal has been received from the Regional Economic Development (RED) Group to develop the Central Park amphitheatre as a Jobskills Project in conjunction with Landcorp and the City of Wanneroo (Item I10433 refers).

The Acting City Parks Manager reports that this project has direct involvement with the Joondalup Civic and Cultural Facilities Project and should not be pursued separately. He recommends this project be deferred pending additional information regarding design and expenditure.

MOVED Cr Lynn, **SECONDED** Cr Moloney that ACTING CITY PARKS MANAGER'S REPORT I60716 be received.

CARRIED

I60717 APPEAL DETERMINATION: PROPOSED RETAIL NURSERY AND
FIREWOOD SALES ON LOT 4 (244) WANNEROO ROAD, LANDSDALE -
[30/3652]

CITY PLANNER'S REPORT I60717

The City Planner reports that the Hon Minister for Planning has dismissed an appeal against the City's refusal of approval for a retail nursery and firewood sales on Lot 4 (244) Wanneroo Road, Landsdale.

The Minister, in considering all issues, resolved that the City's approach was soundly based from a planning point of view and advised that the appeal was not upheld.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY PLANNER'S REPORT I60717 be received.

CARRIED

I60718 **STAFF AND OUTSIDE WORKERS' OVERTIME - JUNE 1994 - [404-10]**

CITY TREASURER'S REPORT I60718

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

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT I60718 be received.

CARRIED

I60719 **RURAL FLY CONTROL - PROSECUTION - [244/15/80]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60719

The City Environmental Health Manager reports on the results of legal proceedings against Mr Pasquale Scarfo of 302 Odin Drive, Balcatta for fly breeding in a chicken manure pile at Lot 15 (80) Clarkson Avenue, Wanneroo.

Mr Scarfo pleaded guilty and was fined \$200 with costs of \$195.25.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60719 be received.

CARRIED

I60720 **RAVE PARTIES - [862-1-1]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60720

The City Environmental Health Manager reports on the advice received from Hon P D Omodei, MLA, Acting Minister for the Environment in relation to the control of Rave Parties.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60720 be received.

CARRIED

I60721 **FUNDING SUBMISSIONS - RECREATION ADVISER, DISABILITIES - [260-0]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60721

In February 1994, Council agreed to tender a submission to the State Disability Services Commission with the intention of securing ongoing financial support for the salary and on-costs associated with providing a Recreation Adviser - Disabilities within the Recreation and Cultural Services Department (Item I50318 refers).

The City Recreation and Cultural Services Manager reports on the Disability Services Commission's response.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60721 be received.

CARRIED

I60722 **RECREATION AND CULTURAL SERVICES DEPARTMENT MONTHLY REPORT - [260-0]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60722

The City Recreation and Cultural Services Manager outlines the major activities of the Recreation Department for the month of July.

Enrolments for Vacation Care Programmes have been extremely high for the July holiday period. Charges increased quite substantially for this period but to date no complaints have been received.

Holiday programmes at Ocean Ridge and Girrawheen/Koondoola are proving very popular.

The Recreation Facilities Manager is meeting with local groups to discuss more efficient usage of facilities at Sorrento/Dunraig. Negotiations with the groups and junior clubs will continue until a reasonable solution is found.

The Aquatic Centre at Craigie Leisure Centre was due to close for maintenance and extensive upgrade of the filtration system on 24 June. This work has now been rescheduled for the last two weeks in December.

Planning for the Perry's Paddock Picnic Day is underway and will be held on Sunday 23 October. The organising committee held its first meeting on 30 June and as a result many working sub-committees have been formed.

A number of initiatives have been undertaken to improve youth services within the City of Wanneroo. These have included securing funds to operate a school holiday activity programme at Girrawheen/Koondoola and Sorrento/Duncraig for young people aged 12-16 years; a Fast Track programme which was jointly conducted by Anchors Youth Centre and Belridge High School culminating in a 3 day camp at Margaret River and liaison with the Yanchep Community and the Department of Community Development to discuss the provision of services for young people within the Yanchep/Two Rocks area.

MOVED Cr Lynn, **SECONDED** Cr Moloney that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60722 be received.

CARRIED

I90735 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Moloney that the Reports of the Policy and Special Purposes Committee Meeting held on 20 July 1994 be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS - Mayor	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	G A MAJOR	South-West Ward
	B J MOLONEY - Deputising for Cr Gilmore from 6.05 pm	South Ward
	K H WOOD - Deputising for Cr Gilmore to 6.05 pm	South Ward
	B A COOPER - Observer	Central Ward
	L A EWEN-CHAPPELL - Observer	Central Ward
	S P MAGYAR - Observer	Central Ward
	A B HALL - Observer to 7.00 pm	South Ward
	F D FREAME - Observer to 7.20 pm	South-West Ward
	G W CURTIS - Observer	South-West Ward

Town Clerk:	R F COFFEY
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
Committee Clerk:	J CARROLL
Minute Clerk:	R GARLICK

APOLOGIES

An apology for absence was tendered by Cr Gilmore; Crs Wood and Moloney deputised respectively.

An apology for absence was tendered by Cr MacLean.

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 6 July 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - PROPOSED MEDICAL ROOMS POLICY, ARNISDALE ROAD, DUNCRAIG

Messrs Hancock, Gripper, Davies and Barnes, residents of Duncraig addressed the Committee in relation to the proposed Medical Rooms Policy for Arnisdale Road, Duncraig.

Mr Hancock briefly outlined the history of the area, the growth of the medical fraternity in the area and the action to date.

He expressed concern over the area being dominated by the medical fraternity and advised that 31 households in the area objected to the proposal to consider a specified area along Arnisdale Road, Duncraig as a consulting rooms precinct.

Mr Gripper discussed his concerns over the safety factor in relation to increased traffic and potential crime as a result of additional medical facilities in the area. In addition, he was concerned that the proposal would adversely affect the re-sale value of residential property in the area.

Mr Davies addressed the concern to maintain the quiet residential nature of the area that currently exists. He advised that properties were purchased in the knowledge that it was to remain a quiet residential area.

Mr Barnes advised that he was representing the newer residents in the area and expressed concern over the danger of increased traffic for his young children cycling to and from school.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee.

DEPUTATION - PROPOSED RURAL STORE, PT LOC 1866 (530) NEAVES ROAD, MARIGINIUP - [790-691]

Mr W Duffy addressed the Committee in relation to the proposed Rural Store, Pt Loc 1866 (530) Neaves Road, Mariginiup.

He reported that Council's Rural Stores Policy was bought about by the lack of facilities to isolated areas and his application for a corner store should not be confused with others where facilities are in close proximity.

He advised that his property is very isolated and presented his arguments in support of a corner store in the area.

Following questions from Councillors, the Chairman thanked Mr Duffy for addressing the Committee.

DEPUTATION - CURRAMBINE DISTRICT SHOPPING CENTRE - [790-662]

Mr Barry Stockton and Mr Tony Shrapnell of Lakeside Joondalup Shopping Centre, and Mr F Bryant of BSD Consultants addressed the Committee in relation to Currumbine District Shopping Centre.

Also attending the deputation were Mr Tony Morgan and Alison McCabe.

Mr Stockton reported on the objection to Amendment No 662 to change the zoning of the currumbine site.

He advised that it will adversely affect the performance of Stage 1 at the Joondalup Centre and delay or prohibit future expansion of the shopping centre. If this should occur, there will be an adverse 'flow-on' affect to the development of Joondalup City itself.

Mr Shrapnell discussed the planning framework for the Joondalup Centre with reference to the North West Corridor Structure Plan and the Metro Plan Strategy.

He advised that the approval of the Amendment would be a signal of Policy weakness, which could have very undesirable effects for investment in Joondalup. A policy failure which weakens Joondalup, would not only devalue the public investment which

has gone into the Centre to-date, but would also severely affect the private investment which the centre is now attracting.

Mr Bryant advised that Coles/Myer does not object to Currumbine being constructed, but objected to the proposal for the Currumbine Centre to be increased from 10,000m² to 15,000m².

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.37 pm.

Closed: 9.10 pm.

I50716 FREE BEACH - [765-20]

CITY PLANNER'S REPORT I50716

The City Planner reports on a request for the establishment of a free beach (nudist) in Wanneroo, together with a letter arguing against the establishment of such a beach.

He gives details of the assessment of the current proposal and results of a referendum undertaken on 5 May 1984 to clarify the Wanneroo residents' point of view regarding establishment of a free beach.

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

- 1 requests the Department of Planning and Urban Development to request the Coastal Management Co-ordinating Committee to:
 - (a) consider action to unify the law relating to establishment of a free (nudists) beach;
 - (b) investigate the possibility of State/Federal level funds being contributed to the development of a free beach at the Wanneroo coastline;
- 2 advises Sunseekers Inc and Mrs Chant that Council will investigate further the possibility of establishment of a free beach once State Law is unified on this matter;
- 3 considers the matter further upon advice from the Department of Planning and Urban Development's Coastal Management Co-ordinating Committee.
- 4 advises Mr Curd of Council's proposed course of action and declines to grant a deputation at this stage.

CARRIED

I50717 AWARD RESTRUCTURING - MUNICIPAL EMPLOYEES (WA) AWARD - [404-0]

The Town Clerk reports on the Award restructuring of the Municipal Employees Union (MEU) Award.

He gives details of the restructuring process and outlines various options in retaining some form of incentive or over-award payment.

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

- 1 agrees to the adoption of the MRA4 rates of pay for all MEU employees, effective 1 July 1994, payment to commence on the pay period 14 September 1994;
- 2 does not agree to the payment of service payment in its current structure;
- 3 authorises the Town Clerk to commence negotiations with the Municipal Employees Union:
 - (a) on some form of incentive payment as outlined in options 1-3 as embodied in Item I50717.
 - (b) on a "one off" payment as compensation, having regard to the complexity and considerable time involved in determining individual payments between 1 July and date of operation.

CARRIED

I50718 PETITION OBJECTING TO THE ARNISDALE ROAD, DUNCRAIG - CONSULTING ROOMS PRECINCT - [702/1, 30/550, 30/4643, 30/4630]

A 49-signature petition was tabled by Mr Hancock, resident of Duncraig, objecting to the proposal and recommendation from Council to consider a specified area along Arnisdale Road, Duncraig as a precinct in which it would encourage consulting rooms to locate.

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition objecting to the Arnisdale Road, Duncraig Consulting Rooms Precinct be received and referred to Town Planning Department for action.

CARRIED

I50719 PROPOSED ADDITIONAL DWELLING, LOT 508 (9) CORMORANT COURT, HEATHRIDGE - [30/4646]

The City Planner reports on an application for an additional dwelling on Lot 508, Cormorant Court, Heathridge which is an undersized Lot of 877m².

He advises that the R Codes require a minimum area of 900m² for the establishment of two grouped dwellings on lots with an R20 density code. Therefore, the application cannot be supported as the lot does not conform to the minimum lot size required.

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

- 1 consideration of proposed additional dwelling, Lot 508 (9) Cormorant Court, Heathridge be deferred;

2 the City Planner be authorised to negotiate the possibility of development on the site.

CARRIED

I50720 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

Due to time constraints, the Mayors' approval was sought and obtained to host a luncheon on Wednesday, 27 July 1994, at 12.30 pm, for a visiting delegation from Queensland who are interested in the Joondalup infrastructure. LandCorp have given an undertaking to share associated costs of the luncheon. Number of attendees approximately 14.

MOVED Cr Freame, **SECONDED** Cr Dammers that Council approves a luncheon on Wednesday, 27 July 1994 at 12.30 pm for a visiting delegation from Queensland.

CARRIED

I90736 TOWN CLERK'S REPORT

MOVED Cr O'Grady, **SECONDED** Cr Major that the Town Clerk's Report be received.

CARRIED

I90737 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Pila Pty Ltd
Description: Pt Lot 908 Jenolan Way, Merriwa
Date: 13.07.94

Document: Easement
Parties: City of Wanneroo and H M Queen Elizabeth II and Minister for Lands
Description: Closed PAW Eddystone Avenue/Barone Road, Craigie
Date: 13.07.94

Document: Deed
Parties: City of Wanneroo and G G Sinagra
Description: Copyright Agreement
Date: 13.07.94

Document: Deed
Parties: City of Wanneroo and L Villanova
Description: Copyright Agreement
Date: 13.07.94

Document: Deed

Parties: City of Wanneroo and G Muni
Description: Copyright Agreement
Date: 13.07.94

Document: Deed
Parties: City of Wanneroo and M J Peacock
Description: Copyright Agreement
Date: 13.07.94

Document: Deed
Parties: City of Wanneroo and Peet & Co Ltd
Description: Lot 614 Lagoon Drive, Yanchep
Date: 13.07.94

Document: Deed
Parties: City of Wanneroo and Sister Berckmans
Description: Copyright Agreement
Date: 14.07.94

Document: Lease Agreement
Parties: City of Wanneroo and Concordia Lutheran Church
Description: Reserve 42909 Glengarry Drive, Duncraig
Date: 14.07.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo and B W & W C Robinson
Description: Lot 31 (170) Gibbs Road, Nowergup
Date: 15..07.94

Document: Transfer of Land
Parties: City of Wanneroo & Ballajura Pty Ltd
Description: Pt Hepburn Avenue Land, Alexander Heights
Date: 18.07.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Warwick Entertainment Centre
Description: Lot 904 Beach Road, Warwick
Date: 19.07.94

Document: Deed
Parties: City of Wanneroo and G Denhollander
Description: TPS No 6 Greenwood
Date: 19.07.94

MOVED Cr O'Grady, **SECONDED** Cr Major that the Schedule of Documents executed by means of Affixing the Common Seal, be received.

CARRIED

I90738 HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff appointments and resignations and in accordance with the provisions of Section 160A of the Local Government Act, seeks approval of secondary employment.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Records Officer - Admin	Christine ROBINSON	28.06.94
Engineer (Design) - Eng	Benny CHANG	18.07.94
Various - Treasury	Ashley HITCHCOCK	04.07.94
Ranger - Municipal Law & Fire Services	Tony HEINZE	27.06.94
Ranger - Municipal Law & Fire Services	David HOATH	04.07.94
Financial Counsellor - Welfare Services	Helen BENSTEAD	07.06.94
Multicultural Worker - Welfare Services	Lisa VENDITI	04.07.94
Word Processor Operator - Administration	Lesley TAYLOR	22.06.94
Survey Assistant - Eng	Daniel CABASSI	25.07.94

RESIGNATIONS

Training Officer - Admin	Jane BROWN	22.07.94
Lib Clerk Gde 2 (P/time) - Libraries	Susan MIZEN	27.07.94
Creche Supervisor - Rec	Ros BULL	22.07.94
Rec Facilities Manager - Rec & Cultural Services	David TIPPETT	20.06.94
Technical Officer - Parks	Jason HENNEVELD	24.06.94
Survey Instrument Hand - Eng	Mark PROUDFOOT	24.06.94

REQUEST FOR SECONDARY EMPLOYMENT

Miss Michele Dufall, on secondment as Administration Officer within the Recreation & Cultural Services Department, seeks Council approval under the provisions of Section 160A of the Local Government Act, to undertake secondary employment as a taxation consultant.

The City Recreation & Cultural Services Manager has confirmed that this employment will not conflict with Miss Dufall's Council duties.

MOVED Cr O'Grady, **SECONDED** Cr Major that Council:

- 1 in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report;

2 in accordance with the provisions of Section 160A of the Local Government Act, approves secondary employment for Miss M Dufall.

CARRIED

I90739 17TH AUSTRALIAN ROAD RESEARCH BOARD CONFERENCE - [508-4]

The 17th Australian Road Research Board (ARRB) Conference will be held between 15 and 19 August 1994 at the Hotel Conrad, Broadbeach on the Queensland Gold Coast.

ARRB is the focal point for road and road transport research in Australia. Through its comprehensive research programmes and its emphasis on knowledge and technology transfer, it is a significant contribution to the development of efficient, effective, safe and environmentally responsible land transport.

This Conference provides a means of distributing the results of ARRB's research findings.

The Conference will feature four plenary sessions involving 12 invited speakers addressing key issues, 36 concurrent sessions at which 115 papers will be presented and 14 specialist workshops. In addition, two technical tours will focus on recent developments in road transport in one of the fastest growing areas in Queensland, state-of-the-art residential areas and traffic management treatments in residential streets. A copy of the programme is shown at Appendix XI hereto.

The registration fee of \$795 includes attendance at any technical session, all lunches and morning/afternoon teas, the Conference dinner, Part 1 and two other parts of the proceedings. Additional costs are associated with the technical tours and extra parts of the proceedings.

Together with airfare (approx \$1300 econ.), accommodation (six nights at approx \$150 per night), and daily allowance (six days at \$50 per day), the cost of attendance will be in the order of \$3295 per delegate. Provision of \$3450 has been made in the draft 1994/95 budget for the attendance of one councillor, together with the City Engineer, at this conference.

Cr Ewen-Chappell nominated Cr O'Grady. Cr O'Grady declined the nomination.

Cr Dammers declared an interest in this item.

MOVED Cr Cooper, **SECONDED** Cr Major that Council nominates Cr Dammers to attend the 17th Australian Road Research Board Conference to be held in Queensland between 15 and 19 August

1994, at a cost of approximately \$3295, subject to the authorisation of such expenditure in the 1994/95 Budget.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Cr Dammers abstained from voting.

Appendix XI refers.

**I90740 ELECTION OF OFFICE BEARERS - LOCAL GOVERNMENT
ASSOCIATION - [312-2]**

The Executive Director of the Western Australian Municipal Association has advised that following the call for nominations for the Office of President of the Local Government Association, Cr Linton Reynolds of the City of Armadale has been declared elected.

The LGA Deputy President will be elected by the LGA Executive Committee at the first Executive meeting after the Annual Conference.

MOVED Cr O'Grady, **SECONDED** Cr Major that the information regarding the election of President of the Local Government Association be received.

CARRIED

I90741 ELECTION - WA FIRE BRIGADES BOARD - [306-2]

Council has received a ballot paper in respect of the election of a local government representative to the Western Australian Fire Brigades Board.

The election, conducted by the WA Electoral Commission, requires the completion and return of ballot papers by 1 August 1994.

Candidates in the election are, in order of appearance on the ballot paper :

SCHUSTER, Cameron John
WILLOX, Rodney Mervyn
LEES, Raymond Alan

The City of Cockburn has sought Council's support of its candidate, Raymond Lees. Cockburn's request, together with Cr Lees profile, form Appendix XII. No information has been received in respect of the other candidates.

It is not necessary to indicate a preference in respect of each candidate.

Should Council wish to participate in the election, it will be necessary to set aside its policy in respect of the communication of Council resolutions in order that the ballot paper may be returned by 9:30am Monday 1 August, 1994.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Major that consideration of this matter be held behind closed doors.

CARRIED

I90742 INTEGRATED LOCAL AREA PLANNING PROJECT - [012-0-1]

At its meeting on 13 April 1994 Council endorsed the appointment of Tim Muirhead and Associates Pty Ltd to coordinate the Integrated Local Area Planning project.

The project brief requires the establishment of a Steering Committee, comprised of representatives of the key players in the planning and provision of human services within the City of Wanneroo. Council representation includes both officer and elected member delegates.

The nomination of an elected member is now required as the Steering Committee will commence its work in August. Meetings shall be held during office hours at the Joondalup Administration Centre and should be no longer than two hours in duration.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council nominates Cr Dammars to the Integrated Local Area Planning Project Steering Committee.

CARRIED

I90743 AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION INC - 15TH NATIONAL BIENNIAL CONFERENCE - [312-7]

The 15th Biennial Conference of the Australian Local Government Women's Association is to be held in Caloundra, Queensland over the period 8 - 11 September, 1994.

The Association has invited registrations for the conference, which will address the theme "Moving Forward". A copy of the full programme appears as Appendix XIII.

Costs associated with attendance comprise:

	\$
Airfare to Brisbane (Economy)	1,300.00 (approx)
Registration Fee	220.00
Accommodation (various options)	400.00 (approx)
Daily Allowance (4 days)	200.00

TOTAL \$2,120.00

Provision has not been made in the 1994/95 draft budget for attendance at this conference, however a contingency amount of \$7,000 has been included that would facilitate attendance should Council so desire.

Crs O'Grady and Freame declared an interest in this item.

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

- 1 authorises Crs Freame and O'Grady to attend the 15th Biennial Conference of the Australian Local Government Women's Association is to be held in Caloundra, Queensland over the period 8 - 11 September, 1994;
- 2 authorises the expenditure of related costs from Allocation 20006, Members of Council, Conference Expenses.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Crs O'Grady and Freame abstained from voting.

Appendix XIII refers.

**I90744 SUBDIVISION CONTROL UNIT FOR MONTH OF JUNE 1994 -
[740-1]**

A resumé of the Subdivision Applications processed by the Subdivision Control Unit since the City Planner's previous report forms Appendix XIV hereto. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council

- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

MOVED Cr O'Grady, **SECONDED** Cr Major that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Appendix XIV hereto.

CARRIED

Appendix XIV refers.

I90745 DEVELOPMENT ASSESSMENT UNIT - JUNE 1994 - [290-1]

A resumé of the development applications processed by the Development Assessment Unit in June 1994 forms Appendix XV hereto.

MOVED Cr O'Grady, **SECONDED** Cr Major that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Appendix XV hereto.

CARRIED

Appendix XV refers.

I90746 INCREASED GENERATING CAPACITY PINJAR GAS TURBINE POWER STATION - [319-2-1]

Because of time constraints, it was not possible to review SECWA's environmental document for the above proposal and prepare a normal report to Council by the deadline for its 27 July meeting. However, Council consideration of this matter at that meeting is necessary to allow a submission to be lodged by the closing date for submissions of 1 August.

Council has previously been briefed on the proposal to increase generating capacity at the Pinjar power station by construction of two additional 110 Megawatt gas turbines, one of which has already been approved, and conversion of these (and two existing gas turbines of similar capacity) to combined cycle blocks (by addition of waste heat recovery boilers and steam turbines).

This prior briefing (Report I60220 refers) occurred during the initial consultation process undertaken by the State Energy Commission (SECWA) preparatory to preparation of environmental impact assessment documentation for the proposal. This documentation has now been prepared and released for public

review (the review period extending from 4 July to 1 August 1994). A copy of SECWA's environmental document has been placed in the Councillors' reading room.

As indicated in Report I60220, to ensure security of supply, SECWA endeavours to maintain a reserve margin of 20% between (peak summer) demand for electricity and generation capacity within the interconnected grid. SECWA demand forecasts predict continued growth in electricity consumption and, consequently, a need for increased generating capacity (to maintain the desirable reserve margin). The proposal for the Pinjar Power Station is part of SECWA's capital programme to maintain this reserve margin. Because of quick start-up and shut-down time, gas turbine power generation is highly responsive to variations in electricity demand and therefore has an important role in accommodating peak levels of consumption.

If additional power generating capacity is accepted as necessary, gas turbine plants certainly afford environmental benefits over conventional coal/oil fired plants. The proposal for the Pinjar power station also offers further environmental advantages in that a current waste output from the gas turbine units (ie heat) will be used to generate electricity, producing opportunity benefits in terms of reduced fuel consumption and greenhouse gas generation per unit of electricity produced.

Nevertheless, the proposal does raise important environmental issues as outlined hereunder. These issues were canvassed in a meeting between SECWA and the City of Wanneroo representatives (held on 3 February 1994 as part of SECWA's pro-active consultation programme for this proposal).

1 Groundwater resources - clearly the appropriateness of a major essentially industrial operation within a Priority 1 (groundwater) Source Protection Area is questionable and it can therefore be reasoned that increasing the scale of that operation merely increases risk to the groundwater resource. SECWA recognises the importance of protecting the regional groundwater resource and the proposal includes the following safeguards in this context-

- . minimisation and containment of wastes, including off-site removal of materials that would constitute a significant pollution risk;
- . utilisation of a dry cooling system for the combined gas turbine/steam generating units, thereby reducing demand for groundwater and the volume of waste water requiring disposal;

. continued implementation of an approved strategy for managing delivery of distillate fuel to the site (including emergency response procedures).

- 2 Aerial emissions - oxides of nitrogen (NOx) are the principal air quality considerations associated with the Pinjar Power Station.

SECWA has modelled NOx emissions from the station, showing that relevant standards for ground level NOx concentrations can be readily achieved.

- 3 Noise - as a result of previous investigations for the Pinjar power station, a noise "buffer" of about 3km is maintained. In practice, this buffer is essentially a notional feature as it does not extend beyond the Crown land (ie State Forest No 65) surrounding the power station site.

Expansion of generating capacity as proposed will increase overall noise levels from the power station and installation of the steam generating units will result in high intensity episodic noise from cooling system blow down.

SECWA has modelled noise emissions as part of its investigations and believes that noise impacts will not occur beyond the existing buffer.

Other issues specifically raised with SECWA officers during the discussions included matters relating to power transmission lines from the power station and the natural gas lateral pipeline providing fuel to the station. SECWA has existing environmental approvals relating to corridors for both the transmission lines and gas lateral and sees augmentation of this infrastructure servicing the power station as effectively separated from the present proposal to increase the power generation capacity of the station.

SECWA also conducted an open day at the power station (Saturday 12 March 1994), and several members of Council's Environmental Advisory Committee (and the Environmental Officer) attended. Issues raised during discussions with SECWA representatives included -

- . on site storage of chemicals and fuel;
- . groundwater use;
- . groundwater contamination and monitoring;
- . Perth Photochemical Smog Study, gaseous and heat emissions;
- . timing of co-generation proposals;

- . primacy of environmental considerations;
- . noise buffer;
- . site drainage, containment of spills;
- . visual impact;
- . proposed second general aviation aerodrome.

Review of SECWA's environmental document indicates that virtually all issues raised by City of Wanneroo representatives (either during the initial meeting with SECWA or the open day) have been addressed in a manner that generally demonstrates the environmental acceptability of the proposal.

MOVED Cr O'Grady, **SECONDED** Cr Major that Council forwards a submission to the Environmental Protection Authority on the proposal by the State Energy Commission to increase generating capacity at the Pinjar power station based on the comments made in this report and as presented in more detail in the draft submission to the Environmental Protection Authority forming Appendix XVI hereto.

CARRIED

Appendix XVI refers

I90747 PROPOSED RURAL STORE, PT LOC 1866 (530) NEAVES ROAD, MARIGINIUP - [790-691]

Council deferred consideration of Report I20705 pending a deputation by Mr W D Duffy to the Policy and Special Purposes Committee meeting on 20 July 1994. Councillors have requested a suitable wording for a resolution which will initiate rezoning to allow a rural store on a 4000m² subdivision of Pt Loc 1866 at the corner of Meadowlands Drive and Neaves Road. The store is to be set well back from Neaves Road with a PAW along the common boundary of the proposed subdivision and Neaves Road to limit vehicular access to Meadowlands Drive only. The following draft resolution is submitted for consideration.

"That Council

- 1 supports the application by Mr W D Duffy to develop a rural store on a portion of Pt Loc 1866 (530) Neaves Road, Mariginiup, at the corner of Meadowlands Drive;
- 2 forwards documentation for Amendment No 691 to Town Planning Scheme No 1 to rezone a 4000m² portion of Pt Loc 1866 at the corner of Neaves Road and Meadowlands Drive from "Special Rural" to "Special Rural, Special Zone (Additional Use) Rural Store not exceeding 100m² GLA" and to modify the development guide plan for the Meadowlands

Special Rural Zone to accommodate the proposed subdivision for preliminary approval to advertise;

- 3 advises the applicant that before seeking final approval to Amendment No 691, it will require:
- (a) subdivision of a corresponding 4000m² area of Pt Loc 1866 at the corner of Meadowlands Drive and Neaves Road with a pedestrian accessway along the common boundary with Neaves Road and portion of Meadowlands Drive to restrict vehicular access to the satisfaction of the City Engineer;
 - (b) submission of a site plan illustrating the proposed rural store, which shall be well set back from Neaves Road, to the satisfaction of and for approval by the City Planner as the basis for the development proposed on the new subdivision."

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council:

- 1 supports the application by Mr W D Duffy to develop a rural store on a portion of Pt Loc 1866 (530) Neaves Road, Mariginiup, at the corner of Meadowlands Drive;
- 2 forwards documentation for Amendment No 691 to Town Planning Scheme No 1 to rezone a 4000m² portion of Pt Loc 1866 at the corner of Neaves Road and Meadowlands Drive from "Special Rural" to "Special Rural, Special Zone (Additional Use) Rural Store not exceeding 100m² GLA" and to modify the development guide plan for the Meadowlands Special Rural Zone to accommodate the proposed subdivision for preliminary approval to advertise;
- 3 advises the applicant that before seeking final approval to Amendment No 691, it will require:
- (a) subdivision of a corresponding 4000m² area of Pt Loc 1866 at the corner of Meadowlands Drive and Neaves Road with a pedestrian accessway along the common boundary with Neaves Road and portion of Meadowlands Drive to restrict vehicular access to the satisfaction of the City Engineer;

- (b) submission of a site plan illustrating the proposed rural store, which shall be well set back from Neaves Road, to the satisfaction of and for approval by the City Planner as the basis for the development proposed on the new subdivision.

CARRIED

I90748 ARNISDALE ROAD CONSULTING ROOMS PRECINCT, DUNCRAIG -
[702-1, 30/550, 30/4643, 30/4381]

Council deferred consideration of Report I50706 pending a deputation of residents to the Policy and Special Purposes Committee on 20 July 1994. Councillors are prepared to support the proposed Arnisdale Road precinct, but have requested suitable wording for a resolution to investigate its expansion eastwards to Dinroy Street. The following draft resolution is submitted for consideration.

"THAT Council

3 amends its Consulting Rooms Policy G3-10
by:

A including the whole of the existing policy under the sub-heading "PART 1 - GENERAL" and;

B adding the following part relating to the Arnisdale Road, Duncraig area:

"PART 2 - ARNISDALE ROAD, DUNCRAIG PRECINCT
GUIDELINES

OBJECTIVES

- (a) To establish guidelines for the location of consulting rooms in Arnisdale Road Duncraig to provide a suitable level of medical facilities while protecting the existing residential amenity.
- (b) To highlight alternative locations that may provide suitable sites for the establishment of regional/specialist consulting rooms.

POLICY AREA

This policy applies to lots on the southern side of Arnisdale Road, west of the existing

pedestrian accessway between Lots 1 and 372 where the Council is prepared to support consulting room development.

POLICY STATEMENT

The Council will support and encourage the amalgamation and co-ordination of consulting room development in the policy area which would allow for common car parking areas and other possible advantages to promote this policy.

Council also encourages the development of Pt Lot 263 which extends between Arnisdale Road and Warwick Road to further accommodate medical facilities on its northern portion. The encouragement of a strata development in the form of a medical centre on Pt Lot 263 could satisfy a substantial amount of the demand currently being experienced.

The Council discourages consulting room development outside the policy area illustrated in the Appendix"

- 2 refuses the application for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig on the grounds that it is contrary to its Consulting Rooms Policy;
- 3 approves the development application by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig, subject to standard and appropriate conditions;
- 4 approves the development application by A Watt on behalf of D Henrisson for medical consulting rooms on Lot 368 (48) Arnisdale Road, Duncraig subject to standard and appropriate conditions;
- 5 makes a further response to the Minister regarding the appeal application on Lot 67 (1) Carbridge Way, Duncraig and submits its new Arnisdale Road Policy to the Minister with a recommendation that he dismiss the appeal;
- 6 investigates the incorporation of the lots east to Dinroy Street into the Arnisdale Road precinct area as it believes it will be unable to prevent eastward expansion in the longer term;

7 initiates consultations with local residents on the incorporation of the expanded area."

MOVED Cr Lynn, **SECONDED** Cr Curtis that consideration of the Arnisdale Road Consulting Rooms Precinct be deferred and referred back to Policy and Special Purposes Committee.

CARRIED

I90749 LEAVE OF ABSENCE - CR GILMORE - [702-3]

Cr Gilmore has requested leave of absence from Council business during the period 22 July to 31 August 1994.

MOVED Cr Moloney, **SECONDED** Cr O'Grady that Council approves the leave of absence requested by Cr Gilmore for the period 22 July to 31 August 1994.

CARRIED

I90750 LEAVE OF ABSENCE - CR WOOD - [702-3]

Cr Wood has requested leave of absence from Council business during the period 1 to 4 August 1994.

MOVED Cr Moloney, **SECONDED** Cr O'Grady that Council approves the leave of absence requested by Cr Wood for the period 1 to 4 August 1994.

CARRIED

I90751 LEAVE OF ABSENCE - CR COOPER - [702-3]

Cr Cooper has requested leave of absence from Council business during the period 14 to 21 August 1994.

MOVED Cr Moloney, **SECONDED** Cr O'Grady that Council approves the leave of absence requested by Cr Cooper for the period 14 to 21 August 1994.

CARRIED

AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES - ELECTED MEMBERS COURSE NO 39 - [312-2]

The Town Clerk advised that registrations for the above course to be held from 28 August to 2 September 1994 had not been received in time to secure places for Crs Wood, O'Grady, Magyar and Lynn. He had however provisionally held four places for the next course to be held on 27 November to 2 December 1994 and asked Crs Wood, O'Grady, Magyar and Lynn whether these dates were convenient.

Cr Lynn requested her application be withdrawn.

Cr Hall requested to be considered for this vacant position.

The Town Clerk requested that Crs O'Grady, Magyar and Wood inform him in due course of their availability to attend this course.

190752 HEPBURN HEIGHTS CONSERVATION AREA - [745-7]

At a meeting held on Monday 18 July 1994 a Committee was formed to administer the ongoing management of the Hepburn Heights Conservation Area as per the Management Plan.

Councillor Curtis was elected as chairperson and the following people were in attendance:

Councillor M Lynn
Councillor G Curtis
Mr D Cluning, Deputy City Parks Manager
Mr D Saunders, Conservation Officer
Mr R Dixon, Kings Park Board
Mr B Marshall, Friends Group
Mr R Tauss, Friends Group
Councillor S Magyar as an observer

During discussion on the various issues currently outstanding for this area, Committee members expressed concern regarding the current process of revegetation whereby plants not specifically sourced from the site are planted. The integrity of the bushland was perceived to be compromised by not collecting the seed from the site.

The Committee expressed concern over Council's current Community Involvement/Revegetation practices, particularly in not specifically sourcing seed and propagative material from the particular reserve into which these plants would then be planted.

Council currently has an annual tender for indigenous species to be supplied in tube form. The successful tenderer(s) are given access to Council's Conservation Areas to collect seed and propagative material to produce Council's tender plants.

To require tenderers to produce plants in the manner suggested by some members of the Committee would involve a complete revision of the tender document, in addition to enormous logistical difficulties in monitoring the authenticity of the 'endemic' species for each Conservation Area.

This has caused some difficulties recently when Council's annual planting program had previously listed planting with South Padbury Primary School P & C, who had agreed to undertake a sponsored plantathon within the Conservation Area. Council, under its Green Plan, would normally supply the plants for the participants to undertake the planting. This planting was listed to be completed on 31 July 1994 in the Conservation Area.

Committee members have requested that D Saunders liaise with the P & C to have this planting relocated to another site where plants could be planted without the perceived detrimental impact on the area. A list of suggested sites were submitted to the P & C, eg Newcombe Park at the rear of South Padbury Primary School and Lilburne Park, Duncraig.

The South Padbury Primary School P & C Association has arranged sponsorship for the planting program in Hepburn Heights for a sum in excess of \$2,000, of which half was to be donated to charity and the other half to the school.

The P & C Association does not consider that the planting program in Hepburn Heights should be delayed, especially since 260 parents have indicated that they will be in attendance on the day and it may not be possible at such short notice to notify all parties involved of the cancellation/relocation.

In this instance, the City Parks Manager is not convinced that the decision reached by the Hepburn Heights Conservation Area Management Committee regarding the collection and propagation of seeds is the correct decision.

Apart from the fact that inconvenience will be caused to 260 parents, numerous children and sponsors, the community benefits resulting from this project would far outweigh the perceived detrimental impact resulting from the Management Committee's dogmatic stance on indigenous species sourced from the area being used for revegetation.

I consider that Council should, in this instance, overturn the decision reached by the Hepburn Heights Conservation Management Committee and allow the forthcoming planting day at Hepburn Heights to proceed as originally planned and the matter relating to collection of seed and replanting should be referred back to the committee for further discussion.

RECOMMENDATION

That:

- 1 Council approves the planting project to be undertaken in Hepburn Heights by the South Padbury Primary School on Sunday 31 July 1994 to proceed under the normal conditions relating to other planting projects, with all plants being provided by Council from plants grown in local nurseries under the Green Plan, and;
- 2 the matter concerning the collection of seed from Conservation Areas being propagated and replanted only from the areas of collection be referred back to the Hepburn Heights Conservation Management Committee for further discussion.

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

- 1 the planting project to be undertaken in Hepburn Heights by the South Padbury Primary School on Sunday 31 July 1994 to proceed under the conditions relating to other planting projects, and that the plants used be limited to Banksia attenuata, Hakea lissocarpa and Eucalyptus marginata. All these plants being provided by Council from plants grown in local nurseries under the Green Plan;
- 2 the matter concerning the collection of seed from Conservation Areas being propagated and replanted only from the areas of collection be referred back to the Hepburn Heights Conservation Management Committee for further discussion;
- 3 a report be submitted to Council regarding the comparative costs of the current Green Plan as opposed to obtaining stock from a local community based nursery adhering to the practice of collection of seed from Conservation Areas being propagated and replanted only from the areas of collection. This report should also address the issue of a possible increase in public participation in the Green Plan through the increased community ownership of the complete process of Conservation Reserve Management.

Discussion ensued. Cr Magyar, with the approval of Cr Curtis advised that he wished to have the Motion **WITHDRAWN**

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

- 1 Council approves the planting project to be undertaken in Hepburn Heights by the South Padbury Primary School on Sunday 31 July 1994 to proceed under the conditions relating to other planting projects, and that the plants used be limited to Banksia Attenuata, Hakea Lissocarpa

and Eucalyptus Marginata. All these plants being provided by Council from plants grown in local nurseries under the Green Plan;

2 the matter concerning the future collection of seed from Conservation Areas being propagated and replanting only from the areas of collection be referred back to the Hepburn Heights Conservation Management Committee for further discussion;

3 a report be provided to Council regarding the comparative costs of the current Green Plan as opposed to obtaining stock from a local community based nursery adhering to the practice of collection of seed from Conservation Areas being propagated and replanted only from the areas of collection. This report should also address the issue of a possible increase in public participation in the Green Plan through the increased community ownership of the complete process of Conservation Reserve Management.

CARRIED

MOTIONS FOR FURTHER ACTION

Nil

MOTIONS FOR REPORT

190753 HEPBURN HEIGHTS CONSERVATION MANAGEMENT COMMITTEE - [745-7]

Cr Freame requested a report on whether the Hepburn Heights Conservation Management Committee should be ratified by Council and nominations of Councillors be made in accordance with normal Council practice.

RESOLVED that a report be submitted to Council to ratify the Hepburn Heights Conservation Management Committee and for appointment of Council representatives.

190754 FUNDING FOR CALISTHENICS CENTRE - WEST SWAN - [260-0]

Cr MacLean requested that a report be submitted to Council on the funding background for the calisthenics centre in West Swan and whether this funding would be available to groups within the City of Wanneroo.

RESOLVED that a report be submitted to Council on the funding background for the calisthenics centre in West Swan and whether

this funding would be available to groups within the City of Wanneroo.

I90755 COUNCILLOR DAMMERS' RESIGNATION FROM LANDCORP - [702-3, 310-1]

Cr Dammers advised Council that he had resigned from the Board of Landcorp. He stated the reasons for this resignation were various, however the main reason was that there was now nothing being dealt with by Landcorp which affected the City of Wanneroo.

Cr Dammers stated that over the five years he had been on the Board he had achieved a number of goals regarding the civic and cultural sites.

Cr Freame requested that a vote of thanks be proposed for Cr Dammers for his time and involvement on the Board of Landcorp, during which he had always held the interests of Council at heart.

MOVED Cr Freame, **SECONDED** Cr Wood that Council records its appreciation for Cr Dammers' involvement on the Board of Landcorp.

CARRIED UNANIMOUSLY

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.

I90756 POSSIBLE NON-ORGANIC WASTE DISPOSAL SITE - OCEAN REEF - [615-0-3]

Mr Harman of Ocean Reef referred to the illegal dumping of building materials on vacant blocks and requested Council to liaise with the Water Authority on the possibility of the pipe assembly area at Ocean Reef boat launching facility being used

as a non-organic waste disposal site to assist in improvement of the area for recreation purposes.

MOVED Cr Cooper, **SECONDED** Cr Dammers that a report be submitted to Council regarding the illegal dumping of building materials on vacant blocks and the possible liaison with the Water Authority of WA for the pipe assembly area at Ocean Reef boat launching facility being used as a non-organic waste disposal site to assist in improvement of the area for recreation purposes.

CARRIED

MOVED Cr Dammers, **SECONDED** Cr Cooper that the Meeting be held behind closed doors, the time being 9.20 pm.

CARRIED

CONFIDENTIAL BUSINESS

I90741 ELECTION - WA FIRE BRIGADES BOARD - [306-2]

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

- 1 the ballot paper in respect of the election of a local government representative to the Western Australian Fire Brigades Board be completed in accordance with Council's direction;
- 2 Council sets aside its policy in respect of the communication of Council resolutions in order that the nomination may be submitted prior to the deadline.

CARRIED

I90757 COURT DECISION REGARDING SERVICE STATION - [960-1]

RESOLVED that a report be submitted to Council on the Court decision regarding the Service Station at the intersection of Charles Street, Wanneroo Road and Scarborough Beach Road.

I90758 EMPLOYMENT CONTRACT - TOWN CLERK - [PERSONAL]

MOVED Cr MacLean, **SECONDED** Cr Ewen-Chappell that the City's Solicitors, Kott Gunning, draft an employment contract for the Town Clerk, Mr R F Coffey under terms and conditions agreed for a period of two years to expire on Friday 5 July 1996 and that the Mayor and Town Clerk be authorised to sign the documents and affix the Common Seal.

CARRIED UNANIMOUSLY

MOVED Cr MacLean, **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 on **WEDNESDAY 10 AUGUST 1994.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.58 pm, the following Councillors being present at that time:

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

I10700A

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

27 JULY 1994

I10712CITY OF WANNEROO REPORT NO I10712

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 208-035-93/94

WARD: ALL

SUBJECT: CHANGE TO TENDER NO: 035-93/94 (ITEM I10605
REFERS)

At its meeting on 22 June 1994 Council approved tenders for the annual supply of hired plant and equipment for the period 1 July 1994 to 30 June 1995.

Prior to advising Coates Hire that its tender had been accepted by Council, it was noticed that a daily rate as submitted by Wreckair Hire had not been itemised on the schedule of item (C) - Rubber Tyred Rollers and that the Wreckair Hire tendered daily rate was in fact less than that of Coates Hire.

Schedules are duly completed by the respective contractors and the information thereon is transcribed to a composite schedule for report submission purposes.

Normally contractors will state the "hourly rate" but on occasion where equipment is hired without an operator the appropriate daily hire is quoted. In this instance the Wreckair tender had quoted rates for hourly, daily and penalty applications and staff taking these rates from the Wreckair schedule had only used the hourly rate for scheduling purposes.

It is necessary to resubmit this tender schedule to Council for amendment to its resolution and to award this part of Tender Number 035-94/95 to Wreckair Hire.

A similar omission was made to item B of Tender Number 035-93/94 involving Wreckair Hire but in this instance does not affect the previous recommendation. A revised schedule is

attached for Item B. It will be noted that the Wreckair Hire daily hire rate of \$160 is the low daily rate but requires the additional payment of \$90 to cover mobilisation and demobilisation costs.

The recommended tender of Alvito Pty Ltd of \$180 per day is without any mobilisation and demobilisation cost. One full weeks hire would therefore, need to be exceeded before the Wreckair Hire rate would become the lower cost. Council in May this year approved the purchase of a second vibratory roller and delivery of this unit is expected at the end of July. With two of its own machines hire will only be occasional and of short duration associated with repair and servicing of Council equipment.

RECOMMENDATION

That Council

4rescinds its resolution at Item I10605 viz; "accepts Tender Number 035-93/94, Parts A-F as outlined on attachment 1-6 to Report No: I10605;

5accepts Tender Number 035-93/94 parts A, D, E and F as outlined in Report Number I10605;

6approves the tender of Alvito Pty Ltd for the supply of the self propelled vibratory rollers at Tender Number 035-93/94 -part B;

7approves the tender of Wreckair Hire for the supply of Rubber Tyred Rollers (without operator) and Rode Construction (with operator) at Tender Number 035-93/94 - part C.

R T McNALLY
City Engineer

BD:PRG
dre0704

I10713

CITY OF WANNEROO REPORT NO: I10713

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 208-8

WARD: ALL

SUBJECT: TENDER NO 38-94/95 - WOOD CHIPPING OF TREE
PRUNING MATERIAL

Tenders were advertised during June for Wood Chipping of Tree Pruning Material.

Tender documents were issued to the following companies on request:-

Blue Chip Hire, 5 Comrie Street, Floreat
M J Sherrin, P O Box 143, Wembley
B Clough, 28 Hines Road, O'Connor
W Maskell, Lot 6 Gnangara Road, Landsdale
Nass Tree Services, P O Box 1724, Midland
Peat Resources of Australia Pty Ltd, P O Box 203, Bentley
Amazon Soils, P O Box 1173, Wangara
The Green Team, P O Box 287, North Perth
R K Schwarz, 34 Orkney Road, Greenwood

Tenders were received from the following:-

Blue Chip Hire
The Green Team
Loxwood Holdings
Amazon Soils

Current Contract

The Green Team has undertaken this work for a period of 3 years at the hourly rate of \$140. Due to the current site constraints the use of an hourly rate payment is preferred.

The flexibility of stockpiling on various sites is beneficial as it reduces the cartage component by Parks Department employees.

Tenderer Summary**Blue Chip Hire - \$75 per hour**

This tender involves the use of a small wood chipper manually fed by one person, therefore, it is inappropriate.

The Green Team - \$160 per hour

The tendered price shows an increase of \$20 per hour.

This company has successfully undertaken this work for 3 years.

Loxwood Holdings - \$150 per hour

This company operates a firewood/mulch supply yard in Landsdale and has undertaken mulching works recently for LandCorp.

The price submitted is competitive with the current industry prices for this type of work.

The items of plant submitted comply with tender requirements.

Amazon Soils - \$295 per hour

this tenderer currently operates in Landsdale and utilises the mulch within soil mixes.

Council's Waste Management Department disposes of all bulk tree prunings via this site.

The machine submitted in the tender is substantially larger than the tender requirements. This factor offers a substantial reduction in operating time, but a \$400 fee applies each way for mobilisation. Due to its size the current stockpile site at Gibson Park, Padbury would be unusable due to noise problems.

Summary

Due to the variety of locations utilised by the Parks Department to mulch vegetation the smaller units offered by the Green Team and Loxwood Holdings are preferred. As these units are both effective the decision is a matter of price versus proven performance.

RECOMMENDATION

That Council:

- (a) accepts the tender of \$150 per hour as submitted by Loxwood Holdings for Wood Chipping of Tree Pruning Material, and;
- (b) authorises signing of the tender documents.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre0701

I10714

CITY OF WANNEROO REPORT NO I10714

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: REGISTRATION OF INTEREST FOR HIRE OF PLANT,
AUXILIARY EQUIPMENT AND VEHICLES

A Registration of Interest to provide Council with its requirement for hire plant, auxiliary equipment and vehicles for the period 1 August 1994 to 30 June 1995, was advertised on 30 April 1994. Hire plant is required for either specialised operations or to supplement Council plant during periods of breakdown or peak work schedules.

In accordance with Council's 1988 resolution for the hire of plant, auxiliary equipment and vehicles, the Registration of Interest Schedule for the period 1 August 1994 to 30 June 1995 is tabled for Council's consideration. A second copy of this Registration of Interest Schedule has been placed in the Councillor's Reading Room.

Certain plant hire schedules attract greater use than others and where it has been identified that annual costs exceed the level of authority where tenderers are a prerequisite these items are dealt with as tenders.

Accordingly, they have not been included in the 1994/95 Registration of Interest. The attached schedules outline those items that Council has occasion to use, showing the rates that apply and for which only infrequent use is anticipated.

RECOMMENDATION

That Council:

8endorses the calling of a Registration of Interest for the hire of plant, auxiliary equipment and vehicles for the period 1 August 1994 to 30 June 1995;

9adopts the Registration of Interest Schedule for the hire of plant, auxiliary equipment and vehicles for the period 1 August 1994 to 30 June 1995.

R T McNALLY
City Engineer

BD:PRG
dre0703

I10715 CITY OF WANNEROO REPORT NO I10715

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 510-1003

WARD: SOUTH

SUBJECT: VEHICLE SPEEDS - WAHROONGA WAY, GREENWOOD

A number of residents of the eastern section of Wahroonga Way, Greenwood has petitioned Council (Item I90509 refers) expressing concern about vehicle speeds along this road. The residents also contend that traffic volumes throughout the area have increased over the last two years. The petitioners seek some form of traffic deterrent to improve safety for the local residents.

The results of traffic surveys in August 1993 and June 1994 are shown on Attachments 1 and 2. The data indicates that most motorists are travelling at or below the legal speed limit. A few travel at higher speeds, although this appears random in nature and spread throughout the area.

The recorded traffic volumes indicate that this section of Wahroonga Way carries 1436 vehicles south of Pitonga Way and 2,359 vehicles south of Kanangra Crescent. The overall volumes have increased marginally (approx 100 vpd) during the two survey periods. These changed traffic volumes reflect recent residential development of the area and, as a consequence, are not expected to increase significantly in the future.

The survey results indicate that the street is functioning as a local road. The concerns expressed about the traffic situation in Wahroonga Way are similar to those in other local streets throughout the Municipality. To control the speed of motorists a roundabout at the Pitonga Way and Wahroonga Way junction can be considered as an appropriate traffic control device. However, the installation of traffic calming devices, such as a roundabout, would have a low priority. 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 high component of through traffic and significant pedestrian crossing movements related to schools, shopping centres and recreational facilities.

On this criteria, and the traffic survey results, Wahroonga Way would have a low priority for traffic improvements in the Traffic Management Programme. Rather, increased police surveillance is likely to be more beneficial.

RECOMMENDATION

That Council:

- 1 requests police surveillance on Wahroonga Way, Greenwood;
- 2 advises the petitioners accordingly.

R T McNALLY
City Engineer

DP:EMT
Bere0712

I10716 CITY OF WANNEROO REPORT NO I10716

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 510-254
WARD: CENTRAL
SUBJECT: SPEED ZONING - CAPORN STREET, WANNEROO

Main Roads WA has advised that, following an investigation of speed zone signs in East Wanneroo, it is proposed that Caporn Street, from Franklin Road to Pinjar Road, be speed zoned at 80 km/hr.

An assessment of the speed environment and vehicle usage, supports this proposed speed zoning.

RECOMMENDATION

That Council concurs to Main Roads WA speed zoning Caporn Street, between Franklin Road and Pinjar Road, at 80 km/hr.

R T McNALLY
City Engineer

PP:AT
Bere0717

R T McNALLY
City Engineer

DP:EMT
Bere0714

I10718 CITY OF WANNEROO REPORT NO I10718

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 510-420
WARD: NORTH
SUBJECT: PETITION - PIPER STREET UPGRADING,
QUINNS ROCKS

A ten signature petition has been received from residents of Piper Street, Quinns Rocks, requesting the upgrading of this road.

With regard to the programming for the upgrading of Piper Street, Council considered a report at its October 1989 meeting (Item D11009 refers) on the Quinns Rocks Traffic Management Study and approved and commenced the construction of the following road improvements in priority order:

<u>It</u> <u>em</u>	<u>Road</u> <u>Name</u>		<u>Comple</u> <u>ted</u>
1	Mindarie Drive	Quinns Road to Piper Street	Yes
2	Fraser Road	Piper Street to Ashley Avenue	Yes
3(a)	Hazel Avenue Ashley Avenue	Ashley Avenue to Robinson Avenue and co-ordinate improvements with Fraser Road	Yes
(b)	Robinson Ave	Hazel Avenue to Ocean Drive	Yes No
(c)			
4	Rees Drive White Road Ainger Road	Upgrade and widen road to 9m adjacent to school	Yes
5	Tapping Way	Piper Street to Robinson Road	No

6	Rees Drive	Mindarie Drive to Gumblossom Way	Yes
7	Javez Drive	Beverley Crescent to Mindarie Drive	95%
8	Piper Street	Fraser Road to Tapping Way	No
9	Ocean Drive	Quinns Road to Tapping Way (North)	No
10	Beverley Crescent/Hall Road/Graham Rd	Ocean Drive to Javez Drive	No

The recommended road improvements are shown on Attachment 1. The outstanding construction of Robinson Avenue and Tapping Way has been postponed pending finalisation of the proposed construction of the Water Authority of WA sewer rising main and subdivisional works and development adjacent to Tapping Way.

The next project proposed is the intersection upgrading at Beverley Crescent, Graham Road and Hall Road to assist with Transperth bus turning movements. This work will be co-ordinated with the drainage improvements to Beverley Crescent as part of the Javez Drive pump station project. Funding for the next number of years will then be allocated for the three remaining large projects of Robinson Avenue, Piper Street and Ocean Drive.

Piper Street is currently a 5m wide, unkerbed road approximately 500m in length. It is proposed that Piper Street be widened and upgraded to a 6 metre pavement with associated drainage improvements. Accordingly, funding for this project will be listed for consideration in the Five Year Capital Works Road Construction Programme.

RECOMMENDATION

That Council:

10lists for consideration, on a priority ranking in the Capital Works Road Construction Programme, the upgrading of Piper Street;

11advises the petitioners of the proposed programme for the upgrading of Piper Street.

R T McNALLY
City Engineer

PP:AT
Bere0718

RECOMMENDATION

That Council:

- 1 does not construct a limestone standard road along the Hakea Road reserve, from Old Yanchep Road to lot 1970, as shown on Attachment 1 to Report No
- 2 advises the applicants to arrange reciprocal access rights to lot 1970 via lot 1969 along the existing access leg to Perry Road;

R T McNALLY
City Engineer

GR:EMT
Bere0710

R T McNALLY
City Engineer

RWE:EMT
Bere0711

I10721 CITY OF WANNEROO REPORT NO I10721

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 503-3
WARD: ALL
SUBJECT: 1993/94 BUS SHELTER INSTALLATION PROGRAMME

In adopting the 1993/94 Bus Shelter Installation Programme report at its meeting held on 22 June 1994, Council requested a further report on the provision of a bus shelter at the Belgrade Park Retirement Village, Wanneroo. (Item I10608 refers)

Residents of this complex are provided with two Transperth stops. The western site is serviced with an exposed aggregate shelter with the request being for a similar facility at the eastern stop.

The standard administrative procedure used to determine site eligibility for a shelter is the level of patronage obtained from Transperth. However, in view of the fact that aged persons are involved, this process has been waived and a shelter is appropriate.

Due to further rationalisation of the public transport routes, a shelter has become redundant and is available for immediate resiting to Belgrade Road.

RECOMMENDATION

That Council endorses the erection of an additional bus shelter in Belgrade Road, Wanneroo adjacent to the eastern entrance of the Belgrade Park Retirement Village.

R T McNALLY
City Engineer

ABW:EMT
Bere0713

I10722

CITY OF WANNEROO : REPORT NO I10722

TO: TOWN CLERK
 FROM: CITY BUILDING SURVEYOR
 FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
 MEETING DATE: 27 JULY 1994
 FILE REF: 210-0
 SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of June 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in June 1994 was 37% more than the number of permits issued in June 1993 and the value was 38 % more. Compared to the four year average, the number of permits is 158% and the value is 177%.

The financial analysis of licence receipts is set out below:

<u>Month</u> <u>Actual</u>	1993/94		1992/93	1993/94		Y-T-D
	1992/93		<u>Month's</u> <u>Actual</u>	<u>Year to Date</u>		
	<u>Actual</u>	<u>Budgeted</u>		<u>Actual</u>	<u>Budgeted</u>	
	\$	\$	\$	\$	\$	\$
JUL	129,088	103,000	171,517	129,088	103,000	
	171,517					
AUG	162,488	110,000	102,011	291,576	213,000	
	273,528					
SEPT	152,497	113,000	117,867	444,073	326,000	
	391,395					
OCT	128,591	124,000	126,888	572,664	450,000	
	518,283					

NOV	146,503 634,800	120,000	116,517	719,167	570,000
DEC	143,934 752,809	100,000	118,009	863,101	670,000
JAN	99,035 844,140	82,000	91,331	962,136	752,000
FEB	131,147 940,061	100,000	95,921	1093,283	852,000
MAR	166,358 1122,432	90,000	182,371	1259,641	942,000
APR	171,120 1222,410	102,000	99,978	1430,761	1044,000
MAY	204,921 1345,438	106,000	123,028	1635,682	1150,000
JUN	160,917 1476,728	100,000	131.290	1796,599	1250,000

Actual year-to-date receipts to the end of June 1994 are 43.7% more than the budgeted receipts.

The number of permits approved from July 1993 to June 1994 was 19% more than in July 1992 to July 1993 and the value was 34% more as shown on Attachment A.

NOTICES AND PROSECUTIONS

The owners of Lot 404 (102) West Coast Highway, Sorrento, have paid penalties for two Pool Infringement Notices of \$150.00 but still refused to bring fences into compliance with Private Swimming Pool Regulations. The Court subsequently imposed a fine of \$400.00 with a costs order of \$847.00.

Fencing	Background:	File No:3726/55/7
Infringement		The builders of a display home at Lot 55 (7) Blackwattle Parade, Padbury, have constructed a fence which is less than 7500 back from the front boundary as required by Council's By-laws relating to fencing and Private Tennis Court Floodlighting.

M & I Constructions	Repeated requests to the builders
Lot 55 (7)	to bring the fence into compliance
Blackwattle Parade	have been ignored and the property
Padbury	has now been sold.

Council's By-laws require that any fence forward of a 7500 setback exceeding 1000 in height must be of a masonry or composite fence construction.

Unauthorised BACKGROUND: File No: 1097/57/35
Non-complying An inspection of the property at Lot
Gazebo Structure 577 (35) Gregory Avenue, Padbury revealed that
a non-complying Gazebo has been
constructed without Council
approval.

G M & R A Stephens A site instruction was served on the
Lot 577 (35) owners requesting that the
Gregory Avenue unauthorised structure be removed.
Padbury Despite ample time being given for the
requisitions of the site instruction
to be complied with no action has
been taken.

BUILDING CONTROL ACTIVITY

This month 797 building applications were received and 849 building licenses were prepared for issue. Ten site instructions for building infringements were issued and Eighteen matters were satisfactorily resolved. It should be explained that many building infringements are rectified immediately by the builder and a site instruction is not required.

Swimming pool inspections resulted in thirteen site instructions issued and six matters were resolved from 233 inspections. 555 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 7093.

COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1992/93 is set out in Attachment C.

RECOMMENDATION

That Council:

- a) endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report;
- b) instigate prosecution proceedings against the builders for failing to bring the boundary fence at Lot 55 (7) Blackwattle Parade, Padbury, into compliance with Council's By-laws relating to Fencing and Private Tennis Court Floodlighting.
- c) serve a Notice under Section 401 (1)(a)&(b) of the Local Government Act, on the owners of Lot 577 (35) Gregory Avenue, Padbury, requiring that the unauthorised, non-complying structure be removed.

R FISCHER
City Building Surveyor

LC:SE
bre07000

I10723

CITY OF WANNEROO REPORT NO: I10723

TO: TOWN CLERK
FROM: DEPUTY CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 2378/140/20
WARD: CENTRAL
SUBJECT: DWELLING: LOT 140 (20) CASTELLA WAY, MULLALOO

BACKGROUND

A building licence for a dwelling at Lot 140 (20) Castella Way, Mullaloo was issued to the owner/builder on 13 August, 1992. The adjoining owner has lodged complaints with the Parliamentary Commissioner for Administrative Investigations (State Ombudsman) on the manner in which the building licence was issued and the shape of the building in regard to its bulk.

The State Ombudsman's office have accepted Council's explanation on the issue of the building licence and a response has also been provided on the question of the bulk of the building.

The dwelling has not been completed inasmuch as a roof type structure is still to be provided. The addition of this structure will remove the bulk appearance of the building. The owner/builder has indicated that this work will be carried out.

However recent inspections have revealed that what was shown on the approved plans as a void area, housing only a staircase from ground floor level to roof slab level, has been converted to a third storey habitable room.

The owner/builder has responded to a request to provide a suitable explanation to the City Building Surveyor for the departure from the approved plans. The reason given was that he was not aware that he was required to provide amended drawings and obtain Council approval.

OPTIONS

Council can serve a Notice under the Local Government Act on the owner/builder requiring that the habitable room be removed and the void reinstated. However based on the outcome of previous appeals, it is unlikely that the Minister would agree to the requirement.

Although the owner is also the builder and may not have the knowledge of practising builders, it is considered that because he had previously submitted amended plans for other changes, he was well aware that Council approval was required for such an amendment.

RECOMMENDATION

That Council instigate prosecution proceedings against the owner/builder for departure from the approved plans for the dwelling constructed at Lot 140 (20) Castella Way, Mullaloo.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
ble07010

I10724

CITY OF WANNEROO REPORT NO: I10724

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 2802/300/26

WARD: SOUTH WEST

SUBJECT: PROPOSED DWELLING: LOT 300 (26) CUMBERLAND
DRIVE, HILLARYS

APPLICATION

An application has been submitted for approval to construct a dwelling at Lot 300 (26) Cumberland Drive, Hillarys, which is three storeys (see Attachment 'A').

COUNCIL POLICY

Council requires any applications for dwellings which exceed two storeys or 6000 in height shall be submitted to Council for consideration. The written comments of the affected adjoining owners are to be sought and Council advised.

ADJOINING OWNERS COMMENTS

The owners of Lot 299, Excelsior Retreat, have indicted that their main objections are overdominance, streetscape, un-neighbourly and privacy. They claim that the proposed dwelling is not in keeping with the area and has been designed to maximise views to the ocean and beyond.

The owners of Lot 332, Cumberland Drive, object to the proposed dwelling because of its excessive height, its unsightliness and consider that it would not be in keeping with the adjacent properties.

BACKGROUND

The proposed dwelling complies with the Residential Planning Codes. The average height of the dwelling over its four elevations is 3970. Although the third storey is designated as a storage loft it has windows facing the street.

The windows of the dwelling which is on a corner lot mainly face both streets except the ground floor where several windows face the boundary fence.

The State Ombudsman has recently indicated that Council should address the bulk aspect of a proposed dwelling before giving approval.

COMMENTS

Although the adverse comments address bulk, there are many dwellings in the immediate vicinity which are also large. Council has the authority to refuse the issue of a building licence. If the owners are aggrieved by Council's decision, they have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 300 (26) Cumberland Drive, Hillarys.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre07011

I10725

CITY OF WANNEROO REPORT NO: I10725

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 3081/507/4

WARD: SOUTH WEST

SUBJECT: PROPOSED DWELLING: LOT 507 (4) DEROUEN RISE,
SORRENTO

APPLICATION

An application has been submitted for approval to construct a dwelling at Lot 507 (4) Derouen Rise, Sorrento, which has a three storey frontage (see Attachment 'A').

COUNCIL POLICY

Council requires any applications for dwellings which exceed two storeys or 6000 in height shall be submitted to Council for consideration. The written comments of the affected adjoining owners are to be sought and Council advised.

ADJOINING OWNERS COMMENTS

The comments of five affected owners were sought. Several owners inspected the plans but made no adverse comments. The owners of Lot 503 Hermite Rise, which is the property to the right hand rear of the subject lot have lodged a complaint, claiming that the proposed dwelling is too high and that its proximity to the boundary will cast shadow over their property, they will lose light and privacy.

BACKGROUND

The proposed dwelling over its four elevations averages 4900 in height. The view of the dwelling from Lot 503 is a two storey elevation. The closest point of the dwelling to Lot 503 is 5000. There is no question of overshadowing. The proposed dwelling

complies with the requirements of the Residential Planning Codes. The three storey frontage is typical of similar dwellings in the area.

COMMENTS

Council has the authority to refuse the issue of a building licence. If the owners are aggrieved by such a decision, they have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 507 (4) Derouen Rise, Sorrento.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre07012

I10726

CITY OF WANNEROO REPORT NO: I10726

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 3540/706/6

WARD: SOUTH WEST

SUBJECT: PROPOSED DWELLING: LOT 706 (6) ASH GROVE,
DUNCRAIG

APPLICATION

An application has been received for approval to construct a dwelling at Lot 706 (6) Ash Grove, Duncraig, with reduced front building setbacks (see Attachment 'A').

RESIDENTIAL PLANNING CODES

The detailed provisions of the Residential Planning Codes require a minimum building setback of 6000 or 3000 where an average distance can be maintained. Council may in a particular case allow a lesser setback provided that in so doing Council shall have regard to the effect of such variation on the amenity of any adjoining lot, the existing and potential future use of and development of any adjoining lots and the existing setbacks from the street alignment in the immediate locality, in the case of setback from the principal street alignment.

BACKGROUND

As indicated on the attachment, the lot has a large almost circular frontage. The minimum setback requested is 1500 to the corner of the garage/store and corner verandah pier. An 1800 setback has been requested for a small verandah forward of the proposed games room which is setback 3120.

COMMENTS

The Residential Planning Codes Guide states that the Codes should not be used as a rigid book of rules rather than as the performance based rules they are intended to be. The degree of flexibility included in the Code recognise that not all land or development is exactly the same. Because of the special circumstances of the development, the discretion to vary specific provisions are appropriate.

In this instance it is considered that the proposed dwelling will not have any affect on adjoining properties.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 706 (6) Ash Grove, Duncraig, with the lesser building setbacks of 1500 and 1800 from the front boundary.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre07001

I10727

CITY OF WANNEROO REPORT NO: I10727

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 061-418
WARD: NORTH
SUBJECT: MERRIWA PARK, MERRIWA: TOILET BLOCK

Council, in its 1993/94 budget provided funds of \$160,000 to account number 30957 for the provision of a toilet changeroom building at Merriwa Park Reserve. Refer to Attachment A for details of building plan and its location on the north west side of the senior oval backing onto car parking and existing ornamental lake, all accessed off Stradbroke Gardens.

The principal users of the oval are likely to be cricket and football clubs. In time, it is expected that local clubs will contribute to the cost of changerooms and showers, these options are not being constructed at this time. The design allows for these options to be able to happen at a later time.

The basic facilities to be provided will serve the park and will include male and female disabled use and standard toilets available for public use. A small changeroom seat area is provided within the toilets. The materials to be used will be cream and red face brickwork and red colorbond roof.

RECOMMENDATION

That Council:

- 1 agrees to the sketch plan indicating the siting and nature of the toilet building on Merriwa Park;
- 2 agrees to the documentation and calling of tenders for the work.

R FISCHER
City Building Surveyor

JS:SE/bre07006

I10728

CITY OF WANNEROO REPORT NO: I10728

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 061-430-2
WARD: SOUTH
SUBJECT: HIGHVIEW PARK, ALEXANDER HEIGHTS: TOILET BLOCK

Council, in its 1993/94 budget, provided funds of \$75,000 to account number 30960 for the provision of a toilet building at Highview Park. Refer to Attachment A for details of the building plan, its location and access off Errina Road.

The principal users of the oval are likely to be Rugby League and Tee Ball Clubs. Only the basic toilet facilities with a small change room area are to be provided for the public to service this senior oval and include male and female disabled used and standard toilets. The materials to be used will be cream and red face brickwork and red colorbond roof.

RECOMMENDATION

That Council:

- 1 agrees to the sketch plan indicating the siting and nature of the toilet building on Highview Park reserve;
- 2 agrees to the documentation and calling of tenders for the works.

R FISCHER
City Building Surveyor

JS:SE

bre07005

I10729

CITY OF WANNEROO REPORT NO: I10729

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 061-444-1

WARD: NORTH

SUBJECT: ADDISON PARK, MERRIWA: TOILET BLOCK AND CLUBROOMS AND 60-BAY CAR PARK

Council, in its 1993/94 budget provided \$75,000 to account number 30964 for the provision of a toilet block to the above park. Further, \$160,000 has been included in the 1994/95 draft budget (item MBJ 095 refers) for Councils consideration. The additional funds are for the clubroom, kitchen and store. Finance of \$80,000 has been similarly allocated in the draft 1994/95 budget (item EPK 035) for the construction of a 60-bay car park to service the park.

A sketch plan for the facility is shown in Attachment A indicating the size and planning of the building, its location relative to the senior sports oval, 60-bay car park and access of Baltimore Parade. The materials to be used will be cream face brickwork and mist green colorbond roof. Due to differences in ground levels between Baltimore Parade and the car park, the access road location shown is approximate only. The actual connection point of the access road from Baltimore Parade could, after site survey and car park design, could move from the shown location.

The senior oval is scheduled to cater for usage by cricket and tee ball clubs this summer in its opening season. Showers and change rooms have not been include. These could be provided at the expense of the clubs using the sporting facilities some time in the future. The building will be able to be expanded to the east and south to accommodate these future works.

Council will be aware of the limited facilities available for use in the suburb of Merriwa. There is sufficient community demand

to warrant clubroom facilities to cater for the various community activities.

RECOMMENDATION

That Council:

- 1 endorses the sketch plan, the siting of the 60-bay car park, and the toilet/clubroom building on Addison Park, Merriwa;

- 2 authorises the documentation and calling of tenders for the building and civil component of the works.

R FISCHER
City Building Surveyor

JS:SE

bre07009

I10730

CITY OF WANNEROO REPORT NO: I10730

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 2720/884/11

WARD: SOUTH

SUBJECT: REQUEST FOR REFUND OF BUILDING LICENCE FEES:
PROPOSED DWELLING: LOT 884 (11) ORMOND COURT,
WOODVALE

APPLICATION

An application has been submitted by the owner of Lot 884 (11) Ormond Court, Woodvale, for a refund of the building licence fees for a proposed dwelling.

COUNCIL POLICY

Councils Policy - Cancellation of Permits - J2-02 (b) states:

'No refund will be made of building licence fees except in cases of hardship when the City Building Surveyor shall submit details of the circumstances to Council for consideration.'

BACKGROUND

The owners of the property have indicated extreme hardship. Their building business went into liquidation and the owners may have to sell the land with 75% of the sale going to creditors. They are currently on Social Security due to no income and no assets. A refund would help towards living expenses for themselves and four children. The building licence has been cancelled.

COMMENTS

It is considered that the explanation given is valid and a refund of the \$200. 00 building fee is justified.

RECOMMENDATION

That Council refunds the building licence fees of \$200.00 for the cancelled building licence for a proposed dwelling at Lot 884 (11) Ormond Court, Woodvale.

L.CANDIDO
Deputy City Building Surveyor

LC:lc:bre07004

I10731

CITY OF WANNEROO REPORT NO: I10731

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 422/563/101

WARD: NORTH

SUBJECT: PROPOSED RETAINING WALL: LOT 563 (101)
MINDARIE DRIVE, QUINNS ROCKS

APPLICATION

An application has been received for approval to construct a retaining wall at Lot 563 (101) Mindarie Drive, Quinns Rocks, which will exceed 2000 in height (see Attachment 'A').

COUNCILS POLICY

Council requires that when applications are received for retaining walls which 2000 in height, the application shall be placed before Council for consideration. Where a wall will exceed 1000 in height, the written comments of the affected adjoining owners are to be submitted.

ADJOINING OWNERS COMMENTS

The adjoining owners have stated in writing that they have no objection to the proposed retaining wall.

BACKGROUND

As indicated on the Attachment, the internal engineer designed retaining wall, constructed of brick with a reinforced concrete infill, will be 3000 high. The wall on the side boundary will step down from 3000 to 1000 approximately 8000 back from the front boundary and will be approximately 16000 long. The proposed retaining wall is a typical requirement on these steep sloping lots in Quinns Rocks.

RECOMMENDATION

That Council approve the proposed retaining wall to be constructed at Lot 563 (101) Mindarie Drive, Quinns Rocks, to a maximum height of 3000.

L.CANDIDO
Deputy City Building Surveyor

LC:lc:bre07003

I10732

CITY OF WANNEROO REPORT NO: I10732

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 250-2

WARD: SOUTHWEST

SUBJECT: PARKINSON PARK, HILLARYS - PETITION REQUESTING
INSTALLATION OF BOLLARDS

The Parks Department has received a petition from 22 residents requesting placement of bollards around Parkinson Park, Hillarys, due to vehicle damage to the turf.

Correspondence received in May 1994 from Mr O'Donnell outlined the problems associated with vehicle damage to the park.

Council's Municipal law and Fire Services Department and the Police Department were requested to monitor the situation as the offenders were local residents and police had attended previously.

The park has been fully developed for approximately 16 years without any requirement for bollards. Installation of bollards would cost \$4,000 and this would still leave the verge area subject to vehicle damage. The park is passive and used for training purposes if required (see Attachment 1).

Inspection of the park by Parks Department Area Supervisors have failed to identify any recent vehicle damage. Mr O'Donnell was supplied with this information and advised that the park would be monitored for repetitive damage.

RECOMMENDATION

That Council:

- (a) continues to monitor the park and advises the Police Department should damage occur;

- (b) lists bollards for consideration in the 1995/96 draft budget submissions; and
- (c) advises the petitioners accordingly.

F GRIFFIN
City Parks Manager

DHC:JB
gre0602

I20700A

CITY OF WANNEROO
TOWN PLANNING SECTION
REPORTS FOR COUNCIL MEETING
27 JULY 1994

I20717**CITY OF WANNEROO REPORT NO: I20717**

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 30/2660
WARD: SOUTH
SUBJECT: PROPOSED ADDITIONS TO MEDICAL CONSULTING ROOMS, LOT 3 (231) TIMBERLANE DRIVE, WOODVALE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: J S Singh
CONSULTANT: J Cooper
APPLICATION RECEIVED: 12.4.94
DAU: 19.4.94
COMMENTS REQUESTED: 1.6.94
ADVICE RECEIVED: 16.6.94
REPORT WRITTEN: 27.6.94

SUMMARY

An application has been received from J Cooper of New Forest Homes on behalf of Dr J Singh seeking approval to construct additions to existing medical consulting rooms. The application is generally in accordance with Council's policy regarding consulting rooms and therefore the application is supported.

BACKGROUND

In July 1988 Council approved the development of specialist/medical consulting rooms on Lots 363 and 364 Timberlane Drive subject to a number of conditions including the amalgamation of the two lots and the use of the premises being restricted to three (3) medical practitioners at any one time (C20708).

Since the time of approval a number of minor additions and alterations have been approved to the consulting rooms. In May 1993 the Health Department of Western Australia discovered that the surgery did not comply with their requirements and subsequently a number of internal alterations were required to meet these standards. As a direct result of these alterations, one of the two consulting rooms was no longer usable. This current application increases the practice to replace the additional consulting room as well as additional administrative areas.

ASSESSMENT

The proposal fully meets the requirements of Council's Town Planning Scheme and the adopted policy (G3-10) for Medical Facilities/Consulting Rooms, however, an unsolicited letter of objection to the proposed additions was received from an adjoining land owner at the rear. As indicated on Attachment 1 the lot at the rear of the subject site backs on to a residential cul-de-sac. There is also a public accessway which runs from Timberlane Drive to Ellis Grove at the side of the lot. Due to this objection it was deemed necessary to seek comment from surrounding landowners regarding the proposed additions. A letter was sent out on 1 June 1994 seeking comments. All responses were requested by 16 June. During this time only one other letter was received, also objecting.

The grounds of objection from both correspondents is the bulk of the development. When it was originally approved in 1988 it was of a residential scale. The residents are now concerned that with the increase in area the scale will be of a commercial nature and therefore detract from the residential area of Ellis Grove.

The consulting rooms on Lot 3 face Timberlane Drive, there is no access from Ellis Grove and there is no frontage to Ellis Grove. The additions, though increasing the area of the practice, will not result in an increase in the number of practitioners or patients at the practice. The parking is in accordance with Council requirements as are the setbacks, including a 7.5m setback to the rear boundary. In accordance with the submitted plans the height of the additions is 3.2m from ground level to eave. This is the same height as a single storey residential dwelling on these grounds it is recommended that Council approves the proposed additions as they are of a similar nature to the

existing building and have been maintained at a residential scale.

RECOMMENDATION:

THAT Council approves the application submitted by J Cooper on behalf of Dr J S Singh for additions to the specialist/medical consulting rooms on Lot 3 (231) Timberlane Drive, Woodvale, subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

mab:gm
pre94722
28.6.94

I20718

CITY OF WANNEROO REPORT NO: I20718

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 765-20

WARD: SOUTH WEST

SUBJECT: PROPOSAL FOR CAFE/KIOSK AT MULLALOO POINT,
HILLARYS

METRO SCHEME: Reservation for Parks & Recreation
LOCAL SCHEME: " " " "
CONSULTANT: Oldfield Knott Architects
APPLICATION RECEIVED: 27 June 1994
REPORT WRITTEN: 11 July 1994

INTRODUCTION

An interest to develop a cafe at Mullaloo Point Hillarys has been expressed. It is generally in conformity with the approved management plan for the area and may be supported.

BACKGROUND

The proposed cafe development is in accordance with the general concept of the approved Mullaloo Point Foreshore Management Plan (Item G20730 - Attachment No 1). The recommendations of the Management Plan are now being continually implemented. The first section of the car park and an access road are already constructed. The toilet block, dual use path and pathways to the beach are planned to be constructed this winter.

A meeting regarding this proposal between the developer party and Council's officers was held on 11 January 1994. The major outcome from the meeting was to identify a specific location and the possibility of leasing land for the development. Also, an on-site meeting between the representatives from the developer,

Department of Planning and Urban Development and Council officers has established the possible location of the development.

THE PROPOSED DEVELOPMENT

The proposed cafe development is situated on Coastal Reserve 39497 (Crown Land reserved for Parks and Recreation) vested in the City of Wanneroo with power to lease for periods of up to 21 years. It occupies the central section of the management plan area, between the existing car park and the future dual use path just north from the toilet block site (Attachment No 2). It will be surrounded by future landscaped area (designated for the family recreation) and could provide an attractive facility for the users of the area (Attachment No 3).

For any development to be located within the coastal reserve adjoining the Marmion Marine Park an agreement in principle should be obtained from the Department of Planning and Urban Development, Department of Conservation and Land Management (CALM), Department of Environmental Protection (DEP) and the Department of Land Administration (DOLA).

As a cafe is not a permissible use in a recreation reserve, an area would need to be excised for the cafe. DOLA would lease the excised area to the City at a commercial rental and the City would then (subject to the approval of DOLA) sub-lease the area to the developers of the cafe. DOLA would specify the term of the lease and sub-lease agreements.

In the event that the department concerned agrees that a cafe is an appropriate use of the land, the City should call for a private tender and then sub-lease the land to the most suitable developer. Alternatively, the City may approach the Minister for Local Government to gain the approval to enter into an agreement to lease the land by private treaty rather than public tender.

The proposed development will be required to contribute to the access road and other necessary infrastructure. Provisions for the water, electricity (ducts) and sewerage are already in place, although the latter system is not yet connected it will be when the toilet block is commissioned. The number of car bays required for this facility under our Town Planning Scheme may be provided through a financial contribution to the construction of the public car park.

Finally, it should be noted that a kiosk is an enclosed stall or apartment which serves take-away food. No seating could be

within the complex. This would be permissible in a Recreation Reserve and an area would not need to be excised. I believe the developer is proposing a cafe in addition to a kiosk in this instance.

RECOMMENDATION:

THAT Council:

12supports in principle the concept of a cafe development within the coastal reserve at Mullaloo Point;

13seeks approval in principle to the development of the proposed cafe from:

- .1 the Department of Planning and Urban Development
- .2 the Department of Conservation and Land Management
- .3 the Department of Environmental Protection
- .4 the Department of Land Administration;

14subject to approvals being received under Point 2 above, calls for a public tender from the private sector for the construction and operation of the proposed cafe;

15the successful tenderer will be required to contribute to the provision of the existing infrastructure at Mullaloo Point as outlined in the report.

O G DRESCHER
City Planner

rh:gm
pre94734
11.7.94

I20719

CITY OF WANNEROO REPORT NO: I20719

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 702-1, 760-1, 790-671

WARD: NORTH

SUBJECT: DRAFT MINDARIE CENTRAL NEIGHBOURHOOD CENTRE
PLANNING POLICY

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Gumflower Pty Ltd
CONSULTANT: Russell Taylor & William burrell
REPORT WRITTEN: 12 July 1994

INTRODUCTION

A draft Planning Policy was prepared to establish guidelines for the design and development of Mindarie Central Neighbourhood Centre. The Draft Policy has been advertised and as there were no objections can now be considered for final adoption.

BACKGROUND

At its meeting on 9 March 1994 (I20301) Council adopted the Draft Mindarie Central Neighbourhood Centre Planning Policy and advertised it for a public submission period.

Advertising of the Draft Policy closed on 12 April 1994 and no submissions were received. The rezoning of the Mindarie Central Neighbourhood Centre is the subject of Amendment No 671 and is also an item on this meeting's agenda.

RECOMMENDATION:

THAT Council finally adopts the following Mindarie Central Neighbourhood Centre Planning Policy:

"MINDARIE CENTRAL NEIGHBOURHOOD CENTRE PLANNING POLICY

16 To ensure that a cohesive, multi-functional and well

17 To establish guidelines for the design of the Mindarie

AREA: This Planning Policy applies to the portion of Lot 960 located on the intersection of Anchorage Drive and Rothesay Heights, as shown on Plan No 92/08/109 attached to this Planning Policy.

- GUIDELINES:
1. This Planning Policy shall be applied in conjunction with the objectives and design principles contained in Council's Planning Policy for the Design of Centres.
 2. Mindarie Central Neighbourhood Centre should be developed generally in accordance with the approved Centre Structure Plan (being Plan No 92/08/109 dated September 1993) attached to this Planning Policy.
 3. The following uses are permitted within the Planning Policy area: shops, service station, community centre, fast food restaurant and fast food drive through.
 4. Surrounding buildings should address the Town Square to assist in it becoming an attractive, active, and vibrant space. In particular:
 - .1 the shopping centre interface with the Town S
 - .2 the fast food/restaurant interface with the T
 - .3 the community centre interface with the Town
 5. The design of the centre should promote linkages between its various components to facilitate ease of access between those components.
 6. The buildings comprising the centre should be built in a complimentary style.

-
7. Reciprocal access and parking is encouraged throughout the centre and if necessary will be supported by an easement in gross or other suitable arrangement.
 8. Parking will be required in accordance with the following:
 - .1
One bay per 30m² gross floor area
 - .2
The shopping centre:
One bay per 12.5m² gross leasable floor area
 - .3
The fast food outlets:
One bay per 12.5m² gross leasable floor area
 - .4
The service station:
Three bays per service bay
One bay per employee
One bay per 12.5m² of sales area
(for the purposes of this calculation approved refuelling positions shall be regarded as car bays up to a maximum of eight bays.
 9. Council will encourage the developer to participate in the development and maintenance of the Town Square. Council sees the Town Square as a public space to be used actively by shop owners, other centre uses and the community. Council will encourage interaction between the Town Square, retail and community activities and the general public.
 10. The design of the centre should ensure that it is easily accessible by public and private transport and linked to the surrounding area by pedestrian and cyclist routes.

11. Landscaping should be complimentary to the centre by creating an attractive environment that enhances the visual amenity of the centre.
12. The ongoing maintenance of the car parks and landscaping shall be the responsibility of the owners of the centre."

O G DRESCHER
City Planner

lk:gm
pre94738
12.7.94

I20720

CITY OF WANNEROO REPORT NO: I20720

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 30/4789

WARD: SOUTH WEST

SUBJECT: PROPOSED TWO GROUPED DWELLINGS ON LOT 241 (2)
PEARL STREET, SORRENTO

METRO SCHEME: Urban
LOCAL SCHEME: Residential
APPLICANT/OWNER: R J Bogdanich
CONSULTANT: Bogdanich
APPLICATION RECEIVED: 6.6.94
APPLICANT CONTACTED: 14.6.94
ADVICE RECEIVED: 27.6.94
REPORT WRITTEN: 14.6.94

INTRODUCTION

This application proposes two grouped dwellings on an undersized lot of 804m². The R Codes require a minimum of 900m². The application is not supported because the lot is significantly undersized.

BACKGROUND

Lot 241 (2) Pearl Street, Sorrento, is a corner block of 804m² coded R20. The proposal is to develop two grouped dwellings of two storeys.

ASSESSMENT

The Residential Planning Codes (R Codes) require a minimum lot size of 900m² for two grouped dwellings in an R20 coded area. An R20 area is a low density area with predominantly single residential dwellings. Lots which may accommodate grouped

dwellings have a designated minimum lot size which is intended to preserve the residential amenity of these areas.

Lot 241 is only 804m² and with the 18m² allowed for the truncations is still 78m² less than the required area it is felt that approving a two grouped dwelling development on this site would constitute over-development of the site and set an undesirable precedent.

In addition, the proposal does not include adequate documentation for the determination of setbacks. Additional documentation has not been requested because the lot is below the minimum area.

The applicant has submitted further information in support of a reduced lot size.

It is claimed that the siting of the units facing separate streets gives the impression of single houses and eliminates the need for long sections of side fencing and maintenance of verges. Furthermore, undercroft garages blending with the natural contours of the land minimise the intrusion on the on the privacy of adjoining landowners. The support of adjacent landowners has also been appended.

Whilst these are valid points these features could also be achieved for single residences and do not alter the fact that a significant reduction in lot size for two grouped dwellings is neither warranted nor desirable and would set an undesirable precedent. The application is therefore not supported.

RECOMMENDATION:

THAT Council refuses the application for two grouped dwellings on Lot 241 (2) Pearl Street, Sorrento submitted by D Bogdanich on behalf of R J Bogdanich on the grounds that:

18the lot does not conform to the minimum lot size of 900m² required under the R Codes for this site and constitutes over-development of the lot;

19reduction of normal standards is neither warranted nor desirable in this instance and would set an undesirable precedent.

O G DRESCHER
City Planner

hfg:gm
pre94707
17.6.94

I20721

CITY OF WANNEROO REPORT NO: I20721

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 790-625

WARD: CENTRAL

SUBJECT: AMENDMENT NO 625 : PROPOSED SPECIAL RURAL
ZONE, LOT 21 BADGERUP ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Ardom Holdings Pty Ltd
CONSULTANT: Zuideveld Bennett
APPLICATION RECEIVED: 31 March 1994
REPORT WRITTEN: 11 July 1994

INTRODUCTION

An application to rezone Lot 21 Badgerup Road, Wanneroo from Rural to Special Rural was originally the subject of Amendment No 494 to the Council's Town Planning Scheme. The amendment was discontinued.

The applicant is again seeking Councils support to rezone the subject land for Special Rural purposes and has demonstrated that adjoining landowners are interested in Special Rural rezoning of their land in the future. The land can be serviced with reticulated water and given the proposed Special Provisions it is considered that the proposal is consistent with the objectives of the Landscape Protection Zone under the North West Corridor Structure Plan.

BACKGROUND

Council initiated Amendment No 494 to rezone Lot 21 from Rural to Special Rural in July 1989 (Report D20718 refers). The Minister for Planning withheld consent for the amendment to be advertised

(correspondence dated 15 February 1991) on the grounds that the subject land was identified under the Urban Expansion Policy Statement as being on the borderline of Category B Urban' and 'Rural'. The proposal was not considered to be consistent with the objectives of each of the future uses proposed for the subject land and could prejudice the future planning of the area.

Following this advice, Council resolved to discontinue Amendment No 494 at its March 1991 meeting (Report No F20323).

THE SPECIAL RURAL ZONE PROPOSAL

The consultants have submitted a development guide plan and a structure plan (Attachments Nos 2 and 3). Lot 21 comprises 16.9 hectares and the consultants propose creating fifteen lots ranging in size from 1ha to 1.4ha. Proposed Lot 16 is a 1000m² sump site.

The structure plan (Attachment No 3) demonstrates how this proposal might relate to possible future Special Rural subdivision of lots to the south, with the proposed 20 metre road providing access through Lot 21 to the adjacent land.

The proposed development guide plan and structure plan do not indicate the provision of any public open space. Unlike residential subdivisions where a 10% public open space requirements applies, a standard requirement for the provision of public open space in Special Rural Zones has not been applied on a consistent basis, although most existing Special Rural Zones have some form of open space. This has arisen through the need to protect wetlands affected by rezoning proposals by bringing them into public ownership or by the developer's desire to provide a network of bridle paths.

In this case it is considered that the general principle requiring that public open space be provided should be applied. Given that the proposed Special Provisions allow horses to be kept, the applicant should address the issue of providing a bridle path network over Lot 21, the adjoining lots to the south and linking in with the bridle trail in Lakelands Special Rural Zone. The applicant should also address the provision of additional public open space, and should negotiate with the City of Wanneroo on its size and location during the preparation of a revised Structure Plan and revised development guide plan.

The Special Provisions proposed for the Special Rural Zone are given in Attachment No 4. Generally, the proposed Special

Provisions are satisfactory, although Special Provision No 2 should be amended slightly. This is discussed later in this report. In support of the Special Rural Zone proposal, the consultants have provided the following reasons:

1. The proposed Special Rural Zone was previously supported by Council.
2. The subject land can be serviced with reticulated scheme water by extending the existing main in Golfview Place.
3. Council's submission to the Department of Planning and Urban Development on the draft North West Corridor Structure Plan (the East Wanneroo Road alternative plan supported by Council in July 1991) shows the subject land as being part of a larger area designated "Landscape Protection - Rural and Special Rural".

The consultants advise that a meeting was convened with the owners of the seven lots to the south of Lot 21, to elicit support, in principle, for the proposed rezoning of that lot, and the possible future rezoning to Special Rural, of the lots to the south.

The consultants advise that a favourable written response has been received from six of the seven landowners, indicating support in principle, for the possible future Special rezoning of their lots.

STATE AUTHORITY COMMENTS

The Environmental Protection Authority has advised that it no longer conducts assessment at this level as it considers that the environmental impacts associated with the proposal may be adequately managed by the proponent in consultation with the City of Wanneroo and the relevant agencies.

The Water Authority has advised that the water reticulation main adjacent to this land is of limited capacity and was constructed at the developer's cost to serve special rural areas which are now developed. The special rural lots are not fully developed, therefore there is scope to use the committed main capacity for the special rural area which is not fully utilised for this land on a temporary basis provided the cost of reinstating that capacity is contributed by the developers of Lot 21.

The system is capable of serving the special rural lot developed from Lot 21 provided the building envelopes are all below the 65m AHD contour and provided a contribution is made towards maintaining the main capacity in addition to normal servicing requirements for this subdivision.

The estimated cost of improvements to maintain the main capacity to serve the proposed fifteen lots is \$45,000.

Two additional Special Provisions should be included to ensure that building envelopes are located below the 65m contour line and that each lot is serviced by a reticulated water supply. With regard to the location of the building envelopes, proposed lots 6 and 7 may require Council's approval of reduced setbacks to enable compliance with this proposed Special Provision.

The WAWA advises that the subject land falls within the Priority 3 Water Resource Area and the maximum septic tank density is one domestic tank per hectare. Lot 21 is situated within the Wanneroo Groundwater Area proclaimed under the Rights in Water and Irrigation Act, therefore a Licence is required prior to the construction of any bore or well. Under the present Well Licensing Policy relating to Special Rural Zones, 1500 kilolitres of groundwater is allocated per lot per year.

The WAWA recommends the inclusion of the following points in the proposed Special Provisions:

- (i) The lots are within the Wanneroo Groundwater Area and are subject to the provisions of the Rights in Water and Irrigation Act regarding the use and protection of groundwater. A Licence is required prior to the construction of any bore or well. Licences will only be issued for the use of groundwater for an amount of 1500 kilolitres per annum. This allocation, if used efficiently, is sufficient for household purposes and the irrigation of up to 0.2 hectares.
- (ii) Land use be limited to rural living. Any form of intensive horticulture and equestrian activities not be permitted.

Proposed Special Provision 6 partly provides for Point (i) above but the Special Provision should be modified to include the information relating to licences and groundwater allocations.

With regard to Point (ii), proposed Special Provision No 2 has been modified to exclude horticultural use of the land. In this case, WAWA's recommendation that horticulture not be permitted is concurred with because the intent of a Special Rural Zone is for a rural residential lifestyle and not the creation of small-scale market gardens.

It is considered that the proposed Special Provisions will ensure that the land and trees are not degraded by horses and therefore equestrian activities should be permitted. Proposed Special Provision No 2 should be amended to state that the land may be used for residential and equestrian purposes only.

The Department of Planning and Urban Development has advised that it does not favour new Special Rural Zones in the absence of an approved Local Rural Strategy Plan (LRS) as the basis for supporting rezonings and to ensure that a proper assessment of proposals occurs. Without the benefit of an LRS strong justification of the proposal would be required to be submitted with the rezoning request. In this regard it is noted that the proposal would form part of a belt of Special Rural land, but the future of the adjoining rural lots to the south needs to be considered. The rationale for the proposal in relation to the LRS is also necessary, and the North West Corridor Structure Plan indicates that the two purposes may be compatible if sensitive subdivision and development recognises the landscape values and function. On balance it remains open to the applicant and the City to proceed with Amendment No 625 for consideration in this context and on the merits of the proposal.

COUNCIL DEPARTMENT COMMENTS

The Engineering Department has advised that a 2.5m wide strip of land will be required to accommodate the future widening of Badgerup Road.

RECOMMENDATION:

THAT Council, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928), as amended:

20supports the application submitted by Zuideveld Bennett on behalf of Ardom Holdings Pty Ltd to rezone Lot 21 Badgerup Road, Wanneroo from Rural to Special Rural, subject to the modified Special Provisions described in Report No I207 and initiates Amendment No 625 for this purpose;

21grants approval for reduced setbacks, where necessary, to allow building envelopes to be located below 65m AHD;

22advises the applicant that prior to forwarding the documents for Amendment No 625 to the Hon Minister for Planning for approval to advertise, it requires a revised development guide plan and revised structure plan that addresses the provision of public open space and a bridle path network within the proposed Special Rural Zone and adjoining lots to the south, to the satisfaction of the City Planner;

23advises the applicant that in the interest of facilitating the prompt development of the subject land, it has resolved to seek the above amendment, but before granting final approval to Amendment No 625 it will require a legal agreement ensuring transfer to the Crown, free of cost, of the 2.5 metre wide strip of land along the Badgerup Road frontage of Lot 21 for road widening purposes.

O G DRESCHER
City Planner
lk:gm
pre94732
11.7.94

I20722

CITY OF WANNEROO REPORT NO: I20722

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 790-664

WARD: NORTH

SUBJECT: AMENDMENT NO 664 TO TOWN PLANNING SCHEME NO 1
TO ZONE/CODE LOT 20 CLARECASTLE RETREAT,
MINDARIE FOR RESIDENTIAL PURPOSES

METRO SCHEME: Urban & Reserved Land Waterways
LOCAL SCHEME: Marina Development Zone and Reserved
Land Waterways
APPLICANT/OWNER: Gumflower Pty Ltd
CONSULTANT: Russell Taylor & William Burrell
REPORT WRITTEN: 12.7.94

INTRODUCTION

Council initiated Amendment 664 to rationalise the zoning, and to provide an R40 residential coding for Lot 20 by incorporating it into Council's Residential Density Code Map. An upmarket grouped housing development is proposed. No objections have been received although it will be necessary to accommodate Water Authority and Department of Transport requirements before amendment documents are executed.

BACKGROUND

The original concept for the subject land was for it to be utilised as a private marina attached to a grouped housing development on the opposite side of Clarecastle Retreat. The original Mindarie Keys Development Guide Plan identified the site as car park, boat pens and a boat launching ramp.

The current proposal for Lot 20 is to accommodate residential development and the code selected by the applicant is R40.

Although not clearly decided at this stage it is likely the site will accommodate an upmarket grouped housing development.

The land is zoned Urban and Reserved Land Waterways under the Metropolitan Region Scheme, and Marina Development zone and Reserved Land Waterways under Council's Town Planning Scheme No 1.

The dual zoning of Lot 20 is a result of the Department of Planning and Urban Development (DPUD) inadvertently approving a Diagram of Survey which was not in accordance with its subdivisional approval (DPUD Reference 69062).

CLOSE OF ADVERTISING

The amendment was subsequently advertised for public comment with the closing date for submissions being 28 June 1994 and two submissions were received.

The Water Authority of WA (WAWA) has objected to the proposal but advises that its objection will be withdrawn if the applicant agrees to adjust the water and sewerage headworks contribution in line with the site's increased development potential.

The applicant has verbally agreed to satisfy this requirement and will arrange for appropriate correspondence from WAWA to be forwarded to this office once the payment has been made.

The amendment will not be finalised until WAWA's requirements have been met.

The second submission was from the Department of Transport (the Departments of Transport and Marine and Harbours have merged).

The Department refers to the requirements for canal waterway estates (which are outlined in the DPUD Policy DC 1.3) the major issue being with regard to public access to and from the waterway, which is required at least once every 300 metres along each canal bank. The Department believes that these access points are important and should not be deleted by planning or zoning changes.

In approving the advertising of the amendment, the Hon Minister for Planning advised that negotiations take place with the landowner to provide, free of cost in favour of the Crown, a portion of Lot 20 so that public pedestrian/cycle access and

public authority service and emergency access to the harbour is ensured. This requirement also formed a condition of Council's support for the amendment.

Council's Town Planning Department will further discuss this issue with the landowner and the Department of Planning and Urban Development and will ensure that the amendment is not finalised until satisfactory arrangements are in place to accommodate public access across Lot 20.

RECOMMENDATION:

THAT Council:

24finally adopts amendment No 664 to Town Planning Scheme No 1;

25forwards the submissions received to the Hon Minister for consideration;

26following advice that the Hon Minister is prepared to finally approve the amendment, and following appropriate measures being undertaken to allow public pedestrian/cycle access and public authority service and emergency access to the harbour via Lot 20 Clarecastle Retreat, Mindarie, to the satisfaction of the City Planner, authorises affixation of the common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER
City Planner

tk:gm
pre94739
12.7.94

I20723

CITY OF WANNEROO REPORT NO: I20723

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 790-671

WARD: NORTH

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 671
MINDARIE CENTRAL NEIGHBOURHOOD CENTRE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Gumflower Pty Ltd
CONSULTANT: Russell Taylor & William Burrell
REPORT WRITTEN: 11 July 1994

INTRODUCTION

Amendment No 671 was initiated by Council at its February 1994 meeting (I20252). The purpose of Amendment No 671 was to rezone a portion of Lot 960 Marmion Avenue, Mindarie from Residential Development to Commercial, Civic, Service Station and Special Zone (Restricted Use) Fast Food to permit the development of Mindarie Central Neighbourhood Centre (refer Attachment No 1). The public advertising period has closed and the amendment can now be considered for final adoption.

SUBMISSIONS RECEIVED

Advertising of Amendment No 671 closed on 24 June 1994 and one submission was received from the Water Authority of WA advising that it objected to the rezoning. The basis of the Authority's objection is that Lot 960 is within the North West Corridor Special Agreement Area where a special funding arrangement is in place.

The Authority has advised that it will withdraw its objection if the rezoning is made conditional on the headworks contribution

for water and sewerage being adjusted in line with the North West Corridor Agreement.

DRAFT PLANNING POLICY

At its meeting on 9 march 1994, Council adopted the Draft Mindarie Central Neighbourhood Centre Planning Policy (I20301 refers). The Draft Policy has been advertised for public comment. It is considered appropriate that Council considers finally adopting the Draft Policy in conjunction with this amendment. The Draft Policy is the subject of a report on this meeting's agenda.

REDUCTION IN SIZE OF COMMUNITY PURPOSE SITE

The consultants have advised that due to an engineering oversight, the drainage sump in the public open space adjacent to the community purpose site has been constructed 15 metres west of its intended location. As a result, the drainage intrudes into the proposed community purpose lot by an area of approximately 900m².

Under the Mindarie Keys Project Agreement, one hectare of land is to be ceded, free of cost, for civic purposes. The community purpose site in its present configuration is 5,500m² and even with the 900m² intrusion, the resultant size of 4650m² is still quite large. The shifting of the drainage sump has also increased the public open space area by 900m², so in effect the overall size of community land is not diminished.

The reduced community purpose site area is still large enough to accommodate a community facility and no objection is raised to the reduction which is gained, in any event, within the public open space.

Given this, the documents for Amendment No 671 should be modified to reflect the new boundary of the community purpose lot (refer to Attachment No 2).

RECOMMENDATION:

THAT Council:

27modifies the documents for Amendment No 671 to reflect the new community purpose site boundary as shown on Plan No 91/08/102 dated June 1994;

-
2. subject to Point 1 above, finally adopts Amendment No 671 to Town Planning Scheme No 1 to rezone a portion of Lot 960 Marmion Avenue from Residential Development to Commercial, Civic, Service Station and Special Zone (Restricted Use) Fast Food;
 3. authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
 4. advises the applicant that prior to seeking final approval from the Minister for Planning it will require satisfactory headworks arrangements with the Water Authority of WA.

O G DRESCHER
City Planner

lk:gm
pre94733
11.7.94

I20724

CITY OF WANNEROO REPORT NO: I20724

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 790-673
WARD: CENTRAL
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 673 TO
TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF
PT LOT 2 CONNOLLY DRIVE, KINROSS FROM R20 TO
R40

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Burns Beach Property Trust
CONSULTANT: Russell Taylor & William Burrell
REPORT WRITTEN: 11 July 1994

INTRODUCTION

Council, at its meeting on 23 February 1994 (I20254) resolved to initiate Amendment No 673 to Town Planning Scheme No 1 to recode portion of Pt Lot 2 Connolly drive, Kinross from R20 to R40. Advertising of the amendment closed on 10 June 1994 and no submissions were received.

RECOMMENDATION:

THAT Council:

28finally adopts Amendment No 673 to Town Planning Scheme No 1;

29authorises the affixation of the Common Seal to, and the signing of, the amending documents.

O G DRESCHER
City Planner

rmp:gm
pre94737
12.7.94

I20725

CITY OF WANNEROO REPORT NO: I20725

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 790-650

WARD: CENTRAL

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 650 TO
TOWN PLANNING SCHEME NO 1 TO REZONE LOTS 1 AND
22-26 ELLIOT ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Various
CONSULTANT: Land Planning Consultants
APPLICATION RECEIVED: April 1993
REPORT WRITTEN: 11 July 1994

INTRODUCTION

The above amendment proposes to rezone Lots 1 and 22-26 Elliot Road, Wanneroo from Rural to Residential Development R20 and Special Residential. Advertising for the amendment concluded on 4 May 1994. The submissions received relate more to details of the structure plan than to the proposed rezoning.

BACKGROUND

An application was received from Land Planning Consultants, on behalf of various landowners in Elliot Road requesting that the subject lots be rezoned as described. Council considered this matter at its December Special Council meeting (H81203). At that meeting, the Council resolved, inter alia, to support the application as submitted, subject to the following matters being resolved prior to final approval to the amendment being granted:

.1the structure plan being modified to accord with Council's requirements;

.2satisfactory arrangements being in place to ensure an equitable contribution is made by the subject landowners to the Headworks infrastructure as required for East Wanneroo.

The structure plan for the locality was advertised for a six week period ending on 25 February 1994. Several submissions were received requesting modifications to the plan. As a consequence, the Council resolved at its March 1994 meeting (I20320) to modify the structure plan prior to it being referred to the Department of Planning and Urban Development for its adoption. The modified structure plan is shown in Attachment No 2.

The matter of Headworks arrangements is still unresolved.

SUBMISSIONS

At the close of advertising for Amendment No 650, four submissions had been received. In general, the submissions state some concerns regarding this proposal, however, the issues listed deal specifically with structure planning and related matters as opposed to the actual rezoning itself. Some of the concerns listed are as follows:

1. Location of proposed drainage facilities and internal road layout on the local structure plan was not supported.
2. Direct lot access to Elliot Road is requested.
3. The public open space shown on the structure plan should be replaced with Special Residential lots - minimum 5000m².

Council will note that issues such as those listed were raised during the structure plan formulation and have largely been resolved or dealt with accordingly.

RECOMMENDATION:

THAT Council:

1. notes the submissions received during the advertising period;

30prior to finally adopting Amendment No 650:

-
- .1 requires arrangements, to the satisfaction of the City and State Planning Commission being in place to ensure an equitable contribution is made by the land owner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the neighbourhood cell of which this application forms part;
 - .2 following the resolution of the above issue, finally adopts Amendment No 650 to Town Planning Scheme No 1;
 - .3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
 - .4 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 650.

O G DRESCHER
City Planner

rwz:gm
pre94735
11.7.94

I20726

CITY OF WANNEROO REPORT NO: I20726

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 510-1979

WARD: CENTRAL

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN SAN PLACE AND MULLALOO DRIVE, MULLALOO

LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Adjoining Property Owners/Crown
APPLICATION RECEIVED: 24 June 1994
REPORT WRITTEN: 5 July 1994

INTRODUCTION

At the request of the Department of Land Administration (DOLA) is in the process of closing a pedestrian accessway in Mullaloo. One of the adjoining property owners has now advised that they object to the closure as they use the accessway to walk their children to school. The closure of the accessway will not greatly lengthen the walking distance for this property owner and closure should therefore proceed.

BACKGROUND

An application to close the pedestrian accessway between San Place and Mullaloo Drive, Mullaloo was received from the owners of Lot 521 on the grounds of vandalism and antisocial behaviour associated with the accessway.

The proposed closure was referred to the other three adjoining owners who all supported the closure. The owners of Lots 530, 521 and 531 agreed to purchase the land within the accessway.

The proposed closure of the accessway was advertised in the Wanneroo Times and at the close of advertising no objections were received.

Council, at its meeting on 27 October 1993 (Item H21036), resolved to agree to the closure of the accessway subject to the adjoining landowners meeting all of the costs involved in accordance with Council's policy. The adjoining owners were requested to confirm that they would meet the costs involved, however despite numerous reminders, Mr and Mrs Balch did not respond.

The other adjoining owners were anxious to have the accessway closed because of the vandalism. DOLA was aware of the situation and suggested that the accessway be closed and half of the accessway could then be sold to the owners of Lot 521. When a decision was made by the Balch's the land could either be sold to Lots 530 and 531 or only to the owners of Lot 530 if Mr and Mrs Balch were not interested in purchasing any of the land. The adjoining owners were advised of the proposal and DOLA was requested to close the accessway.

Mr and Mrs Balch have now objected to the closure of the accessway as Mrs Balch uses the accessway to walk her children to the Mullaloo Pre-school and Pre-primary. She also uses the accessway to walk to the shops and a child care centre. If the accessway was closed the extra walking distance for Mrs Balch would be minimal. The Balch's have never had any trouble with the accessway and consider it to be very quiet.

It is unfortunate that the Balch's did not object to the closure at the beginning, however closure of the accessway will have minimal affect on pedestrian movement through the area and therefore closure actions should continue.

RECOMMENDATION:

THAT Council requests the Department of Land Administration to continue with the closure of the pedestrian accessway between San Place and Mullaloo Drive, Mullaloo.

O G DRESCHER
City Planner

cd:rp
pre94728
7.7.94

I20727

CITY OF WANNEROO REPORT NO: I20727

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 510-427

WARD: NORTH

SUBJECT: REQUESTED CLOSURE OF PRIVATE ROAD BETWEEN
STARRS ROAD AND CAMERON STREET, QUINNS ROCKS

LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mr L Garraway/Mr H K Hall
APPLICATION RECEIVED: 23 November 1993
REPORT WRITTEN: 12 July 1994

INTRODUCTION

A private road in Quinns Rocks is no longer required and the adjoining property owners are interested in having the land amalgamated with their properties. The proposed closure should be advertised to gauge the opinions of the nearby residents.

APPLICATION

The owner of Lot 452 Starrs Road, Quinns Rocks has applied to have the unconstructed roadway between Starrs Road and Cameron Street, Quinns Rocks closed and amalgamated into his property.

The application is made on the grounds that Lot 452 is narrow at the rear and if the owner was to acquire the additional land it would make it easier to develop.

THE LAND

The land comprises a privately owned road held in Certificate of Title 1270/792 by Mr Hall. The owner has advised that he has no objections to the private road being closed. The closure of the laneway/road will have little affect on pedestrian movement through the area.

DISPOSAL OF PRIVATE ROADS

Private roads can be closed and amalgamated into the adjoining properties under Section 297A of the Local Government Act. In accordance with the Act, all of the adjoining owners have been notified of the closure and all adjoining owners are interested in acquiring a portion of the private road.

The only service affected by the proposed closure will be an aerial stay to support SECWA overhead powerlines which can be relocated for the cost of \$952.00. This cost will be shared amongst the adjoining owners. No purchase price will be set for the road as the land will be amalgamated into the adjoining properties free of charge.

Under the Act, the proposed closure of the road is not required to be advertised. However, as the residents in the vicinity may assume it is a pedestrian accessway it is suggested Council advertise the proposed closure to gauge the public's response.

RECOMMENDATION:

THAT Council gives preliminary approval to the closure of the private street between Starrs Road and Cameron Street, Quinns Rocks and advertises the proposed closure to gauge the opinions of the nearby residents.

O G DRESCHER
City Planner

cd:rp
pre94741
12.7.94

I20728

CITY OF WANNEROO REPORT NO: I20728

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 510-2648

WARD: SOUTH WEST

SUBJECT: DEDICATION OF WEST COAST DRIVE NEAR HILLARYS
BOAT HARBOUR, HILLARYS

APPLICANT/OWNER: Crown
REPORT WRITTEN: 7 July 1994

INTRODUCTION

The Department of Land Administration (DOLA) has brought to the City's attention that a portion of West Coast Drive is not dedicated as a public road. The road should be dedicated and a Council resolution to dedicate is required to achieve this.

ISSUES

As a result of a land status search by DOLA for the Department of Transport it was discovered that the portion of West Coast Drive near Hillarys Boat harbour was held in freehold title by Her Majesty Queen Elizabeth the Second. The road is constructed and should be dedicated as a public road under the Local Government Act.

A portion of the land (shown hachured on the attachment) is not required as a road reserve and it is proposed to amalgamate this portion of land with Lot 7. It was created to allow for access into Lot 7 when it was subdivided, however the design of the subdivision has been revised and the proposed internal access is now relocated further to the north. This portion of land should therefore be excluded from the dedication.

DOLA will make arrangements to sell the subject portion of land to the owners of Lot 7 and liaise with the servicing authorities regarding the relocation of affected services.

RECOMMENDATION:

THAT Council requests the Hon Minister for Lands to dedicate the land held in Certificate of Title Volume 1322 Folio 875 as a public road under Section 287 of the Local Government Act excluding the truncation into Lot 7 Hepburn Avenue, Hillarys.

O G DRESCHER
City Planner

cd:rp/pre94729/8.7.94

I20729

CITY OF WANNEROO REPORT NO: I20729

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 200-0

WARD: ALL

SUBJECT: RECOMMENDATIONS OF THE COMMONWEALTH TASK FORCE
ON REGIONAL DEVELOPMENT

INTRODUCTION

The Commonwealth Government has forwarded to Council a copy of the "Report to the Federal Government by the Task Force on Regional Development."

DISCUSSION

A copy of the "Report to the Federal Government by the Task Force on Regional Development" has been placed in Councillors' reading room. Councillors may recall that the task force visited the Cities of Wanneroo, Stirling and Perth (Perth North West Metropolitan Region) on 21 September last year. At that time, the City employed the services of Deloitte Touche Tohmatsu who assisted in the presentation and prepared a submission for the City (Item No H30947).

The Task Force's recommendations are encouraging and are broadly aimed at assisting strategic regional areas rather than specific municipalities. The report focuses heavily on regional development. They include introducing legislation to allow Regional Economic Development Organisations or local government authorities to set up Regional Pooled Development Funds as a new instrument for investment in regions. A major infrastructure programme aimed at new roads and more efficient rail systems is recommended. Training opportunities and the use of infrastructure bonds to attract investors and new investment is also recommended.

No specific mention is made of the Wanneroo area although note was taken of the proposal to establish a system to match up people with resources, including training and jobs promoted by the City of Stirling, local business and local education authorities.

RECOMMENDATION:

THAT Council forwards a copy of the "Report to the Federal Government by the Task Force on Regional Development" to the Regional Economic Development Group (The RED Group).

O G DRESCHER
City Planner

pjn:gm
pre94730
8.7.94

I20730

CITY OF WANNEROO REPORT NO: I20730

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 765-1

WARD: SOUTH-WEST, CENTRAL, NORTH

SUBJECT: REVIEW OF COASTAL MANAGEMENT IN WESTERN AUSTRALIA

SUMMARY

The Hon Minister for Planning has initiated a review of the coastal management system in Western Australia. The Review Committee has sought public submissions on its terms of reference, and has developed a series of specific questions to help Local Government respond to its terms of reference. The period for submissions to the Review Committee closes on Friday 29 July 1994.

It is recommended that Council forwards a submission to the Review Commission addressing (inter alia) -

- . the Committee's terms of reference;
- . the specific questions developed by the Committee;
- . integrated planning and management of the coastal zone;
- . the Resource Assessment Commission's Coastal Zone Inquiry.

INTRODUCTION

The Hon Minister for Planning has initiated a review of the coastal management system in Western Australia and has established a Review Committee (with the following membership) to undertake this task -

- . Hon Bruce Donaldson MLC - Chairperson
- . Dr Robert Kay - Co-ordinator of the Department of Planning and Urban Development's (DPUD) Coastal Planning

Branch, and Chairman of the Coastal Management Co-ordinating Committee (an inter-departmental committee convened by DPUD); and

Dr Ian Elliott - University of WA Geography Department.

The Review Committee's terms of reference are to -

- . clearly define the coastal zone, so that there is no ambiguity over the physical area subject to any recommendations within the report;
- . identify the goals and objectives of the Western Australian Government with regard to its involvement in coastal management;
- . examine the administration and co-ordination of coastal management in WA, with a view to recommending improvements to current arrangements; and
- . examine funding sources and requirements for coastal management and recommend a means for a more effective and efficient means of distributing funding.

The Review Committee "... is committed to an extensive consultation programme to ensure that the views of all interested parties are taken into consideration", and has called for public submissions specifically addressing the terms of reference. The closing date for submissions is 29 July 1994.

To assist Local Government to respond to the terms of reference, the Review Committee has developed a series of specific questions (in consultation with WAMA's Coastal Working Group) - refer to Attachment No 1.

DISCUSSION

The City of Wanneroo contains a coastal frontage of almost 50 kilometres and, particularly as development extends throughout the North West Corridor, the already considerable importance of the coastal zone as an environmental resource will continue to increase. Effective planning and management of the coastal zone is, therefore, absolutely imperative.

A submission from the City of Wanneroo to the Review Committee is considered essential and, in this regard, it is suggested that the following points should be addressed -

- . the Review Committee's terms of reference;
- . the specific questions developed by the Review Committee;
- . the importance of integrated planning and management of the coastal zone;
- . the Resource Assessment Commission's Coastal Zone Inquiry.

These matters are canvassed hereunder.

31TERMS OF REFERENCE

1.1 Definition of Coastal Zone

While recognising the desire to "clearly define the coastal zone, so that there is no ambiguity over the physical area subject to any recommendations" made by the Review Committee, there is an inherent risk in adopting any arbitrary boundary for the coastal zone. Different facets of coastal planning and management will inevitably require consideration of various geographic/administrative areas, and/or environmental systems/units.

Rather than specifying a particular line on a plan or a particular onshore and offshore dimension for the coastal zone, a preferable approach would be to acknowledge that the definition will vary depending on the functional/operational factor or problem being addressed. If this proposition is accepted, the desired certainty could then be achieved by defining within each recommendation the area to which the recommendation applies.

1.2 Goals and Objectives

In the simplest terms, the goal of State Government involvement in coastal management should be to set the broad framework for more localised decision-making processes, such that genuinely ecologically sustainable management of coastal resources can be achieved. Particular objectives in this context include -

- . co-ordination of decision-making, including establishment of uniform standards;
- . accommodation of the natural dynamics of the coastal environment, including the implications of

climate change, storm events, shoreline and dunal stability/mobility, terrestrial and marine ecological processes (a precondition for which is the development of an enhanced understanding of the dynamics and functional processes of the coastal zone);

- . recognition of the full range of values attributable to coastal resources and the consequent pressures and demands upon such resources;
- . equitable allocation of coastal resources to competing uses/demands and community interests;
- . maintenance of the quality and integrity of the terrestrial and marine coastal ecosystems;
- . protection of areas within the coastal zone (both terrestrial and marine) with particular intrinsic value (eg for ecological/conservation, landform/landscape, archaeological/ethnographic/historic/cultural, scientific or other reasons);
- . establishment of an effective system of formal reserves within the immediate coastal environs;
- . promotion of community participation in coastal zone management processes, including educational programmes.

1.3 Administration and Co-ordination.

The functions of a range of State Government agencies affect (either directly or indirectly) the coastal zone. Also, at the Local Government level, the State's coastal zone is fragmented between many separate municipalities. Although some degree of co-ordination over the coastal zone is achieved through the land use planning process (eg regional planning initiatives and Statements of Planning Policy), inconsistent decision-making is still perceived as a significant threat to effective management of the coastal zone. The intense and competing demands upon the resources of the coastal zone compounds this threat.

While enhanced co-ordination of management of the coastal zone could be achieved by vesting responsibility for the process in a particular organisation, practical difficulties may arise (eg because these processes traverse established functions) and cost implications (eg to establish/resource the organisation) could be appreciable.

Accordingly, and as outlined above, the fundamental priority should be to achieve a co-ordinating framework that would ensure consistency in decision-making affecting the coastal zone in terms of the -

- . broad goal of coastal zone management;
- . more specific objectives to be pursued towards realisation of this goal; and
- . specific standards to be incorporated into decisions affecting the coastal zone.

1.4 Funding

The funding of coastal management initiatives has, historically, been a difficult issue. It is apparent that funding for coastal management will continue to be sourced from a number of directions, and although there is no apparent simple formula for the provision of such funding, the scale/significance of the initiative being undertaken may provide a basis from which to work.

Coastal management initiatives could perhaps be categorised as being of either strategic, regional or local significance, the consequent funding implications being -

- . strategic initiatives (eg remedial programmes required as a precaution against the effects of climate change) could be compared with public infrastructure projects to be funded from State (of Federal) Government sources;
- . regional initiatives (eg creation of regional reserves within the immediate coastal environs) should, where feasible, be pursued as a "free of cost to the community" developer contribution, otherwise such would need to be funded by the

State (eg through the Metropolitan Region Improvement Fund);

- . local initiatives (eg site specific management programmes) should be funded as a "free of cost to the community" developer contribution where feasible, or otherwise by the State/Local Government agency in which the particular site involved is vested.

As indicated, developer contributions should be pursued to the maximum extent possible as a means of achieving coastal management objectives. Other potential approaches to the funding of coastal management, including for example user based charging/licensing and taxation/rating strategies should, necessarily, be fully examined.

2. SPECIFIC QUESTIONS

Brief responses to the specific questions by the Review Committee are included in Attachment No 2.

3. INTEGRATION OF PLANNING AND MANAGEMENT

It is important to recognise that planning and management of the coastal zone should be considered as an integrated process.

In managing any form of environmental resource, the initial priority should be to avoid problems that will necessitate remedial (management) action. Environmentally sensitive land use planning will facilitate achievement of this priority.

It is unclear from the Review Committee's terms of reference whether this essential link between planning and management has been recognised. If, for the purposes of the Committee's deliberations, planning and management of the coastal zone are not considered as an integrated process, deficiencies in the way in which the coastal zone is managed will persist.

4. RESOURCE ASSESSMENT COMMISSION INQUIRY

Council may recall considering a report (I20249) dealing with the Final Report of the Federal Government's Resource Assessment Commission's Coastal Zone Inquiry. More effective co-ordination of management decision-making affecting the

coastal zone was a fundamental premise of the Resource Assessment Commission's findings, and such is considered essential to maintaining the integrity of the nation's coastal resources in the face of increasing development pressures.

Council has generally endorsed the findings of the Resource Assessment Commission's inquiry. However, as Council may also recall, the State Government did not support these findings, regarding them as intruding upon an area of traditional State Government responsibility. As such, the current review initiated by the Minister for Planning can perhaps be seen as the State's response to the earlier Federal initiative.

While the State initiative may produce improvements in the Western Australian system of coastal management, unless it builds on the findings of the Resource Assessment Commission's inquiry, the opportunity for effective co-ordination of coastal management decision-making will be diminished, to the ultimate detriment of the natural resources of the coastal zone.

In view of the importance of the coastal zone to the City of Wanneroo, and given Council's previous endorsement of the Resource Assessment Commission's findings, Council may regard it as appropriate to suggest that the Review Committee should re-evaluate the State Government's position regarding the Commission's findings.

RECOMMENDATION:

THAT Council forwards a submission to the Western Australian Coastal Management Review Committee based on the comments presented in the City of Wanneroo Report No I207

O G DRESCHER
City Planner

ph:gm
pre94736
12.7.94

I30700A

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

27 JULY 1994

I30710

CITY OF WANNEROO REPORT NO: I30710

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF:COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 JULY 1994

FILE REF: 312-2 C 017-1

WARD: ALL

SUBJECT:TRUSTEE - LOCAL GOVERNMENT SUPERANNUATION PLAN VACANCY

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Trustee - Local Government Superannuation Plan.

Meetings are held at Central Park in St. George's Terrace on the third Monday of every month, commencing at 9.15 am and are generally of eight hours duration. A meeting fee of \$266 per day is paid. The proposed appointees must be elected members of a Local Government Association Member Council.

The term of the current vacancy is indefinite but may be reviewed after two years and is a result of the resignation of the present incumbent.

Submitted for nomination.

R F COFFEY
Town Clerk

NKC:nkc
are94082

I30711

CITY OF WANNEROO REPORT NO: I30711

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 27 JULY 1994
FILE REF: 508-5-5
WARD: ALL
SUBJECT: MINDARIE REGIONAL COUNCIL - ELECTION OF DEPUTIES

At the Council meeting of the 9 May 1994 it was resolved to appoint Crs Major, Cooper and O'Grady as Council's delegates on the Mindarie Regional Council. Cr Magyar was also appointed as the deputy delegate. The Mindarie Regional Council have now informed Council that this arrangement is not possible and that if deputies are appointed they must be specifically deputising for a councillor.

Submitted for nomination of 3 specific deputy delegates for the Mindarie Regional Council.

R F COFFEY
Town Clerk

NKC:nkc
are94080

I30712**CITY OF WANNEROO REPORT NO: I30712**

TO: MAYOR
FROM: DEPUTY TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

Council approval is sought for the following functions to be included in the 1994/95 calendar:

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
4 Aug 1994	Wanneroo State Emergency Service Unit - Mayoral Reception	150	Council
25 Aug 1994	Wanneroo Exchange Teachers - Mayoral Reception	75	Council
4 Sep 1994	Buildings Surveyors 7th National Conference - morning tea (10.30am).	150	Council

Council approval is further sought to provide a venue and luncheon for the same conference between 1.00 and 2.00pm on the 4 September 1994. Catering costs of the luncheon estimated at \$10.00 per head will be met by Promaco Conventions Pty Ltd. A copy of correspondence from Promaco confirming this arrangement is attached.

Submitted for consideration.

A ROBSON
Deputy Town Clerk

prre0126

I30713

CITY OF WANNEROO REPORT NO: I30713

TO: TOWN CLERK
FROM: DEPUTY TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 702-2
SUBJECT: BUS DRIVER - JUNIOR COUNCIL

The City of Wanneroo Junior Council meets on a monthly basis during the period March to November each year. Meetings are conducted in the Council Chamber, commencing at 1.30 pm on the nominated date.

Transporting the majority of student representatives to and from meetings has been undertaken by Mr Fred Sweeney of Quinns Rocks, utilising a community bus. Mr Sweeney has performed this work for the past six years on a voluntary basis and he has now advised that due to other commitments he is unable to continue providing the service.

It is now necessary to seek a replacement driver as soon as possible.

I believe it appropriate that an honorarium be paid for this service and it be calculated on the basis of 4 hours each month as follows:

4 hours x \$10 per hour = \$40 x 9 meetings each year = \$360 per annum.

It is also suggested a travel allowance be paid if the incumbent is required to use his/her own vehicle to collect the community bus which is garaged at Padbury.

Sufficient funds for the above are included in the 1994/95 Draft Annual Budget - Account 21920 Junior Council refers.

Council's casual Security Officer, Mr Kevin Marshall who is considered an ideal candidate, has expressed interest in performing this task.

RECOMMENDATION

That Council:

- 1 appoints a bus driver to transport Junior Councillors to and from regular monthly meetings and in the first instance offers the position to casual Security Officer, Mr Kevin Marshall; and

- 2 agrees to pay an honorarium of \$360 per annum plus private vehicle travel allowance to the incumbent from accoutn number 21920 - Junior Council

I30714

C I T Y O F W A N N E R O O R E P O R T N O : I 3 0 7 1 4

TO: TOWN CLERK
 FROM: CITY TREASURER
 FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
 DATE: 27 JULY 1994
 FILE REF: 021-1
 WARD: ALL
 SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
 30 JUNE 1994

WARRANT OF PAYMENTS TO COUNCIL ON 27 JULY 1994

INCORPORATING PAYMENTS TO 30 JUNE 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	115204 - 116729 000020 - 000609	\$ 8,293,278.75
Municipal	002998 - 003010M 000001 - 000004	\$10,103,212.36
Trust	013704E - 013710	\$ 212,293.02
Town Planning Scheme No 5	000092F Only	\$ 3.50
Town Planning Scheme No 7A Stage 2	000381D Only	\$ 3.50
Town Planning Scheme No 7A Part B Stage 4		\$
Town Planning Scheme No 21		\$

\$18,608,791.13

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 17 ACCOUNTING DIRECTIONS.

CERTIFICATE OF CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$18,608,791.13 which was submitted to each member of Council on 27 July 1994 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$18,608,791.13 as submitted on 27 July 1994 is recommended to Council for payment.

MAYOR

RC:JW
tre0010

I30715

CITY OF WANNEROO REPORT NO: I30715

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 JULY 1994

FILE REF: 009-1

WARD: ALL

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Sarah Castell, 3 Seville Close, Hillarys 6025.
Miss Sara Gawned, Unit 6, 5 Birdland Court, Edgewater 6027.

Sarah and Sara have been selected to represent Western Australia in the Australian Soccer Championships to be held in Sydney between 28 August - 2 September 1994.

2. Miss Simone Harrop, 8 Rainbow View, Ocean Reef 6027.
Miss Rebecca Buzzard, 17 Parlet Road, Duncraig 6024.

Simone and Rebecca have been selected to represent Western Australia in the Under 16 Schoolgirls Netball Championships to be held in Adelaide between 8 - 14 August 1994.

3. Junior Soccer Association of Western Australia Inc, c/- P O Box 11

The Junior Soccer Association of WA is the governing body of junior soccer in this state.

The Association has been invited to establish an Australia/Japan Friendship Tour and has commenced arrangements to travel to Hamamatsu City, Japan.

A state team consisting of 15 players (12 year olds) has been trialled and selected. Six of these players reside within the City of Wanneroo.

The tour will take place between 13 - 21 September 1994.

4. Mr Wade French, 50 Gabell Way, Koondoola 6064.
Mr Bret Austin, 47 Karalundie Way, Mullaloo 6027.
Miss Jessica Bratich, 34 Leviathan Way, Padbury 6025.
Miss Nicole Ord, 297 Carabooda Road, Carabooda 6033.
Miss Tammy Payne, 1 Tessa Court, Duncraig 6023.
Mr Anthony Roe, 21 Golders Way, Girrawheen 6064.

Wade, Bret, Jessica, Nicole, Tammy and Anthony have been selected to represent Western Australia in the Australian National Karate Championships to be held in Brisbane on 6 -7 August 1994.

5. Mrs P Davies, 46 Poseidon Road, Heathridge 6027.

Mrs Davies is in the process of organising a motor bike parade for 11 September 1994. The parade will commence at the Esplanade and finish at Hillarys Boat Harbour.

The purpose of this event is to raise money for Apex, Operation Snow for Terminally ill and Seriously ill Children.

RECOMMENDATION

That Council -

1. donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:-

Sarah Castell
Sara Gawned
Simone Harrop
Rebecca Buzzard
Wade French
Bret Austin
Jessica Bratich
Nicole Ord
Tammy Payne
Anthony Roe

2. donates \$250.00 to the Junior Soccer Association of Western Australia

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

3.donates \$50.00 to the Apex, Operation Snowman for Terminally ill a

J B TURKINGTON
City Treasurer

JW
13 July 1994

tre0002

I30716

CITY OF WANNEROO REPORT NO: I30716

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 27 JULY 1994

FILE REF: 740-90026

SUBJECT: REFUND BUILDING LICENCE FEES - 1994 TELETHON
HOME

A request has been received, via the City Building Surveyor, for a refund of the building licence fees on the construction of the 1994 Telethon Home at Lot 340 (33) Meadowbrook Promenade, Currambine. The cost of the building fees paid by Newstyle Homes is \$640.00. If approved, the fees will be forwarded to Telethon Trust, c/- 4A/152 Balcatta Road, Balcatta.

It has been past practice to make a non statutory donation equivalent to the building fees involved.

RECOMMENDATION

That Council refunds to Newstyle Homes the building licence fees of \$640.00 associated with the construction of the 1994 Telethon Home at Lot 340 (33) Meadowbrook Promenade, Currambine. Such donation to be from Budget Item 26066 - Other Aged and Disabled Services - Sundry Donation.

J B TURKINGTON
City Treasurer

JW
13 July 1994

tre0224

I30717

CITY OF WANNEROO REPORT NO: I30717

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 27 JULY 1994
FILE REF: 009-1
WARD: CENTRAL
SUBJECT: TAFE ANNUAL PRESENTATIONS - SPONSORSHIP

Cr Freame has requested a report be compiled on whether it is appropriate for Council to be a contributor to the North Metropolitan College TAFE Annual Presentations.

Council has, in past years, on request from the TAFE College, Balga donated a \$75.00 book prize or compendium to the "Best Full Time Student (Shorthand) Completing the Certificate in Office and Secretarial Studies".

The Joondalup TAFE Campus received \$75.00 in 1992 which was awarded to the "Best Student for Joondalup Campus of TAFE".

It would seem appropriate that Council makes an annual contribution of \$75.00 to the North Metropolitan College of TAFE Award presentations on request from the College.

RECOMMENDATION

That Council donates \$75.00 to the Annual Award Presentation of the North Metropolitan College of TAFE, Joondalup. Such donation to be forwarded only on request from the College.

J B TURKINGTON
City Treasurer

JBT:JW

13 July 1994

tre0233

I40700A

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL
27 JULY 1994

I40706**CITY OF WANNEROO REPORT NO: I40706**

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 27 JULY 1994
FILE REF: 851-7
WARD: ALL
SUBJECT: FOOD COMPLAINT

Council is advised of a complaint regarding a foreign object which was found in a 1kg pack of Natural Semi Matured Cheese manufactured by Capel Dairy for Masters Dairy and sold to a consumer by Coles Beldon in the Belridge Shopping Centre.

Council's Analysts Inman & Farrell have identified the foreign object as a piece of metal (30 x 18 x 1mm) that had been processed into the cheese. It appears that the metal is a piece of a knife blade.

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

- a) unfit for consumption by man;
- b) adulterated; or
- c) damaged, deteriorated or perished;

commits an offence.

RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either of the following:

- 1 Coles Beldon, Belridge Shopping Centre, Ocean Reef Road, Beldon 6025; and/or

- 2 Wesfarmers Limited, trading as Masters Dairy, 86 Radium Street, Bentley 6102; and/or
- 3 George Weston Foods Ltd, trading as Capel Dairy Co (WA), Roe Road, Capel 6271.

G A FLORANCE
City Environmental Health Manager

hre07006
gs:rej

I40707

CITY OF WANNEROO REPORT NO: I40707

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 30/529-D2

WARD: SOUTH

SUBJECT: OFFENSIVE TRADE APPLICATION - FISH PROCESSING
ESTABLISHMENT

Council is advised of an application from Mr Thong Chung Van of 207 Landsdale Road, Landsdale to establish an offensive trade (fish processing establishment) at Shop D2, Koondoola Plaza Shopping Centre, Koondoola.

For Council's information the term "fish shop" was deleted from Schedule 2 (Offensive Trades) of the Health Act by Government Gazette 158 of 26 November 1993. Premises in which whole fish are cleaned and prepared will be classified as a "fish processing establishment", whereas the buying in and use of already filleted fish will no longer come within this classification.

In accordance with the Model Health By-laws Series 'A' the applicant advertised his intentions in The West Australian Newspaper on 24 June 1994. To date no objections have been received.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish processing establishment) at Shop D2, Koondoola Plaza Shopping Centre, Koondoola, subject to:

- 1 no objections being received by 23 July 1994;
- 2 the applicant obtaining a Form 2 Building Licence Approval for the shop fitout; and

3 the premises complying with all Health Act provisions.

G A FLORANCE
City Environmental Health Manager

hre07008
ma:rej

I40708

CITY OF WANNEROO REPORT NO: I40708

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 335-0

WARD: ALL

SUBJECT: REPRESENTATIVES ON MANAGEMENT COMMITTEES OF
SENIOR CITIZENS CENTRES

The Management Committees of the City of Wanneroo Senior Citizens Centres put forward the Management Committees of the following Centres for the period of July 1994 to June 1995. As these groups function as Management Committees pursuant to Section 181 of the Local Government Act, Council is requested to formally appoint each member to the Committees.

Whitford Senior Citizens Centre Management Committee:

Deputies:

Cr F Freame
Chairperson

Cr M Lynn

Mr C Hyland
Whitford Senior Citizens Club

Mrs June Broxton

Mr W Davis
Whitford Senior Citizens Club

Mrs Ivy Emmans

Mr W Grubb
Whitford Pensioner League

Mrs Joyce Hill

Mr M Pratt
Wider Visions

Mr Gerald Hill

Mr T Smith

Mr Jack Le Cras

Lions Club of Whitford

Mrs D Lethridge
City of Wanneroo

Mrs Pauline Stuart

Mildenhall Senior Citizens Centre Management Committee:**Deputies:**

Cr M Lynn
Mr R Mildenhall
Duncraig Senior Citizens Club

Cr F Freame
Mr J Laird

Mrs W Dench
Duncraig Senior Citizens Club

Mrs Margaret Back

Mrs I Lucas
Pastel Society of WA

Mrs J Windsor

Mrs D Lethridge
City of Wanneroo

Mrs Pauline Stuart

Wanneroo Senior Citizens Centre Management Committee:**Deputies:**

Cr B Cooper

Cr Ewen-Chappell

Mrs R Farmer
Wanneroo Pensioner League

Mrs Ivy Lynn

Mr G Sanders
Wanneroo Pension League

Mr Wally Lynn

Mr B Hooker
Wanneroo Senior Citizens Club

Mrs Margaret O'Malley

Mrs M Isaacs
Wanneroo Senior Citizens Club

Mrs Pat Bascombe

Mrs C Sinagra
Italian Seniors' Group

Mrs Lorna Villanova

Mrs D Lethridge
City of Wanneroo

Mrs Pauline Stuart

Girrawheen/Koondoola Senior Citizens Centre Management Committee:

Deputies:

Cr M Gilmore

Cr B Moloney

Mrs P Peters
Girrawheen/Koondoola Senior
Citizens Club

Mrs N Stefak

Mr T Vigar
Girrawheen/Koondoola Senior
Citizens Club

Mrs B Finlayson

Mr W Brown
Lions Club of GIRRADOOLA

Mr J Brigden

Mrs D Lethridge
City of Wanneroo

Mrs Pauline Stuart

RECOMMENDATION:

That Council:

- 1 endorses the appointment of the Management Committees of Whitford, Mildenhall, Girrawheen/Koondoola and Wanneroo as put forward;
- 2 authorises the signing and sealing of the Instruments of Delegation as contained in Attachment 1.

P STUART
Manager Welfare Services

DL:RG
wre07002

I40709 CITY OF WANNEROO REPORT NO: I40709

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 730 - 8-8-1

WARD: ALL

SUBJECT: LOTTERIES HOUSE - STEERING COMMITTEE
.....

At its April 1994 meeting Council granted approval to proceed with a Lotteries House feasibility study, the inclusion of a Lotteries House within the boundaries of the Joondalup Civic and Cultural Facilities precinct and the seeking of expressions of interest from relevant organisations to form a project steering committee. (Item I 70404 refers).

The main objectives of the Committee will be:

- . to research and establish the need for a Lotteries House in terms of potential tenants, type of accommodation and space required and types of services likely to operate from the facility.
- . to determine the feasibility of the project in terms of anticipated revenue and ongoing costs.
- . to prepare a business plan which will ensure that the Lotteries House will be financially self sufficient.
- . to prepare a formal application for funding for construction to the Lotteries Commission.
- . to initiate, through the Council's Building Department, the construction of a Lotteries House facility.
- . to establish a permanent incorporated management structure.

Advertisements were placed in the "West Australian" and "Wanneroo Times Community" seeking expressions of interest from individuals

and organisations who wished to be represented on the Steering Committee. The following nine responses were received.

- . Ms K O'Neil
Joondalup community Foundation (Inc) & Trust
- . Ms P Tassell
Whitford Job Link Inc
- . Ms M Miller
Wanneroo Social Planning Inc
- . Ms C Gartrell
Wanneroo Community Projects Association
- . Ms J Coleman
Ocean Ridge Women's Community Group
- . Ms H Butorac
Citizens Advice Bureau of WA (Inc)
- . Mr M Fialho
The Australian-Asian Association of WA
- . Ms J Packington
- . Ms K Orr
Whitford Women's Health Centre

As well as the above individuals, personal approaches were made to Mr Michael Rose from TAFE and Mr John Renner from Edith Cowan University. Mr Renner has yet to nominate himself or a representative from the University.

In establishing the Steering Committee it was felt that it should include members with skills in management, accounting, community development and paralegal knowledge. It was also felt that the Committee should be relatively small and include a balance of potential tenants, interested community individuals and Council representation. To this end the following representatives are being put forward for Council's consideration.

- | | |
|------------------------------|----------------------------|
| . One Councillor - | To be nominated |
| . Manager Welfare Services - | Pauline Stuart |
| . Lotteries Commission - | Lois Gatley or her nominee |
| . TAFE - | Michael Rose |
| . Edith Cowan University - | To be nominated |

Potential Tenants:

.	Joondalup Community Foundation (Inc) and Trust	Krissa O'Neil
.	Citizens Advice Bureau -	Hazel Butorac
.	Australian Asian Association -	Mel Fialho
.	Whitford Women's Health Centre -	Kate Orr
.	Whitford Job Link (Inc) -	Pat Tassell

A draft terms of reference is contained in Attachment 1. This document is in draft form only and it is proposed that it be examined and possibly amended before being adopted by the ingoing Steering Committee.

RECOMMENDATION

That Council:

- 1 approves the establishment of a Lotteries House Steering Committee with the representation as listed in this report;
- 2 nominates a Councillor to be a representative on the Lotteries House Steering Committee.

P STUART
Manager Welfare Services

PS:RG
wre07001

I40710

CITY OF WANNEROO REPORT NO: I40710

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 880-9-1

WARD: ALL

SUBJECT: MULTICULTURAL ADVISORY COMMITTEE - MEMBERSHIP
ENDORSEMENT

Further to matters arising from the minutes of the meeting of 11 July 1994, the Multicultural Advisory Committee presents the following representatives for endorsement:-

Moniac Romeo	North Perth Migrant Resource Centre
Dijana Skorsur	Ethnic Child Care Resource Unit
Marek Gebert	Polish Community
Pat Tassell	Joondalup Joblink
Jamie McCormack	Department of Immigration and Ethnic Affairs
Nena Newmann	Catholic Migrant Centre
Gloria Ingram	Department of Human Services and Health
John Skeffington	Joondalup Regional Police
Alan TanMalaysian	Community
Judith Barrett	Community Health
Ket Le	Vietnamese Community
Yvonne Cardogna	Italian Community
Mark Misquita	Indian Community
Gwen Baldini	Aboriginal Community
Helen Lynes	Mirrabooka Multicultural Women's Health
Lisa Venditti	City of Wanneroo

The term of office will be from July 1994 to June 1995.

The Committee will next meet on Monday, 19 September 1994.

RECOMMENDATION

That Council endorses the appointment of the representatives of the Multicultural Advisory Committee as put forward in this report.

P STUART
Manager Welfare Services

GD:HY
wre07003

I40711

CITY OF WANNEROO REPORT NO: I40711

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 27 JULY 1994

FILE REF: 264-3

WARD: ALL

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of Meeting held 15 June 1994.

Item 2.1 Old Wanneroo School Site

It was recommended that Council installs a commemorative plaque, mounted on a rock, in Beaumont Park, in the south east corner, adjacent to Lot 33 and Beaumont Way, identifying and marking the site in the vicinity of where the first school in Wanneroo was built.

Item 3.3 Protection of Gloucester Lodge Museum

It was recommended that the City Planner's report (Attachment 1 to Report No. refers) on the Protection of Gloucester Lodge Museum under the Heritage Legislation be submitted to Council and the Gloucester Lodge Museum Management Committee for information.

Buckingham House Management Committee

Minutes of Meeting held 5 July 1994

Council requested the Buckingham House Management Committee to consider whether the information sign on the perimeter of the

property be altered to include details of the Togno family who at one time occupied the house and managed a dairy on the site.

The Management Committee advises that although the various owners of the house including Benjamin Togno are acknowledged in the Buckingham House brochure, the number of known residents of the house is inconclusive.

The committee was therefore not in favour of the recognition of one family to the exclusion of others, and recommends that Council makes no alteration to the sign currently displayed on the perimeter of the property.

RECOMMENDATION

That Council

- 1 endorses the installation of a commemorative plaque, mounted on a rock, in Beaumont Park, in the south east corner, adjacent to Lot 33 and Beaumont Way, identifying and marking the site in the vicinity of where the first school in Wanneroo was built;
- 2 accepts the City Planner's report on the Protection of Gloucester Lodge Museum under the Heritage Legislation and forwards a copy of the report to the Gloucester Lodge Museum Management Committee for its information; and
- 3 accepts the recommendation of the Buckingham House Management Committee and makes no alteration to the sign currently displayed on the perimeter of the property.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre4710

I40712

CITY OF WANNEROO REPORT NO: I40712

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 485-1

WARD: NORTH AND SOUTH

SUBJECT: YANCHEP/TWO ROCKS YOUTH SERVICES

In 1991, the Yanchep Youth Health Forum was established. This forum initiated a research project in 1992 to establish what opportunities there were for young people to access services and facilities.

A number of recommendations were made from this report including the need for a worker whose role would be to work developmentally with the community to support them to local youth services.

The Department for Community Development was able to support the recommendation by seconding a project officer for a six month period only, to work with the Yanchep community as the Youth Community Development Worker. This worker assisted in establishing a local community Reference Group, whose membership is drawn from a broad section of the community. This group commenced in March 1994. Included are local residents business people, community groups, Government and non Government agencies, and Council's Youth Services Co-ordinator.

The Reference Group focus was in identifying the needs of young people in the community and strategies they could employ to assist in satisfying those needs.

The Reference Group, identified as did the Yanchep Youth Health Forum in 1991, the isolation felt by young people caused by poor transport and the lack of resources within the community, as major areas of concern. Geographically the Yanchep/Two Rocks area is divided into three residential cells with inadequate internal and

external transport, making it extremely difficult to provide any service effectively for young people to access.

Young people living in the area are faced with little or no employment opportunities, limited education and training opportunities, boredom, increasing misuse of drugs and alcohol and no leisure or recreational activities.

There is an increase in the number of young and single parent families and a high number of young people between the ages of 10-14 being left unsupervised with no support networks.

The Community Reference Group through their consultations with young people have identified a need to establish a place where young people have the opportunity to:

- * participate in supervised structured and non-structured activities;
- * access appropriate information and referral services;
- * develop self awareness and life skills, empowering young people to make informed and appropriate decisions on issues affecting their lives.

The Community Reference Group has been working towards meeting these needs through:

- * establishing an Information and Referral Centre (based at the Two Rocks Shopping Centre);
- * encouraging youth service providers and agencies to provide a part-time service in the area;
- * providing activities.

The Community Reference Group has also been working towards establishing a Youth Activity Centre that would address the need for recreational activities information and support.

The Reference Group with the aid of the Department for Community Development, Youth Community Development Worker, is looking to apply for funds from the Lotteries Commission under the Gordon Reid Foundation for Youth Grants scheme to fund a worker to run a youth activities centre and to developmentally work with young people and the community.

However, the terms under which projects are funded indicate that funds should be administered through a non-profit incorporated organisation.

At present, there are no incorporated community groups able to act as the sponsor for the funding of this worker. With all the difficulties faced in establishing a structure to be accountable for the administration of these funds, it is envisaged that Council could act as a sponsor to administer the grant funds, if secured by the Community Reference Group.

This would mean Council would be responsible through the Recreation and Cultural Services Department for the administration of the Grant monies. The Youth Community Worker would be accountable to Council's Youth Services Co-ordinator.

The Community Reference group would assist the Youth Community Development Worker in advising on youth issues and needs of young people in the community and in the longer term look to develop a structure that would allow the group to become incorporated and take responsibility for the operations of the project. This would obviously be the preferred direction for the project allowing Council to withdraw and give the community - through the Reference Group ultimate control over their own project.

With the Department for Community Development's Youth Community Development Worker's term ending in September, the development of community initiatives will not have risen to a self sustaining level. With this in mind, any strategies that will assist community initiatives in becoming a reality, should be pursued.

The request is, therefore, for the City of Wanneroo to support their initiative to apply for funding for a worker for a twelve month period and that Council act as sponsor for these funds.

RECOMMENDATION: That Council acts as sponsor for the Lotteries Commission funds on behalf of the Yanchep Community Reference Group, for a Youth Community Worker, for a 12 month period, and a re-evaluation being undertaken after the first 12 months of operation.

R BANHAM
City Recreation and
Cultural Services Manager

KB:TR
rre4712

I40713

CITY OF WANNEROO REPORT NO: I40713

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 485-1

WARD: NORTH AND SOUTH

SUBJECT: YANCHEP/TWO ROCKS INFORMATION CENTRE

The Yanchep Community Reference Group has been working towards establishing information and support services for young people in the Yanchep/Two Rocks community.

Through the Department for Community Development's Youth Community Development Worker, the group was able to secure a shop front at the Two Rocks Shopping Centre from Tokyu Corporation. No lease fee is payable.

The Reference Group has been successful securing donations and financial support from local businesses to cover the ongoing operational costs of the project such as telephone, water, electricity and stationery, etc. Council, it will recall, provided \$500.00 for telephone connections etc (Report I90647 refers).

To administer these funds and make payments to organisations such as Telecom, the group needs to have an accountability structure in place. As the Reference Group is not a registered Club and are not incorporated, there is no structure to allow one person to be accountable for the administration of donated funds. The Reference Group has already approached incorporated local community groups, however, at present there are no groups able to act as the sponsor for these funds on behalf of the Reference Group.

The Reference Group has therefore requested that the City of Wanneroo act as the "sponsor" to administer the monies donated to the Yanchep/Two Rocks Information Centre.

REPORT NO:

A list of current members and a financial statement for the Yanchep Community Reference Group is attached.

RECOMMENDATION

That Council acts as the sponsor to administer funds on behalf of the Yanchep Community Reference Group via its Trust Fund.

R BANHAM
City Recreation and
Cultural Services Manager

KB:TR
rre4712

REPORT NO:

I40714

CITY OF WANNEROO REPORT NO: I40714

TO: TOWN CLERK
FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES
FOR MEETING OF:COUNCIL - COMMUNITY SERVICES
MEETING DATE: 27 JULY 1994
FILE REF: 909-2
WARD: ALL
SUBJECT:ADDITIONAL SIGN TO COUNCIL'S INDUSTRIAL WATCH SIGNS

At a meeting of the City's Industrial Watch Committee on 23 June 1994, it was resolved to seek Council's permission to add an advertising sign to existing Industrial Watch signs in the Wangara Industrial Estate.

M.S.A. Guards and Patrols of Suite 10 Canning Vale Commercial Centre, 68 Bannister Road, Canning Vale are currently the authorised Security company approved by the Industrial Watch Committee with the endorsement of the Police Department's Community Policing Branch.

The M.S.A. Company are seeking Council's exemption to the Signs, Hoardings and Billpostings By-law definition of Advertising Device, Clause 2.1.

There are approximately five Industrial Watch signs in the Wangara Industrial area and the company wishes to add an advertising sign to the Industrial Watch signs. The advertising signs measure 600mm x 200mm and appear as Attachment 1 to this report. The current Industrial Watch signs measure 600mm x 900mm. If the signs are approved they will be purchased and added by the M.S.A. Security company at no cost to Council.

Under Special Permits Clause 3.6.1 of the By-laws the City Building Surveyor, notwithstanding anything contained in the By-laws, may allow the display of advertisements at churches, theatres and other places of public entertainment, election notices, advertisements of meetings or other matters of public

interest upon the terms and for the period the Council in each case decides.

While the M.S.A. sign may not be of "public interest" as outlined in the By-law, it could be accepted that it is of interest to the Business/Industrial Community. This interest is seen as the prevention of crime against industrial premises.

In 1986 Council's major initiative was to support Neighbourhood Watch throughout the City. The signs were at that time supplied by SGIO and carried their logo.

Under Clause 3.6.1 the Council, if it approves of the application, may fix the period of any permit issued. In the case of M.S.A. their Industrial Watch contract expires in February 1995.

Subject to renewal of their Industrial Watch contract, M.S.A. will have to apply to Council for renewal of the sign permit. Should they fail to regain the contract then M.S.A. will remove all their signs at their cost.

To assist Council's understanding of Industrial Watch, a Community Policing Bulletin appears as Attachment 2 to this report.

RECOMMENDATION

That Council:

- 1) grants a permit to M.S.A. Guards and Patrols to affix a sign to Council's Industrial Watch sign as depicted in Attachment 1, to expire in February 1995;
- 2) such sign is removed by M.S.A. Guards and Patrols at their cost should the company fail to re-negotiate the Industrial Watch contract on its expiry for Wangara Industrial Estate.

Endorsed:

K W SMITH
Acting Manager-Municipal
Law & Fire Services

R FISCHER
City Building Surveyor

REPORT NO:

12 July 1994

tmt/dw/07002

I60700A

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

27 JULY 1994

I60714 CITY OF WANNEROO REPORT NO I60714

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 201-2

WARD: ALL

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 8 July 1994.

A COUNCIL WORKS**32 MAJOR WORKS****.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)**

Construction of a left turn slip lane at Wedgewood Drive is programmed for construction during July, after which the red asphalt southbound cycle lane will be provided.

Earthworks associated with the swale at Harvest Loop have been completed and post and rail fencing will also be completed in the near future.

Landscaping is now in progress within the eastern side of the road reserve. Outstanding drainage will be undertaken when plan design has been finalised.

.2Duplication of Whitford Avenue, Dampier Avenue to Endeavour Road, Whitford City Shopping Centre

Footpath works have been completed and kerb backfill is proceeding. A delay in the road marking has been caused by a breakdown of the Main Roads WA road marking machine, but will be completed by mid July.

Modifications at the Dampier Avenue intersection are proceeding and comprise the bulk of the outstanding work.

.3Gnangara Road, Landsdale

All kerbing has been backfilled and the OTC intersection was surfaced in asphalt in late June. The remaining asphalt surfacing and road marking is programmed for mid July.

.4Marmion Avenue Duplication - Ocean Reef Road to Prendiville Avenue, Heathridge

The mainline drainage, between Ocean Reef Road and Hodges Drive, has now been completed. A 675mm diameter thrustbore road crossing, from the south side of Hodges Drive to the sump, will be undertaken by contract during July.

Rock has been encountered at Prendiville Drive which is severely hampering the progress of 300mm diameter mainline installation at this location.

A dozer was used over a 300 metre section, between Ocean Reef Road and Mermaid Way, to rip the rock surface. This rock was carted to Badgerup tip and cleared material from between Station 1000 and Station 1200 has been disposed of in Tamala Park tip site.

Three hundred metres of verge filling and five hundred metres of boxing have been completed and nine hundred and fifty metres of boxing out is presently in progress.

33DRAINAGE

.1Hyacinth Close Drainage, Heathridge

SECWA has now connected power to the pumping station and it is fully operational.

.2Raleigh Road, Sorrento

The design of the foreshore outfall has now been finalised. This structure and the outstanding mainline will be constructed during July.

.3Warwick Road, Duncraig

This project involves the provision of three double and one triple side entry pit and associated mainline near the sump opposite Chessell Drive.

Progress is now 50% complete with about one week's work outstanding.

34 PEDESTRIAN AND CYCLE FACILITIES

.1 Private

Wanneroo	Footpath	High Road (Anna Place to Lot 89 Inc)
Wanneroo	Footpath	Anna Place (High Road to Amos Road)

.2 Council Contractor

Duncraig	Footpath	Chessell Drive (west side)
Wangara	Footpath	Buckingham Drive (Wanneroo Road - bus shelter to Glossop Street)
Padbury	Footpath	Warburton Avenue (north side - Leichardt Avenue to Leichardt Avenue)
Woodvale	Dual Use Path	Gascoyne Park

35 TRAFFIC MANAGEMENT

.1 Hudson Avenue Traffic Management Scheme, Girrawheen

Works on the Hudson Avenue/Templeton Crescent and Hudson Avenue/Burwyn Road roundabouts have been completed. Landscaping is outstanding.

.2 Dampier Avenue Traffic Management Scheme, Kallaroo

Work on the Dampier Avenue/Alicia Street and Dampier Avenue/Afric Way roundabouts is nearing completion. Outstanding works includes linemarking and signage by Main Roads WA and landscaping.

.3Cliff Street Traffic Management Scheme, Sorrento

Work on the Cliff Street/Sheppard Way roundabout is nearing completion. Outstanding work includes linemarking and signage by Main Roads WA and landscaping.

36 CAR PARKS

.1 Chichester Car Park, Woodvale

The car park has been asphalt surfaced and kerbed. Kerb backfill has been done and work on the disabled area and speed hump is nearing completion.

Anti graffiti coating of the retaining wall, and provision of bollard fencing and road frontage fencing will be undertaken by mid July.

.2Mirror Park Car Park, Ocean Reef

This car park has been completed to asphalt kerbed standard. Provision of the footpath is proceeding and all outstanding works will be completed by mid July.

.3Littorina Park Car Park, Heathridge

The project, consisting of 46 bays with access to Eddystone Avenue, commenced in late June and has been completed to kerbed sub-base limestone standard.

Asphalt surfacing is programmed in mid July after which time, kerb backfill and all outstanding works will be undertaken.

37 MISCELLANEOUS

Gnangara Road/Sydney Road intersection table drains were reshaped to prevent any water entering onto private property. Maintenance grading was effected in Old Yanchep Road, Rousset Road and Wirrega Road.

38 STREET LIGHTING

.1Marmion Avenue (Diablo Way to Anchorage Drive)
Complete and fully working.

.2Connolly Drive (Burns Beach Road to Kinross Drive)
Awaiting some under road boring. Anticipate fully
working in early August.

.3Connolly Drive (Shenton Avenue to Meadowbank Prom)
Awaiting some under road boring. Anticipate fully
working in early August.

.4Shenton Avenue (Delamere Avenue to Ocean Reef Road)

80% complete and working. Awaiting some under road
boring. Anticipate fully working early August.

.5Hester Avenue (Marmion Avenue to Hidden Valley Road)

Complete and full working.

39MAIN ROADS WA

Speed Limit Advisory Signs - Glengarry Drive, Duncraig

The North East Duncraig Traffic Study Group
recommended inter alia, that additional speed zone
signs should be erected in Glengarry Drive.

Main Roads WA has now responded to the request
advisory that current practice does not address the
erection of 60 km/h "built up area" speed limit signs.

However, it is policy to signpost all sections of dual
carriageways where such roads are over 1 km in length.

Main Roads WA has, therefore, programmed the
installation of 60 km/h signs for southbound traffic,
south of Doveridge Drive.

B WASTE MANAGEMENT

The special storm damaged tree collection has
continued over the last month. Contractors were hired

to provide a second collection team and both teams have been working overtime during the week as well as each Saturday. On Friday, 8 July the following suburbs had not been serviced - Duncraig, Marmion, Sorrento, Kallaroo, Craigie, Beldon, Mullaloo, Yanchep, Two Rocks, St Andrews and the rural area.

Beldon and Mullaloo would have been the next areas on the normal bulk collection schedule. The special collection has reached the stage where the bulk collection is being advertised for Beldon commencing 18 July. Beldon and Mullaloo will get a combined bulk/storm damaged tree collection.

The operation has been demanding on all involved and a full report will be prepared for Council.

The commercial section has taken delivery of its replacement truck and the new vehicle is settling in well. A new supervisor has been appointed and the service is well placed to handle the increasing customer base from growth in the business sector.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 1. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 June 1994 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

PWC:AT

Bere0715

I60715 CITY OF WANNEROO REPORT NO I60715

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 3169/81/48

WARD: SOUTH WEST

SUBJECT: VERGE OBSTRUCTIONS
48 CORNFIELD PLACE, HILLARYS

The owner of 48 Cornfield Place, Hillarys was requested to remove stakes, string, a palm and a basketball hoop/stand from the adjoining verge area. These treatments are in contravention of the City's Verge Treatment Guidelines.

A written request for removal dated 24 March 1994 was forwarded to the owner and then a second letter served by certified mail dated 9 May 1994 when the owner had failed to comply.

The State Ombudsman's office was contacted by the owner and a site meeting held on 12 May 1994 was attended by the above and an officer of the Engineering Department. All outstanding matters from this site meeting were addressed in further letters dated 16 and 20 May 1994 and the owner was again requested to undertake removal.

The owner appealed against the City's advice in a letter dated 27 May 1994 to which a reply dated 2 June 1994 was forwarded stating:

"The comments in your letter of appeal in no way alter the directives of my previous letters and removal of the palm, basketball hoop/stand, stakes and string are required. This letter contains my final request for your compliance, my first letter being 24 March 1994 and two months having lapsed."

Removal had not been completed as at 15 June 1994 and 8 July 1994. Further action was postponed until receipt of comments from the State Ombudsman. In a letter dated 4 July 1994 the State Ombudsman states:

"....I do not consider that Council has been unreasonable regarding her verge treatments or that I can be of any further assistance to her (the owner). I have, therefore, discontinued my enquiries and closed my file regarding her complaint against Council.

The owner has been given notice that the City's Engineering workforce will complete works on her behalf and expenses charged should she fail to comply.

Submitted for information.

R T McNALLY
City Engineer

HAS:EMT
Bere0716

I60716

CITY OF WANNEROO REPORT NO: I60716

TO: TOWN CLERK
FROM: ACTING CITY PARKS MANAGER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 27 JULY 1994
FILE REF: 253-7
WARD: CENTRAL
SUBJECT: CENTRAL PARK AMPHITHEATRE - JOBSKILLS PROJECT

A proposal has been received from the Regional Economic Development Group (RED) to develop the amphitheatre as a Jobskills Project in conjunction with LandCorp and the City of Wanneroo (see Report I10433 27 April 1994).

It was recommended that a project team of department officers be established to review this project and report back to Council within 3 months.

It has been identified that this project has direct involvement with the Hames Sharley Joondalup Civic and Cultural Facilities Project and should not be pursued separately. This study of cultural facilities is still being finalised for presentation to Council.

It is, therefore, recommended that this project be deferred until additional information is available in regard to design and expenditure.

Submitted for Council information.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre0700

I60717

CITY OF WANNEROO REPORT NO: I60717

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 27 JULY 1994

FILE REF: 30/3652

WARD: SOUTH

SUBJECT: APPEAL DETERMINATION : PROPOSED RETAIL NURSERY AND FIREWOOD SALES ON LOT 4 (244) WANNEROO ROAD, LANDSDALE

METRO SCHEME: Category 1 - Future Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr A Rodi (Arturo Nominees Pty Ltd)
ADVICE RECEIVED: 17.3.94
REPORT WRITTEN: 29.6.94

INTRODUCTION

The Minister for Planning has dismissed Mr Rodi's appeal against the City's refusal of approval for a retail nursery and firewood sales on Lot 4 (244) Wanneroo Road, Landsdale.

BACKGROUND

Council, at its 10 November 1994 meeting (H21103) resolved to refuse the proposed retail nursery and firewood sales on the grounds that:

40the development is contrary to the intentions of the detailed local structure planning for the area currently being prepared in light of the release of the North West Corridor Structure Plan;

41the development introduces an additional commercial activity on land along Wanneroo Road, intensifying commercial development along this road in this area;

42the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;

43if approved, it will set an undesirable precedent.

MINISTER'S DECISION

The Minister, in considering all issues, resolved that the City's approach was soundly based from a planning point of view and advised that the appeal was not upheld.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

sk:gm
pre94725
29.6.94

I60718

CITY OF WANNEROO : REPORT NO I60718

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES
MEETING DATE: 27 JULY 1994
FILE REF: 404-10
SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
JUNE 1994

The staff overtime return for the month of June 1994 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year - Attachment A refers.

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1993/94 budget are also provided.

As a general comment while Council was overall within budget estimates, some individual areas did exceed budget estimates.

Submitted for information.

J B TURKINGTON
City Treasurer

LC:JW
12 July 1994

REPORT NO:

PAGE NO: 2

REPORT NO:

Page No 2

tre0011

I60719

CITY OF WANNEROO REPORT NO: I60719

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 27 JULY 1994
FILE REF: 244/15/80
WARD: CENTRAL
SUBJECT: RURAL FLY CONTROL - PROSECUTION

Council is advised of the results of legal proceedings against Mr Pasquale Scarfo of 302 Odin Drive, Balcatta at the Joondalup Court on 30 June 1994.

As the owner/occupier of Lot 15 (80) Clarkson Avenue, Wanneroo, Mr Scarfo was responsible for fly breeding in a chicken manure pile which was affected by garden sprinkler overspray. Legal action was initiated based on Council's resolution H40908 of 22 September 1993.

The defendant entered a plea of guilty and was fined \$200.00 with costs of \$195.25. A note of Council's costs has yet to be received.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre07007
ma:rej

I60720

CITY OF WANNEROO REPORT NO: I60720

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 862-1-1

WARD: ALL

SUBJECT: RAVE PARTIES - ex I90323

Council is advised of the receipt of the reply from Hon P D Omodei, MLA, Acting Minister for the Environment in relation to the control of Rave Parties (Attachment 1 refers).

The Minister advises he "has written to the Attorney General seeking her support for the amendments necessary to give Police Officers the same powers as 'Authorised Persons' to the Act as soon as possible".

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre07009
gaf:rej

I60721

CITY OF WANNEROO REPORT NO: I60721

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: FUNDING SUBMISSIONS - RECREATION ADVISER,
DISABILITIES

At its meeting in February 1994, Council agreed to tender a submission to the State Disability Services Commission with the intention of securing ongoing financial support for the salary and oncosts associated with providing a Recreation Adviser - Disabilities within the Recreation and Cultural Services Department (Item I50318 refers).

Council will recall that Mr Wally Hinkley occupied this position for a period of eighteen months. He was employed by Recreation Network.

The Disability Services Commission has now advised that it is not able to fund this project. However, it has also advised that investigation is currently underway regarding the feasibility of some aspects of existing recreation services for people with disabilities being devolved to Local Government Authorities. The Commission has indicated its intention to liaise with Council Officers in this regard.

Council is advised that Mr Hinkley ceased employment on 24 June 1994, when the original funding period concluded.

Submitted for information

R BANHAM
City Recreation and
Cultural Services Manager

DI:GH
rre4711

I60722

CITY OF WANNEROO REPORT NO: I60722

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 27 JULY 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT
MONTHLY REPORT

RECREATION SERVICES

Out of School Care Services

Vacation Care Programmes

Enrolments in Council's Vacation Care Programmes have been extremely high this July holiday period. The need for this form of childcare seems to be on the increase. Part of the reason for this may be attributed to the Hillarys Holiday Programme at Endeavour Road not operating. More intensive advertising promoting Council's vacation care programmes could also be responsible for this increase in demand.

The fees for the July School Holiday period have increased. Council is now recovering more fees from families with more than one child in care in the same programme, as these charges have increased quite substantially.

To date no complaints have been received from clients regarding the new fee schedule and charges.

After School Care Programmes

The fee schedule for Council's After School Care Programmes has altered. There are now three scales of fees which parents pay according to their weekly gross family income. Parents now need to show the Programme Supervisor their family payment letter

rather than confidential information such as payslips and past tax returns to ensure they are paying at the correct scale.

Clients enrolled in Council's After School Care Programmes will be advised in writing in the next week regarding the fee increases. The new Commonwealth Childcare Cash Rebate Scheme, a scheme designed to assist families in meeting the cost of work related childcare expenses will also be explained in this correspondence.

Ocean Ridge Zone

Leisure Programme

This week will see the completion of all courses for second term. On Saturday 9 July some of the students from the ballroom dance classes will be competing for their medals. Fifty five Gymnastics students have just completed their badge tests.

Sports

Approximately 125 different courses have been offered for Term 3 of 1994. Twenty six thousand brochures will be distributed in the Ocean Ridge Zone through the Wanneroo Times along with editorial.

New competitions have started for both netball and volleyball. Ten teams have registered for the new netball competition held Wednesday evenings, and 27 teams for volleyball. There has been no interest in women's basketball. Indoor soccer, rollerblading, rollerskating and the Saturday Club are still quite popular with primary school aged children.

Children's Holiday Activities

Programme enrolments are under way. Fifty children are enrolled in the CJ Bruton basketball clinic. The response has been overwhelming and we are negotiating to have a "Perth Wildcat" take a third session in week 2 of the holidays as there are 27 children on a waiting list. The Centre is also offering a wide range of other activities each day of the vacation period. Several activities have already booked out. Proving popular is the Holiday Club where children can spend a full morning taking part in all sorts of activities, games and morning tea.

Blue Light Disco

Attendances for the Blue Light Disco this month were 978. Another disco at Craigie Leisure Centre or the adverse publicity may have had an impact on the numbers not going over 1,000 this time.

Vending Machines

Although there was some resistance earlier to the vending machines the figure on the income of \$5,000 for the year is pleasing.

Girrawheen/Koondoola Zone

Holiday Programmes

The Recreation Facilities Manager in conjunction with Council's Youth Services Coordinator is again running the "Get Into It" programme for young people aged between 12 and 16 years. Last April school holidays this programme proved to be a resounding success with the programme being fully booked.

Leisure Courses

The Recreation Centre is advertising an expanded leisure course programme for third term. It is envisaged that these courses offered are more suited to the needs and wants of the community residing in Girrawheen and surrounding suburbs.

Research

The Recreation Centre is in the preliminary stages of undertaking some research into the community's perceptions of the role of a recreation centre in the local community. It is anticipated that this research will give facilitators a clearer direction for future centre programmes.

New Facility

Staff at the centre are currently accepting and recording requests from community groups interested in utilising the soon to be completed Marangaroo/Alexander Heights Community Hall.

Aboriginal Evangelical Fellowship

The Centre's Manager and Council representatives have recently held preliminary discussions with the Aboriginal Evangelical Fellowship regarding holding various cultural activities at

venues in the Girrawheen/Koondoola Recreation Zone. These discussions are continuing.

Wanneroo Townsite Zone

Aquamotion

Membership Scheme

The new Aquamation Membership Scheme was launched on 1 July 1994. All current members have been notified by mail and a full promotion will begin on the 25 July 1994, after the school holiday period.

A good response has been received to date with the "OFF PEAK" memberships proving very popular.

Schedule of Charges

Aquamotion's schedule of charges rose in July 1994, with the following programme fee increase delayed until the planned October Spring promotions.

"Learn to Swim" (LTS) Programme

The Term III, 1994 LTS programme is available now and re-enrolments are being encouraged. The new enrolment day is Thursday, 21 July 1994.

Creative Leisure Courses

"Nifty 50's Plus" will continue as a regular term programme. It is anticipated that keen participants will become involved in establishing a club.

"On the Move" was a great success in Term II, 1994 and further funding has been secured for a Term III, 1994 programme from the Women's Sport Foundation.

A series of Personal Wellness Seminars are scheduled for Term III. Funding and assistance has been secured from the Ministry of Sport and Recreation.

Wanneroo Recreation Centre

Creative Leisure Courses

The Term III Creative Leisure Course is now available. Bookings are being accepted for all programmes at the Centre.

Wanneroo Recreation Association

Annual General Meeting at 7.30pm on 25 July 1994, at Wanneroo Function Centre.

The Association is also planning a community event at Aquamation. Details to be confirmed.

Sorrento Duncraig Zone

Recreation Centre Usage

The Recreation Facilities Manager has initiated proceedings to address the problem of inefficient usage of facilities and excessive usage in relation to the number of participants by user groups. There are two main problem areas:

- . junior groups making block bookings because the facility is free of charge and not having sufficient numbers or membership to substantiate the number of hours they have the facility booked for; and
- . user groups booking less than full facilities. An example of this is groups being allowed to book two courts of badminton instead of the full four during peak times. (Using only two courts effectively 'ties up' the full facility and attracts the same expenses).

During June the Recreation Facilities Manager began meeting with the local groups and clubs to discuss possible improvements for 1995 bookings. Initial discussions can at best be described as 'delicate' with groups unwilling to alter the favourable position they find themselves in.

Negotiations with the groups and junior clubs will continue until a reasonable solution is found to the problem.

Sorrento Community Hall

Council will be aware that severe structural damage was caused to the Sorrento Community Hall in the Storms that swept Perth in late May. This community hall was very heavily booked and the process of relocating community groups continued during June. The Recreation Facilities Manager is happy to report that all groups

have been relocated to other facilities. The major user group (Sorrento Playgroup) have been able to continue in another facility due to the generous support and financial assistance received from Council.

Vandalism/Damage Reduction

There has been a noticeable reduction in incidents of vandalism and wilful damage occurring in and around the recreation centre. This may be attributed to the increased presence of evening staff and more suitable "constructive" recreation options available at the centre. An attitude of 'Community ownership' is very evident amongst centre users.

Services for Youth - School Holidays

Both the 'Vacation Care' and 'Get Into It' programmes to be conducted by Council's Recreation and Cultural Services Department are fully booked for the upcoming school holidays. These programmes alone can cater for 450 children at this centre and are obviously proving extremely popular.

Croquet Comes to Wanneroo

A small but enthusiastic group of residents have started croquet as part of the repertoire of activities offered by the Recreation Centre. A course is being conducted by the W.A. Croquet Association with a view to forming the first Croquet club in Wanneroo in the near future.

Leisure Programme

The Term 2 1994 leisure programme has been completed with some 1000 patrons taking part in approximately 95 different courses. This has been the best response to date for leisure courses and is very encouraging. Goals have been set for third term to increase both the number of classes and the average number of participants per class; a move designed to increase the profitability of special interest courses.

Craigie Regional Zone

Aquatic Centre

The pool hall was due to close for maintenance on 24 June for an extensive upgrade of the filtration system. Unfortunately due to circumstances beyond council's control the upgrade was unable to

be completed at this time. The consultants deemed it prudent to investigate further alternatives before committing Council expenditure to the project. This has now been completed and the work has been re-scheduled for the last 2 weeks of December 1994.

This period is traditionally the quietest period of the year in the pool and this closure will have minimal impact on patrons and Council run programmes.

Fitness Centre

During the month of June, three promotions started. The Channel 7 card, offering extra time on memberships purchased; a leaflet drop to households in our catchment area offering a 15% discount on 6 and 12 month memberships; a shop-a-docket promotion offering two for the price of one entry to the fitness centre. All three have proven successful and this coincided with our trial period using a membership co-ordinator, 64 memberships were sold, of which 36 are annual memberships.

Sports Halls

The dry side programmes continue to develop. There are now 11 separate competitions available comprising of basketball, netball, soccer and volleyball with 206 teams in total now playing at the centre. Tuesday night netball is now a comprehensive 50 team competition and has developed a reputation as one of the best night competitions north of the river.

Aerobics

A new aerobics programme was introduced on 6 June, including the new Reebok Slide format. Participation rates have improved substantially since the implementation of this new programme. Coupled with promotions being run during this month the trends for this programme are encouraging.

Healthway Funding

A grant of \$5,000.00 has been received from Healthway to be allocated through 1994/95 for the Tune Up Kids programme. The July holiday programmes will comprise Tune Up Kids (50 children). Basketball, (40 children), Netball (15 children).

Leisure Courses

Leisure courses will be introduced at the MacDonald complex as from 4th term. Applications are being received from interested teachers and are being processed.

CULTURAL SERVICES

Heritage Services

Planning for the inaugural "Perry's Paddock Picnic Day" is underway. An organising committee has been formed comprising of many community oriented and enthused individuals.

The first meeting for the "Perry's Paddock Picnic Day Organising Committee" was held on Thursday 30 June and as a result many working sub-committees have been formed; these being entertainment, publicity, historical displays, ground layout, children's races, horse races, and tug-o-war.

The picnic will be held on Sunday 23 October and it is anticipated it will be a bigger and better event than the previous year with thousands of residents celebrating Wanneroo's heritage by partaking in events from yesteryear.

Youth Services

Youth Services - Yanchep

The Youth Services Co-ordinator has been liaising with the Yanchep Community and Yanchep Community Development worker at the Department of Community Development to discuss the provision of services for young people within the Yanchep/Two Rocks area.

Holiday Programme

Ms Back has been successful in securing funds to operate a school holiday activity programme at Girrawheen/Koondoola and Sorrento/Duncraig for young people aged 12-16 years during the July vacation period. The programme will focus on providing enjoyable, challenging activities for young people to promote self esteem and build confidence.

Practicum Student

The Youth Services Co-ordinator has also been supervising a second year practicum student from Edith Cowan University Youth Work Studies, who has been undertaking research into the needs of young people within the City of Wanneroo.

Anchors Youth Centre

Anchors Youth Centre has now completed the Fast-Track programme in conjunction with Belridge High School. The programme culminated in a 3 day camp at Margaret River, with activities such as camping, caving, horse riding and abseiling.

Anchors will also be conducting a school holiday programme during July.

Submitted for your information.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre4709

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: POLICY AND SPECIAL PURPOSES COMMITTEE

MEETING DATE: 3 AUGUST 1994

FILE REF: 013-3-1

WARD: ALL

SUBJECT: COUNCIL POLICY ON THE CONTROL OF MOVEABLE OR
PORTABLE SIGNS

COUNCIL POLICY

At its meeting on 11 April, 1994, Council resolved to adopt a policy on the control of moveable or portable signs and requested that a further report on the operation of the Policy be submitted to the Policy and Special Purposes Committee in July 1994 (I50410 refers).

INSURANCE

Part (a) of the recommendation is that Council's insurers be instructed to arrange additional insurance to accommodate towing of vehicles and trailers.

The City Treasurer has advised that any towing operations must be at the towing company's risk and its comprehensive insurance will need to be sighted.

Council's insurers have advised that Council's insurance has been extended to meet its legal liability in respect to third party's motor vehicles/portable signs while they have been legally impounded at Council's Depot.

Joondalup Towing Company have advised that they carry extension insurance which covers the third party's vehicle/portable sign and will provide a copy for Council's records.

REPORTS

Reports will be submitted to Council giving details of any vehicles which are impounded.

Submitted for information.

L.CANDIDO
Deputy City Building Surveyor

LC:lc:bre08000

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: POLICY & SPECIAL PURPOSES COMMITTEE

MEETING DATE: 3 AUGUST 1994

FILE REF: 210-16

WARD: ALL

SUBJECT: DEVELOPERS' COVENANTS

INTRODUCTION

The Council has requested a report on the costs and implications of becoming involved in the administration of developers covenants. This results from community perceptions about covenants being ignored and their expectations that the local authority should take an enforcement role. Developers tend not to follow up on somewhat restrictive contractual obligations between purchasers after lots have been sold. In short, the developers take a short-term approach in the interests of marketing their estates whereas the residents and the Council is left with the long term problem. The Council should avoid seeking responsibility for the administration and enforcement of covenants but facilitate developers who wish to inspect plans for compliance with their covenants before building licence applications are processed.

BACKGROUND

The Acting City Building Surveyor tabled an urgent report under general business at the Policy and Special Purposes Committee meeting on 1 December 1993 (Attachment 1). Letters of consultation have been sent to developers, the Department of Land Administration and the Department of Planning and Urban Development, and although a full response has not resulted, there have been sufficient submissions to progress this matter. Submissions are summarised below.

SUBMISSIONS

Department of Land Administration (DOLA)

DOLA highlights the conflict between ratepayers wishing to strengthen the role of restrictive covenants and ratepayers who wish to increase flexibility by having restrictive covenants removed from their title. DOLA does not, as a matter of policy, enforce restrictive covenants which are, "... the result of agreements between adjoining land owners for the benefit of themselves and their successors in title to the land. As with any private agreement, enforcement of such agreements is the responsibility of the person who considers their rights are being breached. If they choose not to enforce their rights by legal proceedings then that is their decision. Whether or not local government authorities should or can concern themselves as to enforcement of private rights in respect of restrictive covenants are policy and legal issues".

LandCorp

LandCorp believes covenants should be kept to a minimum particularly as many specifying the materials which may be used are too prescriptive and do not allow for changes in taste and fashion. In LandCorp's experience, privacy has been the main issue but this is a matter which may be more appropriately handled under other regulations and therefore should not be the subject of covenants. LandCorp has requested the City to act as its agent in the administration of Joondalup and Connolly covenants (which are essentially design guidelines that expire in 1999). Although a fee would be paid for this service it is not supported by the City Building Surveyor who does not have the staff resources to take on the additional responsibilities.

Developers

Developers have submitted some examples of the covenants they impose on purchasers of their residential lots. These generally cover matters summarised on page 2 of Attachment 1. Other covenants restrict further subdivision and parking of commercial/recreational vehicles and specify the design and materials for fencing and driveways. The covenants generally only apply for a few years. Developers wish to pass plans before building licences are granted.

Housing Industry Association (HIA)

The HIA believes many covenants are too onerous and deny persons right to develop their properties. Difficulty arises with project homes which may be displayed in one area but cannot be

constructed in others. HIA also raises the possibility of builders being liable for not having become aware of covenants and argues that Council should resist pressures to assist the imposition of covenants.

Master Builders' Association of Western Australia (MBA)

The MBA raises the difficulty builders face in discovering what covenants were placed on land by the original developer and request a system which will make covenants readily available to builders.

Department of Planning and Urban Development (DPUD)

The DPUD response is particularly relevant and is appended in full as Attachment 2.

ASSESSMENT

A relatively simple procedure would allow developers/residents' associations to comment on plans (in relation to the restrictive covenants that apply) before the plans are submitted for building licence approval. This assumes general acceptance of the procedure and the additional time involved, and that compliance with covenants can be negotiated between the parties. The problem, however, is when conflicts arise.

The Council considers development under its planning scheme and by-law requirements. It has no statutory power to refuse applications which do not comply with covenants. If conflicting parties look to Council to support them the Council will, at best, find itself performing an informal facilitating role. It may be unable to resolve the conflict with the result that a building licence would issue on its own merits and the conflicting parties left to fight a civil court action over their contractual obligations.

In the absence of legislative changes which empower local authorities to administer and enforce covenants, Council should go no further than facilitate developers who wish to inspect building proposals before applications for building licences are processed. The Department for Local Government is considering the formation of a working party on the enforcement of restrictive covenants which Mr Wayne Smith MLA, Member for Wanneroo, is willing to chair. Council may wish to follow this possibility up with the Department although it is a matter which goes beyond the scope of this report.

DOLA and DPUD responses highlight the difficulties presently surrounding the question of enforcement or, in other words, the resolution of disputes between neighbours. This is time consuming and unproductive in terms of overall community administration. It is unlikely that local government will wish to take on the added responsibility. Local government is not consulted when covenants are put in place and it has no statutory framework within which to enforce covenants. Many covenants conflict with Building Code and Town Planning Scheme requirements which form the basis for Council's assessment of applications.

Finally, it has not been possible to estimate costs requested in Council's resolution H51219. There are too many variables involved with the administration of covenants. However, apart from time delays, there should be minimal impact and cost to Council if developers are simply given an opportunity to inspect plans for compliance with their covenants before building licence applications are processed. If conflicts arise, the developers should be left to resolve them with the affected parties. Whilst this, I believe, will go some way to solving the immediate problem with covenants in the short term, the same cannot be said in the long term about remnant covenants after developers have moved away from developed neighbourhoods. As legislation presently stands conflict resolution is a civil matter between neighbours.

RECOMMENDATION:

THAT Council

44supports a return to the system which allowed developers to vet building plans before applications for building licences are submitted to the City;

45prepares a draft "restrictive covenants policy" to facilitate developers who wish to inspect building proposals for compliance with their covenants before applications for building licences are processed;

46circulates the draft restrictive covenants policy to developers, relevant State Government Departments and housing/building organisations for comment prior to further consideration of a final policy on restrictive covenants;

47invites developers to advise the City if they wish to see building proposals before applications for building licences are processed;

48advises the Department for Local Government that it would wish to be represented on any working party formed to consider the enforcement of restrictive covenants.

O G DRESCHER
City Planner

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acs:gm