

I90900A

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, 28 SEPTEMBER 1994

ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, JP, Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL to 10.07 pm	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN to 10.00 pm	South Ward
	A B HALL from 7.34 pm	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	
Deputy Town Clerk:	R E DYMOCK	
City Engineer:	R T McNALLY	
City Planner:	O G DRESCHER	
Acting City Treasurer:	T ORD	
City Building Surveyor:	R G FISCHER	
Deputy Building Surveyor:	L CANDIDO	
City Environmental Health Manager:	G FLORANCE	
City Parks Manager:	F GRIFFIN	
City Recreation and Cultural Services Manager:	R BANHAM	
Security Administrator:	T M TREWIN	
Manager Welfare Services:	P STUART	
Executive Assistant	P HIGGS	
Publicity Officer	W CURRALL	
Committee Clerk:	J HARRISON	
Minute Clerk:	V GOFF	

An apology for absence was tendered by Cr Dammers.

There were 36 members of the Public and one member of the Press in attendance.

The Mayor declared the meeting open at 7.32 pm.

## CONFIRMATION OF MINUTES

### I90935 MINUTES OF COUNCIL MEETING, 14 SEPTEMBER 1994

#### Corrections

- 1 Item I20902, Point 2 be amended as follows:
  - (a) "M6" be amended to "System 6";
  - (b) "to a minimum of 100 metres or 500 metres where possible" be amended to "to a minimum of 500 metres".
- 2 Item I90912, "wastes" be amended to "loads".
- 3 Item I90933, be amended as follows:

"Cr Lynn requested Leave of Absence from Council duties from 20 to 26 September 1994."

**MOVED** Cr Curtis, **SECONDED** Cr Major that the Minutes of Council Meeting held on 14 September 1994, amended as above, be confirmed as a true and correct record.

**CARRIED**

#### **QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION**

Nil

#### **QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION**

Nil

Cr Hall entered the Chamber at this point, the time being 7.34 pm.

#### **ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION**

#### **OFFICIAL OPENING OF POLICE WEEK**

On Monday, September 19 I represented Council at the official opening of Police Week in Fremantle.

The day went off quite well, but lacked sparkle. I made the suggestion to the Police hierarchy that next year they should consider holding their opening in Joondalup.

We could certainly put on a better Show than what I saw at Fremantle.

### **VISIT BY ADULT MIGRANTS**

Last Wednesday, Council played host to a large group of adult migrants who came up to Council to learn a little about what we do.

The morning went well with quite a few officers involved in explaining the workings of council to the migrants. It was like a League of Nations' meeting, with so many people from different countries in attendance.

### **15TH ANNIVERSARY OF GLOUCESTER LODGE MUSEUM**

Last Sunday council celebrated the 15th anniversary of Gloucester Lodge Museum.

The day also gave us the opportunity to hold an Open Day at the Museum and an Earthcare Market Day.

The weather was kind and the day was a success.

### **LOCAL GOVERNMENT MUNICIPALITIES IN AUSTRALIA**

Last week a report was released that showed what we've all suspected for some time.

That is, that the City of Wanneroo has been recognised as the fastest-growing Local Government municipality in Australia.

Wanneroo replaces the Shire of Albert, which is located between Brisbane and the Gold Coast, as Australia's fastest-growing area.

For the last 20 years Wanneroo has played bridesmaid, firstly to Campbelltown in New South Wales from the mid 1970's - thence to Albert which had been widely recognised as the fastest-growing from 1980 to June 1992. We've finally shaken off that "bridesmaid" tag and are rightly in the position we deserve to be in.

### **OPENING NIGHT - PUBLIC ART EXHIBITION**

Tomorrow, Councillors/Ladies and Gentlemen, the City of Wanneroo will hold its Opening Night and Cocktails for the Public Art Exhibition.

This will be a display of a selection of works held by Council.

The viewing times for the public will be between Friday, September 30 until Sunday, October 9.

I recommend to you all to come along and have a look at some of the fine works of art on display.

#### **PETITIONS, MEMORIALS AND DEPUTATIONS**

##### **190936 PETITION SUPPORTING PROPOSED CLOSURE OF ACCESSWAY - BENBULLEN BOULEVARD AND GURIAN GARDENS, KINGSLEY - [510-1384 - 510-1154]**

Cr Wood submitted a 53-signature petition supporting the closure of the accessway connecting Benbullen Boulevard and Gurian Gardens, Kingsley.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition supporting the proposed closure of accessway connecting Benbullen Boulevard and Gurian Gardens, Kingsley be received and referred to Town Planning Department for a report to Council.

**CARRIED**

##### **190937 PETITION OPPOSING PROPOSED QUARRY - BERNARD ROAD SOUTH, CARABOODA - [530-0, 510-461]**

The Town Clerk submitted a 33-signature petition from residents of Bernard Road, Delich Road and Georgjemma Place opposing the quarry on Bernard Road South, Carabooda.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition opposing the quarry at Carabooda be received and referred to Town Planning Department for a report to Council.

**CARRIED**

#### **PLAQUE OF APPRECIATION 1994 "RUN FOR RWANDA"**

Cr Freame tabled a Plaque of Appreciation from the Adventist Development and Relief Agency to the City of Wanneroo for its support of the 1994 "Run for Rwanda."

#### **YEAR OF THE FAMILY DONATION - [303-9-11]**

Cr Freame presented a cheque for \$1,580 from the Year of the Family to the Children's Services Committee to cover the costs of family related programmes.

#### **PARKING EMBAYMENT - ELLENDALE DRIVE, HEATHRIDGE**

The Town Clerk reported that in response to the request from residents of Ellendale Drive, Heathridge, the parking embayment in this road has been converted to a pick-up and set down area for railway commuters. The six residents have forwarded a "Special Thank You" card to Council in appreciation for returning the amenity to their street.

**I90938 PETITION SUPPORTING PROPOSED MEDICAL CONSULTING ROOMS ON LOT 230 (96) TEMPLETON CRESCENT, GIRRAWHEEN - [30/4702]**

A 180-signature petition has been received from Vietnamese residents supporting the establishment of medical consulting rooms on Lot 230 (96) Templeton Crescent, Girrawheen.

This petition will be considered in conjunction with Item I20923.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition concerning the establishment of medical consulting rooms at Lot 230 (96) Templeton Crescent, Girrawheen be received and be considered in conjunction with Item I20923.

**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."

The Greek Consulate recently advised Council that they have made contact with the Kastorian group "Friends of the Environment" which will be caring for the swans. The Consulate is currently trying to ascertain if Friends of the Environment have a suitable enclosure as per the instructions of 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".

The final draft has been sent to the Minister for Local Government for gazettal. 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."

CITY BUILDING SURVEYOR'S REPORT I10930

PETITION OBJECTING TO CHANGES TO OLDHAM RESERVE - ex I90804

"the petition objecting to changes to Oldham Reserve be received and referred to Building Department for a report to Council."

CITY BUILDING SURVEYOR'S REPORT I10930

PETITION OBJECTING TO CONSTRUCTION OF CHANGEROOM/TOILET BLOCK - OLDHAM PARK - ex I90805

"the petition opposing the construction of a changeroom/toilet block and carpark at the northern end of Oldham Park be received and referred to Building Department for a report to Council."

CITY BUILDING SURVEYOR'S REPORT I10930

PETITION OBJECTING TO CONSTRUCTION OF TOILET/CHANGEROOM FACILITIES - OLDHAM PARK, YANCHEP - ex I90831

"the petition objecting to the construction of toilet/changeroom facilities at Oldham Park, Yanchep be received and referred to Building and Engineering Departments for a report to Council."

CITY BUILDING SURVEYOR'S REPORT I10930

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.

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 has been 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."

CITY ENGINEER'S REPORT I10923

PETITION REGARDING EXTENSION OF EDGEWATER DRIVE ONTO JOONDALUP CAMPUS - ex I90727

"the petition received from staff of Joondalup Campus, Edith Cowan University be received and referred to Engineering Department for a report to Council."

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

PETITION REQUESTING INSTALLATION OF ROUNDABOUT - VENTURI DRIVE, OCEAN REEF - ex I90728

"the petition 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."

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

PETITION OBJECTING TO CLEARING AND BURNING OF VEGETATION - ex H10912

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

CITY ENGINEER'S REPORT I10924

TWO ROCKS/YANCHEP RECYCLING LEVY - ex I90855

"RESOLVED that a report be submitted to Council on:

- 1 why Two Rocks/Yanchep are charged a recycling levy at the same rate as the rest of the City of Wanneroo, when they have no recycling collection;
- 2 can this levy be lifted;
- 3 can the district receive proper recycling facilities."

CITY ENGINEER'S REPORT I10926

PETITION EXPRESSING CONCERN AT TRAFFIC PROBLEMS JUNCTION MONTCLAIR AVENUE AND WESTHAVEN DRIVE, WOODVALE - ex I90904

"the petition concerning traffic problems at the T-junction of Montclair Avenue and Westhaven Drive, Woodvale be received and referred to Engineering Department for a report to Council."

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

PETITION EXPRESSING CONCERNS AT PARKING - EDGEWATER RAILWAY STATION - ex I90906

"the petition from local residents expressing concern at the parking of motor vehicles by commuters using Edgewater Railway Station be received and referred to Engineering Department for a report to Council."

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

PROPOSAL TO DEVELOP JOONDALUP CENTRAL PARK AMPHITHEATRE AS A  
JOB SKILLS 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 due course.

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

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

CITY PARKS MANAGER'S REPORT I60920

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 in October 1994.

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"

CITY PLANNER'S REPORT I20944

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.

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."

CITY PLANNER'S REPORT I20943

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

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

A report will be submitted to Policy and Special Purposes Committee Meeting of 5 October 1994.

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."

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

PROPOSED ADDITIONAL DWELLING, LOT 508 (9) CORMORANT COURT, HEATHRIDGE - ex I50719

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

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

A report will be submitted after completion of negotiations regarding development on the site. The applicant has been contacted; it is recommended that this item be removed from the Agenda and a report prepared once a reply is received.

POSSIBLE NON-ORGANIC WASTE DISPOSAL SITE - OCEAN REEF - ex I90756

"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."

CITY PLANNER'S REPORT I60922

COURT DECISION REGARDING SERVICE STATION - ex I90757

"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."

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

PETITION OBJECTING TO AMENDMENT NO 555 TO TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE LOT 24 (207) WANNEROO ROAD FROM RURAL TO RESIDENTIAL DEVELOPMENT R40 - ex I90803

"the petition and letter objecting to the proposal for a road and carparks within Yellagonga Regional Park be received and referred to Town Planning Department for a report to Council."

A deputation will present its case regarding this proposal at the Policy and Special Purposes Meeting of 21 September 1994.

PROPOSED FENCING ON PUBLIC ACCESSWAYS, LOT 976 (11) BURLOS COURT, JOONDALUP - ex I20807

"a further report be presented to Council investigating the possibility of closing the public accessway located to the north of Lot 976 Burlos Court, Joondalup."

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

PETITION RELATING TO REZONING PT ST ANDREWS DRIVE, YANCHEP FOR GROUP HOUSING - ex I90828

"that the petition and correspondence opposing the rezoning of Portion Lot 10 St Andrews Drive, Yanchep be received and referred to Town Planning Department for a report to Council."

A report will be submitted to Council following completion of advertising for the amendment.

PETITION SEEKING ACCESS BY 4-WHEEL DRIVE CLUBS TO SELECTED BEACHES - ex I90830

"that the submission seeking access to selected beaches by responsible 4-wheel drivers be received and referred to Town Planning Department for a report to Council."

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

LAKE PINJAR STRATEGY: SUBDIVISION PROPOSAL FOR LOTS 1, 2 AND 3 PERRY ROAD, PINJAR (MR COX) - ex I20836

"defers consideration of the application submitted by Mr N Cox for subdivision for Lots 1, 2 and 3 Perry Road, Pinjar."

This matter is being deferred till the Environmental Protection Authority has re-assessed its lot size criteria for Lake Pinjar.

LETTERS OPPOSING PROPOSED DENTAL SURGERY - CNR GLENMERE ROAD AND DUGDALE STREET, WARWICK (LOT 229) - ex I90903

"the correspondence opposing the proposed dental surgery on the corner of Glenmere Road and Dugdale Street,

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

Advertising for this proposal closed on 17 September 1994; a report will be submitted in due course.

LETTERS OPPOSING GROUPED DWELLINGS AT LOT 40 WEST COAST DRIVE, MARMION - ex I90905

"the letters opposing grouped dwellings on Lot 40 West Coast Drive, Marmion be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20928

PETITION OBJECTING TO PROPOSED AMBULANCE STATION AT EDDINGTON ROAD, WARWICK - ex I90907

"the petition objecting to the proposed ambulance station at Eddington Road, Warwick be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20926

PETITION OPPOSING PROPOSED DENTAL SURGERY - CNR GLENMERE ROAD AND DUGDALE STREET, WARWICK - ex I90908

"the petition opposing the application for proposed dental surgery on the corner of Glenmere Road and Dugdale Street, Warwick be received and referred to Town Planning Department for a report to Council."

Advertising for this proposal closed on 17 September 1994; a report will be submitted in due course.

TRANSPORT OF HAZARDOUS LOADS ALONG NEAVES ROAD TO FLYNN DRIVE INDUSTRIAL ESTATE - ex I90912

"a report be submitted to Council on the control of hazardous loads being transported on Neaves Road to access Flynn Drive Industrial Estate."

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

PETITION REQUESTING CLOSURE OF BELTANA ROAD, CRAIGIE - ex I90909

"the petition from residents of Beltana Road, Craigie requesting the closure of their street from Camberwarra

Drive be received and referred to Engineering Department for a report to Council."

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

ERECTION OF PLAQUE FOR STOCKMEN AND SHEPHERDS - ex I90932

"the Historical Sites Advisory Committee be requested to consider the erection of a plaque for the stockmen and shepherds on the stock route from Toodyay to Wanneroo."

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

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.

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.

FEASIBILITY OF ESTABLISHMENT OF COMMITTEE FOR CARE OF ANIMALS - ex I90856

"a report be submitted to Council on the feasibility of a Committee being established to look at ways Council

may assist in educating the community, particularly children, in the responsible care of animals; particularly in the urban environment."

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

REQUEST FOR FUNDS - QUINNS ROCKS SENIOR CITIZENS ASSOCIATION - ex I90931

"a report be submitted to Council on the feasibility of Council reimbursing Quinns Rocks Senior Citizens Association for the purchase of a billiard table."

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. The completion of this report is now pending the submission of a business plan from the Association.

**MOVED** Cr O'Grady, **SECONDED** Cr Curtis that the above matters be considered in the order in which they appear in the Agenda.

**CARRIED**

**MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS**

MANAGEMENT COMMITTEES

- A KINGSWAY SPORTING COMPLEX MANAGEMENT COMMITTEE Meeting held 7 June 1994
- B SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC) MANAGEMENT COMMITTEE Meeting held 25 August 1994
- C YANCHEP/TWO ROCKS RECREATION ASSOCIATION MANAGEMENT Meeting held 5 September 1994
- D YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE Meeting held 8 September 1994
- E MILDENHALL SENIOR CITIZEN'S CENTRE MANAGEMENT COMMITTEE Meeting held 13 September 1994

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

**CARRIED**

ADVISORY COMMITTEES

A CHILDREN'S SERVICES ADVISORY COMMITTEE  
Meeting held 5 August 1994

B YOUTH ADVISORY COMMITTEE Meeting held 15 August 1994

**MOVED** Cr Gilmore, **SECONDED** Cr Freame that the Minutes listed at Item A to B be received.

**CARRIED**

OTHER COMMITTEES

A WHITFORD RECREATION ASSOCIATION COMMITTEE Meeting held  
15 August 1994

B GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION COMMITTEE  
Meeting held 23 August 1994

C YANCHEP/TWO ROCKS RECREATION ASSOCIATION COMMITTEE  
Meeting held 5 September 1994

D THE LOTTERIES HOUSE STEERING COMMITTEE Meeting held  
8 September 1994

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

**CARRIED**

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

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

Nil

**DECLARATIONS OF PECUNIARY INTEREST**

Cr Hall declared an interest in Items I30917 and I30918.

Cr Gilmore declared an interest in Item I30914.

Cr Wood declared an interest in Item I30914.

Cr Freame declared an interest in Items I30917 and I30918.

Cr Lynn declared an interest in Item I90949.

Cr Waters declared an interest in Item I90951.

Cr MacLean declared an interest in Item I30917.

**BUSINESS REQUIRING ACTION**

**I90939 TECHNICAL SERVICES**

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Hall that the Technical Services Reports be received.

**CARRIED**

**REPORTS**

**I10917 TENDER NO 49-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT HUDSON PARK, GIRRAWHEEN - [208-8]**

**CITY PARKS MANAGER'S REPORT I10917**

Tenders were advertised during August for Supply, Installation and Commissioning of an Automatic Reticulation System at Hudson Park, Girrawheen.

The City Parks Manager reports on the tender submissions received.

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

- 1 accepts the tender as submitted by Total Eden for \$21,950 for the supply, installation and commissioning of an automatic reticulation system at Hudson Park, Girrawheen;
- 2 authorises signing of the tender documents.

**CARRIED**

**I10918 TENDER NO 50-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT FALKLANDS PARK, KINROSS - [208-8]**

**CITY PARKS MANAGER'S REPORT I10918**

Tenders were advertised during August for Supply, Installation and Commissioning of an Automatic Reticulation at Falklands Park, Kinross.

The City Parks Manager reports on the tender submissions received.

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

- 1 accepts the tender as submitted by Hugall & Hoile for \$56,800 for the supply, installation and commissioning of an automatic reticulation system at Falklands Park, Kinross, and;

2 authorises signing of the tender documents.

**CARRIED**

**I10919 TENDER NO 51-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT CALLANDER PARK, KINROSS - [208-8]**

**CITY PARKS MANAGER'S REPORT I10919**

Tenders were advertised during August for Supply, Installation and Commissioning of an Automatic Reticulation System at Callander Park, Kinross.

The City Parks Manager reports on the tender submissions received.

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

1 accepts the tender as submitted by Hugall & Hoile for \$21,400 for the supply, installation and commissioning of an automatic reticulation system at Callander Park, Kinross;

2 authorises signing of the tender documents.

**CARRIED**

**I10920 CRAIGIE LEISURE CENTRE: UPGRADE OF POOL FILTRATION - [208-44-94/95, 680-12]**

**CITY BUILDING SURVEYOR'S REPORT I10920**

Tenders were called by the consultants Norman Disney & Young for the upgrade of the pool filtration at Craigie Leisure Centre four tender submissions were received.

As the tenders exceeded available funds, the consultants, with approval of the City Building Surveyor, undertook to negotiate with the lowest tenderer.

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

1 accepts the revised tender sum of \$143,125.00 from Chadson Engineering for the upgrade of pool filtration at the Craigie Leisure Centre (tender no 44-94/95);

2 authorises the preparation and signing of contract documents;

- 3 authorises the City Building Surveyor to negotiate with Chadson Engineering over the internal construction and pipework design of the vertical filter shells;
- 4 authorises the construction programme as outlined in Report I10920;
- 5 authorises the closure of the Craigie Leisure Centre from 15 April 1995 to 30 April 1995, and further authorises the City Recreation and Cultural Services Manager to, at his discretion, reduce the length of the proposed Christmas 1994 maintenance shutdown to suit the contractors timetable for changing filter sand and installing balance tank ventilation equipment.

**CARRIED**

Appendix I refers

**I10921 JOONDALUP CITY CENTRE - GRAND BOULEVARD POLES - [510-3303, 730-8-1]**

**CITY ENGINEER'S REPORT I10921**

As part of the street lighting scheme for the Joondalup City Centre, LandCorp installed sixteen luminaire poles suitable for attachment of banner signage in Grand Boulevard at the following intersections:

Shenton Avenue.....	4 banner poles
Reid Promenade.....	4 banner poles
Boas Avenue.....	4 banner poles
Collier Pass.....	2 banner poles
Kendrew Crescent.....	2 banner poles

The City Engineer reports on a request by LandCorp to install banners on the Grand Boulevard lighting poles to extend the existing theme of the signage within the Joondalup Drive median and a proposal to replace the banners for a short period with Water Authority "Water Week" banners in mid October.

He supports the erection of banners by LandCorp and the Water Authority, provided all costs are borne by these authorities.

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

1 Council:

- (a) approves the installation by LandCorp depicting the existing theme of signage in Joondalup Drive on the Grand Boulevard lighting poles at the intersections of Shenton Avenue, Reid Promenade,

Boas Avenue, Collier Pass and Kendrew Crescent subject to all costs being the responsibility of LandCorp;

- (b) approves the installation by the Water Authority of "Water Week" banners on the Grand Boulevard lighting poles at the intersections of Shenton Avenue, Reid Promenade, Boas Avenue, Collier Pass and Kendrew Crescent subject to all costs being the responsibility of the Water Authority.

- 2 a report be provided to Policy and Special Purposes Committee for a policy on the hire of banner masts in Grand Boulevard, Joondalup to organisations wishing to advise the public of forthcoming events of benefit or interest to the general community.

**CARRIED**

**I10922 CAR PARKING STRATEGY - MARANGAROO PRIMARY SCHOOL - [510-1130]**

**CITY ENGINEER'S REPORT I10922**

At its December 1993 meeting, Council considered a report into car parking facilities at the Marangaroo Primary School (Item H11215 refers). The report addressed a proposal to allow school parent motorists access to the Marangaroo Golf Course car park. Council consequently allowed the use of Marangaroo Golf Course car park by the school for a trial period from February 1994 until end of July 1994.

The City Engineer reports that the trial has been successful with no golf patrons' complaints received. He suggests changes to the access track between the car park and the school which has deteriorated and he believes that the Education Department of WA will fund this project.

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

- 1 allows permanent use of the Marangaroo Golf Course to Marangaroo Primary School vehicular traffic, subject to the Education Department of WA funding modifications to the pedestrian access track, estimated to cost \$1,700, as shown on Attachment 1 to Report No I10922;
- 2 advises all interested parties accordingly.

**CARRIED**

Appendix II refers

**I10923 PARKING PROHIBITIONS - MELDRUM WAY, KOONDOOLA - [510-845]**

**CITY ENGINEER'S REPORT I10923**

In May 1994, the President of the Koondoola Pre-primary School Parents and Citizens Association wrote to Council expressing concern for the safety of the children attending the school. In particular, attention was drawn to the practice of parent motorists parking on the verge and the safety implications for pedestrians. The lack of available car bays within the school premises and a perceived narrow road were other issues.

The City Engineer reports on the results of traffic surveys, meetings with interested parties and a questionnaire circulated to residents.

He suggests the installation of parking prohibitions is warranted to provide safety to pedestrians and motorists.

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

- 1 installs "NO PARKING ON VERGE 8.15AM - 9.15AM; 2.30PM - 3.30PM, MONDAY TO FRIDAY" signs on the north side of Meldrum Way, adjacent to the Koondoola Pre-primary School, as shown on Attachment 3 to Report No I10923;
- 2 installs "NO PARKING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM; 2.30PM - 3.30PM MONDAY TO FRIDAY" signs on the south side of Meldrum Way from Lot 10 to the western boundary of Lot 244, as shown on Attachment 3 to Report No I10923;
- 3 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the north east corner of Meldrum Way, as shown on Attachment 3 to Report No I10923;
- 4 advises all interested parties accordingly.

**CARRIED**

Appendix III refers

**I10924 CLEARING AND BURNING VEGETATION - SMOKE CONTROL GUIDELINES - [251-1]**

**CITY ENGINEER'S REPORT I10924**

A petition was received in 1993 from residents of Clarkson, Merriwa, Mindarie and Quinns Rocks objecting to the clearing and burning of vegetation in local subdivision developments. The

residents requested Council to take action to reduce clearing and stop burning in the local area.

At its meeting of 13 September 1993, Council resolved to defer further initiatives on the issue of clearing and burning of vegetation in subdivisions pending the development of guidelines by the (then) Environmental Protection Authority (Item H90704 refers).

The City Engineer outlines details of the "Smoke Control Guidelines" developed by a working party consisting of representatives of Department of Environmental Protection (DEP), WAMA, various government groups and representatives for local authorities. The local authority is assigned the responsibility of monitoring operations for compliance with the guidelines and assessing smoke related complaints.

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

- 1 endorses the Department of Environmental Protection "Smoke Control Guidelines" and adopts them for use in the City of Wanneroo;
- 2 continues to assess all structure planning and rezoning applications for conservation of natural bushland;
- 3 advises the petitioners accordingly.

**CARRIED**

**I10925 COMPUTER FOR ROAD MANAGEMENT SYSTEM - [006-1]**

**CITY ENGINEER'S REPORT I10925**

Council approved \$15,000 in the Budget for consultancy fees associated with the development of a computerised pavement management system based upon the ERIN road management programme.

The City Engineer provides details of the ERIN and ROMAN road management packages which have been developed by Main Roads WA.

He seeks Council approval to purchase a suitable computer and associated operating systems/software to operate these programmes.

**MOVED** Cr Freame, **SECONDED** Cr Hall that Council authorises, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$4,000 from Account No 46562 - Pavement Management Systems (Consultancy Fees) for the purchase of a personal computer and associated operating system/software to operate road management programmes.

## ABSOLUTE MAJORITY

I10926 TWO ROCKS/YANCHEP RECYCLING LEVY - [508-4]

## CITY ENGINEER'S REPORT I10926

Council requested a report at its August meeting on why Two Rocks and Yanchep are charged the same rubbish rate as the rest of the City area when they are provided with a different recycling service. (Item I90855 refers). Council has also received a submission from Mr M Foster of 8 Bagley Road, Warwick to provide a contract recycling collection service for Two Rocks, Yanchep and the rural area.

The City Engineer provides details of the costs of providing the rubbish collection and limited recycling services to the Yanchep/ Two Rocks area.

He suggests that a recycling drop off facility could be established at a local shopping centre, but this would require the involvement of a community group to take on the responsibility for the area in return for a "royalty" on the material collected.

RECOMMENDATION

That Council:

- 1 retains the current policy of providing Yanchep, Two Rocks and rural areas with a limited weekly recycling collection and not charge these areas a higher rubbish rate than the rest of the municipality;
- 2 investigates with the Two Rocks/Yanchep Residents' Association the provision of a drop off facility for glass and newspaper in the Yanchep/Two Rocks area.

**MOVED** Cr Major, **SECONDED** Cr O'Grady that consideration of this matter be deferred and referred back to Policy and Special Purposes Committee with a view to calling tenders for a six month trial pick up of recyclables in the rural and Yanchep areas.

CARRIED

I10927 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

## CITY BUILDING SURVEYOR'S REPORT I10927

The City Building Surveyor reports on the number and value of building licences issued for the month of August, building control activity and Council building works programme.

**MOVED** Cr Gilmore, **SECONDED** Cr Lynn that Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10927.

**CARRIED**

Appendix IV refers

**I10928 JOONDALUP ADMINISTRATION BUILDING: TEMPORARY POWER EXPENSES - [605-09]**

**CITY BUILDING SURVEYOR'S REPORT I10928**

On 28 November 1993, SECWA cut off power to the Joondalup Administration Building in order to carry out repairs to cable damage at the corner of Davidson Terrace and Boas Avenue.

The City Building Surveyor reports on the costs incurred by Council to provide temporary power for the administration building's utilities.

Attempts to recover the costs from the contractor who damaged the cable have been unsuccessful and it will be necessary for this amount to be written off.

**MOVED** Cr Gilmore, **SECONDED** Cr Lynn that Council writes out of its general debtors ledger an amount of \$3,938.48 being the cost of providing a generator to supply temporary power to the Administration Building on 28 November 1993.

**CARRIED**

Cr Moloney left the Chamber at this point, the time being 7.50 pm.

**I10929 PADBURY HALL: ENVIRONMENTAL NOISE - [330-8-5]**

**CITY BUILDING SURVEYOR'S REPORT I10929**

The City Building Surveyor reports on the ongoing problem of noise emanating from Padbury Hall. Alterations were undertaken in 1989/90 and a curfew imposed.

No funds have been allocated in the 1994/95 budget for noise attenuation and it is suggested that the use of Padbury Hall be suspended for discos and functions which are likely to exceed the noise limits.

## RECOMMENDATION

That Council:

- 1 suspends the use of Padbury Hall for discos and other similar functions which are likely to exceed the noise limits;
- 2 offers Bambara Primary School and other groups proposing functions referred to in Point 1 above the use of alternative venues;
- 3 lists the sum of \$27,000 for the acoustic attenuation of Padbury Community Hall for consideration in the 1995/96 Draft Budget;
- 4 in the meantime, if it identifies any surplus funds, proceeds with the acoustic alteration.

**MOVED** Cr Major that Council:

- 1 refuses the use of Padbury Hall for discos and other similar functions which are likely to exceed the noise limits pending accoustic attenuation;
- 2 in accordance with Section 547 (12) of the Local Government Act authorises the expenditure of \$27,000 to undertake accoustic attenuation to the Padbury Community Hall;  

3allows Bambara Primary School to continue to use Padbury hall for discos for the balance of the school year.

There being no **SECONDER**, the motion

**LAPSED**

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

- 1 refuses the use of Padbury Hall for discos and other similar functions which are likely to exceed the noise limits pending accoustic attenuation;
- 2 in accordance with Section 547 (12) of the Local Government Act authorises the expenditure of \$27,000 to undertake accoustic attenuation to the Padbury Community Hall;
- 3 offers Bambara Primary School and other groups proposing functions which are likely to exceed the noise limits alternative venues.

## ABSOLUTE MAJORITY

Cr Moloney entered the Chamber at this point, the time being 7.55 pm.

**I10930 OLDHAM PARK, YANCHEP: PROPOSED TOILETS AND CHANGEROOMS  
- [061-272, 006-4]**

**CITY BUILDING SURVEYOR'S REPORT I10930**

At its meeting of 8 June 1994, Council resolved to seek a further report on the siting of the toilet block at Oldham Reserve after the closing of the advertised period for viewing plans (Item I10603 refers).

The City Building Surveyor reports on the 24 responses and two petitions from residents opposing the development of the toilet block.

He suggests that the construction of the toilet block does not proceed.

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

- 1 rescinds Item 3 of Resolution I10603 relating to endorsement of sketch plan for the toilet block on Oldham Park, Yanchep;
- 2 does not proceed with the construction of the toilet block/changeroom on Oldham Park, Yanchep;
- 3 requests Mrs P Philp to forward her concept for "Oldham Natural Park" to enable it to be considered.

**CARRIED**

**I10931 RELOCATION OF WANNEROO LITTLE ATHLETICS CLUB - [312-6,  
061-110]**

**CITY BUILDING SURVEYOR'S REPORT I10931**

Council at its meeting in May 1993 approved the relocation of the Wanneroo Little Athletics Club from Joondalup Reserve to Edgar Griffiths Reserve. Facilities for the Club to relocate are being put in place including jump pits, discus and shot put pads, etc. However, the Club is concerned that it does not have adequate storage at Edgar Griffiths Park and has written to Council advising that it is prepared to contribute to the cost of the construction of a storage building/shed.

The City Building Surveyor reports that no funds have been allowed in the 1994/95 budget for the provision of storage facilities on Edgar Griffiths Park, however, he considers it appropriate to grant permission for the location of a seatainer on the site until permanent facilities are constructed.

**MOVED** Cr Gilmore, **SECONDED** Cr Lynn that Council advises that Wanneroo Little Athletics Club that it:

- 1 grants approval for the location of a seatainer or similar on site for storage on a temporary basis;
- 2 grants approval for additions to the toilets/changerooms building to provide storage for the Clubs facilities providing it is at the Club's expense.

**CARRIED**

**I10932 PROPOSED GARAGE: LOT 214 (83) GOOLLELAL DRIVE, KINGSLEY - [1027/214/83]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10932**

The owners of Lot 214 (83) Goollelal Drive, Kingsley are seeking Council approval to construct a garage with a reduced building setback of 2000. The adjoining neighbours have no objections.

The City Building Surveyor gives reasons why this request is supported.

**MOVED** Cr Gilmore, **SECONDED** Cr Lynn that Council approves the proposed garage to be constructed at Lot 214 (83) Goollelal Drive, Kingsley, with a reduced front building setback of 2000.

**CARRIED**

**I10933 PROPOSED GARAGE EXTENSION: LOT 385 (7) CALYPSO RETREAT, OCEAN REEF - [2569/385/7]**

**DEPUTY CITY BUILDING SURVEYOR REPORT I10933**

The owners of Lot 385 (7) Calypso Retreat, Ocean Reef are seeking Council approval for a proposed garage extension with reduced building setback.

The proposal has the written support of the adjoining neighbour.

The City Building Surveyor considers that the size of the proposed garage extension will impinge on the existing streetscape

**MOVED** Cr Gilmore, **SECONDED** Cr Lynn that Council refuses the proposed extensions to the existing garage at Lot 385 (7) Calypso Retreat, Ocean Reef and advise the applicants of their right of appeal to the Minister for Planning.

**CARRIED**

**I10934 PROPOSED PERGOLA: PADBURY PLAY GROUP CENTRE, LOT 40**  
**JASON PLACE, PADBURY - [894-17]**

**CITY BUILDING SURVEYOR'S REPORT I10934**

The City Building Surveyor advises that the Padbury Play Group has requested Council's permission to erect a pergola on the northern side of this Council-owned building. The pergola will be funded by a grant from the Lions Club.

**MOVED** Cr Gilmore, **SECONDED** Cr Lynn that Council approves in principle the construction of a pergola on the northern side of the Padbury Play Group building at Lot 40 Jason Way, Padbury, subject to:

- 1 the Padbury Play Group gaining a building licence for the work;
- 2 the construction being to the satisfaction of the City Building Surveyor;
- 3 all costs of the work being met by the Padbury Play Group.

**CARRIED**

**I10935 PROPOSED CARPORT: LOT 381 (5) PACKET PLACE, YANCHEP -**  
**[525/381/5]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10935**

An application has been submitted for approval to construct a carport at Lot 381 (5) Packet Place, Yanchep with a 1500 front building setback.

The City Building Surveyor provides details of the subject site and states that as the property is located within a cul-de-sac, it will not affect the streetscape. The adjoining owner has provided a written statement supporting the application.

**MOVED** Cr Gilmore, **SECONDED** Cr Lynn that Council approves the proposed carport to be constructed at Lot 381 (5) Packet Place, Yanchep with a 1500 front building setback.

**CARRIED**

**I10936 FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL - [210-0]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10936**

Home builders, Ventura Homes Pty Ltd of 9 Montgomery Way, Malaga have commenced eleven dwellings without notifying the City Building Surveyor as required under the Conditions of Approval.

The Deputy City Building Surveyor reports on the actions which have been taken to seek a satisfactory explanation from the builders, without response, and now seeks Council approval to instigate legal proceedings.

**RECOMMENDATION**

That Council instigates prosecution proceedings against Ventura Homes Pty Ltd for failing to comply with the building licence conditions of approval for eleven dwellings.

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

- 1 instigates prosecution proceedings against Ventura Homes Pty Ltd for failing to comply with the building licence conditions of approval for eleven dwellings;
- 2 serves stop work orders on Ventura Homes Pty Ltd for each of the projects.

**CARRIED BY AN**

**ABSOLUTE MAJORITY**

**I10937 BUILDING LICENCES: CREDIT FACILITIES - [019-2]**

**CITY BUILDING SURVEYOR'S REPORT I10937**

An approach has been received from Dale Alcock Homes Pty Ltd seeking the provision of credit facilities for payment of building licences at the City of Wanneroo.

Discussions have occurred with the building company and it is proposed that the payment of building licences, using credit card facilities, be trialed for a period of six months.

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

- 1 Council authorises the trial of payment of building licences by use of credit card facilities by Dale Alcock Homes Pty Ltd for a period of six months;

2 a further report be submitted to Council prior to the conclusion of the trial on the outcomes.

**CARRIED**

**I90940 TOWN PLANNING**

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

**CARRIED**

**REPORTS**

**I20922 DEVELOPMENT ASSESSMENT UNIT - 1 AUGUST TO 31 AUGUST 1994**  
**- [290-1]**

**CITY PLANNER'S REPORT I20922**

The City Planner presents a resumé of the development applications processed by the Development Assessment Unit from 1 August to 31 August 1994.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report I20922.

**CARRIED**

Appendix V refers

**I20923 REVISED PROPOSAL FOR MEDICAL CONSULTING ROOMS ON LOT 230**  
**(96) TEMPLETON CRESCENT, GIRRAWHEEN - [30/4702]**

**CITY PLANNER'S REPORT I20923**

N Q Tran has submitted a revised proposal for medical consulting rooms on Lot 230 (96) Templeton Crescent, Girrawheen.

The City Planner provides background details to the subject matter. He advises that although the applicant has been able to satisfy access and parking concerns cited in Council's earlier resolution, the revised proposal is not supported on the grounds of significant concerns of increased traffic near the junction of Marangaroo Drive and Templeton Crescent.

**ADDITIONAL INFORMATION**

The City Planner advised that late submissions had been received in this matter in the form of a further letter from Dr C Chan and three other letters objecting to the proposal, and a petition of support containing 180-signatures (Item I90938 refers). These submissions do not alter the recommendation.

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

that the location of a commercial development at the junction of Templeton Crescent/Marangaroo Drive would exacerbate existing traffic concerns associated with this intersection.

**CARRIED**

**I20924 PROPOSED CHURCH, UNIT 3, LOT 74 (148) WINTON ROAD,  
JOONDALUP - [30/3476]**

**CITY PLANNER'S REPORT I20924**

The City Planner reports on an application received from the Bridge Ministry Incorporated seeking Council approval to operate a church from Unit 3, Lot 74 (148) Winton Road. The application effectively expands an existing approved church use on the site.

In accordance with Council Policy the other unit owners have been consulted regarding the application. No responses were received. The application is generally supported.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council approves the use of Unit 3, Lot 74 (148) Winton Road, Joondalup for church purposes for the Bridge Ministry Incorporated subject to:

- 1 all activities, excluding the operating of the office and individual counselling services, being conducted outside normal business hours;
- 2 standard and appropriate conditions.

**CARRIED**

**I20925 PROPOSED TELECOMMUNICATIONS TOWER ON LOT 977 BURLOS  
COURT, JOONDALUP - LEASE TO VODAFONE PTY LTD -  
[3705/97/15]**

**CITY PLANNER'S REPORT I20925**

Council at its meeting of 13 July 1994 agreed to lease a portion of its community purpose site at Lot 977 Burlos Court, Joondalup to Optus Communications Pty Ltd for a telecommunications tower and equipment shelter (Item I20715 refers). Council was advised at that time that another carrier would seek to utilise the Optus Tower and to construct its own equipment shelter. Vodafone Pty Ltd has now applied for a lease for that purpose.

The City Planner provides details of the rental, terms and conditions of the land proposed for the telecommunications tower and advises that in accordance with Section 267 of the Local Government Act, the proposed lease is subject to approval of the Minister for Local Government.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council, subject to the approval of the Minister for Local Government:

- 1 agrees to lease an area of about 36 square metres on the eastern boundary of its Community Purpose site at Lot 977 Burlos Court, Joondalup, to Vodafone Pty Ltd;
- 2 grants an initial term of five years with options for three further terms of five years each;
- 3 sets a rental of \$2,500 for the first year of the term to be increased by 5.00 per cent and compounded annually for each succeeding year.

**CARRIED**

**I20926 PROPOSED AMBULANCE DEPOT, RESERVES 34118 (37) AND 32334 (92) EDDINGTON ROAD, WARWICK - [30/4829]**

**CITY PLANNER'S REPORT I20926**

An Ambulance Depot is being proposed adjacent to the Warwick Police Station and primary school. The proposal has been advertised in accordance with Council requirements.

The City Planner gives background details of the submission and states that after assessment, the application is not supported due to the existing congestion generated by surrounding land uses.

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

- 1 refuses the application by John Taylor Architect on behalf of St John Ambulance Australia for an ambulance depot on Reserves 34118 and 32334 Eddington Road, Warwick on the grounds that:
  - (a) the use is inappropriate in this location due to congestion of the residential streets caused by existing surrounding land uses;
  - (b) the zoning of the two subject reserves differs and therefore would require a rezoning amendment to the town planning scheme to accommodate this proposed use;
- 2 advises the applicant that it is prepared to consider a revised application if all vehicular access can be gained from Erindale Road via the area of the police station.

**CARRIED**

**I20927 PROPOSED TEN GROUPED DWELLINGS, THREE STOREYS IN HEIGHT, LOTS 135, 136 AND 137 KEYS CLOSE AND LOT 125 ROSSLARE PROMENADE, MINDARIE - [30/4720]**

**CITY PLANNER'S REPORT I20927**

Godfrey Spowers Puddy & Lee on behalf of Watercove Enterprises Pty Ltd are seeking Council approval to construct ten grouped dwellings, three storeys in height on Lots 135, 136 and 137 Keys Close and Lot 125 Rosslare Promenade, Mindarie.

The City Planner reports on the background relating to the subject matter and gives details of the proposal.

In assessment of the application he addresses the requirements of the Residential Planning Codes and advises that the proposal generally meets these requirements.

**RECOMMENDATION**

That Council approves the application by Godfrey Spowers Puddy and Lee on behalf of Watercove Enterprises Pty Ltd for ten grouped dwelling of three storeys on Lots 135, 136, 137 Keys Close and Lot 125 Rosslare Promenade, Mindarie subject to:

- 1 the final location of the jetty moorings being approved to the satisfaction of the City Planner prior to the issuing of a building licence;
- 2 a revised plan being submitted altering the design of balconies to reduce overlooking of adjoining units private open space areas prior to the issuing of a building licence;
- 3 a new Certificate of Title being issued to reflect the approved amalgamation of Lots 125, 137, 136 and 135 prior to the issuing of a building licence;
- 4 standard and appropriate development conditions.

**MOVED** Cr O'Grady, **SECONDED** Cr Cooper that consideration of this matter be deferred and referred to Policy and Special Purposes Committee at its meeting on 19 October 1994 for further discussion.

**CARRIED**

Cr Gilmore left the Chamber at this point, the time being 8.15 pm.

**I20928 PROPOSED TWO GROUPED DWELLING ON LOT 40 (32) WEST COAST DRIVE, MARMION - [30/4570]**

**CITY PLANNER'S REPORT I20928**

Plans accompanying an application of a building licence for a two grouped dwelling on Lot 40 (32) West Coast Drive, Marmion differ from the development approval issued by Council on 9 March 1994. The building licence has therefore been held pending modifications. The new design complies with the requirements of the Residential Planning Codes (R Codes).

The City Planner reports on the background relating to the subject and gives details of the new design. In assessment of the application he addresses objections raised from adjoining owners.

**RECOMMENDATION**

That Council approves the modified design submitted by R L Fisher and Associates on behalf of Mr and Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Sorrento subject to:

- 1 Unit 1 being setback at a minimum 6.0m from the lot's West Coast Drive boundary;
- 2 standard and appropriate development conditions.

**ADDITIONAL INFORMATION**

The City Planner advised that following the preparation of the report certain events have occurred that need to be brought to the attention of Council prior to a decision being reached regarding the two grouped dwelling.

Prior to discussing the recent events, the City Planner provides below a brief history of the application:

119 November 1993 - A Development Application was received for a two grouped dwelling, one of two storeys and one of three storeys.

216 December 1993 - The application was withdrawn because of objections received following the advertising of the proposal (ie Council's Policy G3-17 requires residences in excess of two storeys or 6 metres in height to be advertised).

3The applicant subsequently submitted a revised design which basically involved a mirror image and some minor

design amendments. The plans were again advertised with several objections being received.

Council considered the proposal and submissions at its meeting on 9 March 1994 and resolved to approve the application as the development complied with the requirements of the Residential Planning Codes (R Codes).

4Plans for a building licence were subsequently submitted which were different to those issued with a Development Approval. The changes mainly involved modifications to the roof designs and setbacks. Because of the changes the proposal was again advertised and further objections were received and they will be discussed in Report I20928 to Council's meeting to be held on 28 September 1994. The report still recommends approval as the design complies with the requirements of the R Codes.

5Since the preparation of the above report the applicant has withdrawn the plans subject of the report and has submitted a further modified design. The modified design is the first issue to be discussed in this memo, as per below.

The applicant advises that the latest design is more in keeping with plans issued with the original Development Approval on 9 March 1994 and the design has been submitted to help alleviate some of the concerns of adjoining residents.

The City Planner advises that no changes have been made to the rear unit between the original building plans and the latest design.

There are, however, changes to the front unit between the original building plans and the latest design and these include:

- 1 The room layout has been changed slightly and the footprint has returned to its original Development Approval configuration. Therefore, the dining room window facing south is now set back at 2.0 metres rather than 1.5 metres.
- 2 The height of the building has been reduced by 0.3 metre by modifying and lowering the roof line.

The front setback requirement of 6.0 metres has not been accommodated on the modified design, however, it can be achieved.

The second issue relates to a submission received informing Council of a meeting held at 30 West Coast Drive on 6 September 1994 to discuss the proposal. The meeting was attended by 38 local residents and Councillors Curtis and Major.

A summary of the submission/meeting is provided below:

- Adjacent landowners did not have a good opportunity to examine the proposal and make appropriate comments.
- The proposed development is out of character with nearby dwellings with regard to scale and setbacks from boundaries.
- Those attending the meeting did not believe that the proposed development complied with the requirements of the R Codes with regard to privacy, daylight and general amenity.
- Approval could lead to similar developments occurring throughout the area which is against the wishes of those attending the meeting.

In response, the City Planner advises that residents were given the opportunity to comment on the proposed development, in fact, the advertising period was extended by two weeks because of changes to the design for the convenience of those wishing to comment.

Although the residents' concerns are acknowledged, it must be remembered that, with the exception of the 5.5 metre front setback, all versions of the proposed development comply with the requirements of the R Codes which ensure, inter alia, adequate standards of privacy, lighting and ventilation. The front setback will be rectified by a condition of approval.

The recommendation of the report should therefore not be altered.

The third issue relates to correspondence recently received from Mr P Mirandah, the landowner.

In his correspondence, Mr Mirandah expressed his disappointment at what he termed unconventional and lengthy procedures being taken by Council in relation to his application.

He advises that he instructed R L Fisher & Associates (the applicant) to proceed with the preparation of working drawings for a building licence, based on Council's Development Approval issued on 9 March 1994. He was subsequently disappointed when he was advised by Council that his building plans would need to

be re-advertised because they differed slightly to those issued with Development Approval. He immediately instructed R L Fisher & Associates to revert back to the exact design approved in March 1994.

R L Fisher & Associates did submit modified plans (the latest set of plans discussed earlier in this memo), however, they are not identical to the original plans approved in March. There is obviously a communication problem between Mr Mirandah and R L Fisher & Associates.

Mr Mirandah proceeds to explain that he is experiencing substantial financial losses in expensive holding costs, architectural and engineering fees and potential increased building costs during the period of these delays.

Furthermore, Mr Mirandah advises that he is in danger of violating the Foreign Investment Commission's regulations because of the delay and that any breach would prevent him from making any further investments in this country. (Mr Mirandah is a resident of Singapore).

Mr Mirandah is obviously, and justifiably, upset at the delay in progressing his two grouped dwelling proposal.

Finally, on Monday 19 September 1994, Mr R West an abutting owner to the development, sought a deputation prior to the Policy and Special Purposes Committee meeting on the 21 September 1994. This request was declined due to the number of deputations which have been listed for hearing.

Cr Gilmore entered the Chamber at this point, the time being 8.18 pm.

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

- 1 consideration of this matter be deferred and referred to Policy and Special Purposes Committee at its meeting on 19 October 1994;
- 2 background information be circulated to Councillors;
- 3 a report be submitted to Policy and Special Purposes Committee reviewing the amenity provisions of the R-Codes.

**CARRIED**

**I20929** **SETBACK RELAXATION FOR SHED ADDITION ON LOT 33 (33)  
BUSHLAND RETREAT, NEERABUP - [30/4871]**

**CITY PLANNER'S REPORT I20929**

R L & B M Strike seek Council approval to extend a general purpose shed from 63m<sup>2</sup> to 144m<sup>2</sup>, to be located 13m from the side boundary at Lot 33 Bushland Retreat which is within Special Rural Zone No 4.

The City Planner gives an assessment of the proposal and confirms that the lot is heavily vegetated and the proposed shed location would not adversely impact on the amenity of this Special Rural Zone.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council exercises its discretion and approves a side setback relaxation to 13 metres for shed extensions on Lot 33 (33) Bushland Retreat, Neerabup subject to standard and appropriate conditions.

**CARRIED**

**I20930 PROPOSED ADDITIONAL UNIT OF THREE STOREYS ON LOT 55 (1) MULLALOO DRIVE, MULLALOO - [30/4787]**

**CITY PLANNER'S REPORT I20930**

E H Bickerstaffe on behalf of B & M Samardali seeks Council approval for a three storey additional dwelling on Lot 55 (1) Mullaloo Drive, Mullaloo.

The City Planner reports on the background relating to the subject site and gives details of the proposal.

He considers objections received from three landowners cannot be supported on town planning grounds and advises that the development complies with the Residential Planning Codes.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council approves the proposed second dwelling of three storeys on Lot 55 (1) Mullaloo Drive, Mullaloo submitted by E H Bickerstaffe on behalf of B and M Samardali subject to standard and appropriate development conditions.

**CARRIED**

**I20931 DIVIDING FENCE CLAIM - LOT 10 (76) AYLESFORD DRIVE, MARANGAROO - [1936/10/76]**

**CITY PLANNER'S REPORT I20931**

M Mannino seeks a contribution towards the cost of two dividing fences on a Council held property.

The City is the registered owner of Lot 10 (76) Aylesford Drive, Marangaroo in its capacity as the authority responsible for Town

Planning Scheme No 7A. The owner of two adjoining parcels being Lot 84 (28) and Lot 85 (19) Margate Place, has lodged a claim under the Dividing Fences Act for reimbursement of half of the cost of a 2400mm Hardiflex fence he has erected along the common boundary of his properties and the City's Lot 10. The amount claimed is \$347.50.

The City Planner gives an assessment of the subject matter and states that funds to meet the claim are held in Town Planning Scheme No 7A, Part B.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council authorises the payment of \$347.50 to Mr M Mannino for the half cost of a dividing fence between Lot 10 (76) Aylesford Drive and Lots 84 (28) and 85 (19) Margate Place, Marangaroo to be paid from Town Planning Scheme No 7A Operating Expenses Account.

**CARRIED**

**I20932 SUBDIVISION CONTROL UNIT FOR MONTH OF AUGUST 1994 - [740-1]**

**CITY PLANNER'S REPORT I20932**

The City Planner presents a resumé of the Subdivision Applications processed by the Subdivision Control Unit for the month of August 1994.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I20932.

**CARRIED**

Appendix VI refers

**I20933 CLOSE OF ADVERTISING: AMENDMENT NO 686 TO TOWN PLANNING SCHEME NO 1 TO AMEND TEXT - [790-686]**

**CITY PLANNER'S REPORT I20933**

The City Planner advises that Amendment No 686 to modify the Scheme Text to bring car parking design standards into line with the Australian Standard has been advertised for public inspection. At the close of advertising on 9 September 1994 no submissions had been received. It is recommended that the amendment be finally adopted in accordance with normal procedure.

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

- 1 finally adopts Amendment No 686 to Town Planning Scheme No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

**CARRIED**

**I20934 CLOSE OF ADVERTISING: AMENDMENT NO 687 TO TOWN PLANNING SCHEME NO 1 SCHEME TEXT - [790-687]**

**CITY PLANNER'S REPORT I20934**

The Hon Minister for Planning granted approval to advertise the introduction of a "cinema complex" definition into the Scheme Text. At the close of advertising on 30 August 1994 one submission in support of the amendment was received.

The City Planner reports on the background to the subject and advises that LandCorp has made a submission in support of the amendment.

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

- 1 finally adopts Amendment No 687 to Town Planning Scheme No 1;
- 2 forwards the submission received to the Hon Minister for Planning seeking final approval of Amendment No 687;
- 3 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

**CARRIED**

**I20935 CLOSE OF ADVERTISING: AMENDMENT NO 684 TO TOWN PLANNING SCHEME NO 1, LOTS 313 AND 314 OUTLOOK DRIVE, EDGEWATER - [790-684]**

**CITY PLANNER'S REPORT I20935**

Amendment No 684 is facilitated by Council abandoning its efforts during 1993 to preserve a significant tree on this land which was proposed as an Anglican Church site (Item H21220 refers). The tree has been removed to allow residential development and the Church will now be built on a new site in the Joondalup City Centre.

The Hon Minister for Planning granted approval to advertise the recoding of Lots 313 and 314 Outlook Drive, Edgewater from R20 to R40 for public inspection. At the close of advertising on

30 August 1994, three objections were received based mainly on the assumption that aged persons dwellings are proposed.

The City Planner gives background details to the subject land and in assessment of the proposal considers a residential development would generate less traffic and be more sympathetic to the area than a Church.

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

- 1 finally adopts Amendment No 684 to Town Planning Scheme No 1;
- 2 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 684;
- 3 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

**CARRIED**

**I20936 PROVISION OF RECREATION FACILITIES, CRAIGIE OPEN SPACE, RESERVE 32858 - [745-4]**

**CITY PLANNER'S REPORT I20936**

Consideration is being given to developing part of the Craigie Open Space situated between the Craigie Leisure Centre and the Mitchell Freeway. Several parties have made enquiries aimed at establishing and operating golf orientated recreational facilities on various parcels of land within Wanneroo.

The City Planner provides background details to the subject land. He considers that the best way to advance the development and operation of the recreational potential of this Reserve is to invite submissions from the private sector and to encourage the City's own administration to make a submission.

**RECOMMENDATION**

That Council authorises advertising calling for submissions from interested parties to establish, lease and operate a commercially based golf orientated public recreation facility on part of Reserve 32858 Craigie.

**MOVED** Cr Magyar, **SECONDED** Cr Curtis that Council authorises advertising calling for public submissions from interested parties regarding the establishment of, lease, and operation of a commercially based golf orientated public recreation facility on part of Reserve 32858 Craigie.

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

Cr MacLean left the Chamber at this point, the time being 8.42 pm.

**MOVED** Cr Curtis, **SECONDED** Cr Magyar that consideration of this matter be deferred and referred to Policy and Special Purposes Committee at its meeting on 19 October 1994.

**CARRIED**

Cr MacLean entered the Chamber at this point, the time being 8.47 pm.

**I20937 PROPOSED DEDICATION OF A PORTION OF HEPBURN AVENUE, GREENWOOD - [510-1900]**

**CITY PLANNER'S REPORT I20937**

Lots 55, 619 and 650 of the constructed portion of Hepburn Avenue, Greenwood are held in title by Her Majesty Queen Elizabeth the Second and Lot 651 is owned by the City of Wanneroo.

The City Planner advises that a Council resolution is required to dedicate the road.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council requests the Hon Minister for Lands to dedicate the land comprised in Lots 500, 619, 650 and 651 Hepburn Avenue, Greenwood as a public road under Section 288 of the Local Government Act.

**CARRIED**

**I20938 DEDICATION OF PORTION OF BALTIMORE PARADE, MERRIWA - [740-87489]**

**CITY PLANNER'S REPORT I20938**

Council has been requested to dedicate to the public use a portion of Baltimore Parade, Merriwa under the provisions of Section 288 of the Local Government Act.

The City Planner provides background details to the subject land and seeks a Council resolution pursuant to Section 288 of the Local Government Act to dedicate it as a public road.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council requests the Minister for Lands, pursuant to Section 288 of the Local Government Act, to declare as a public street the section of

Baltimore Parade, Merriwa between the former alignment of Quinns Road and Hester Avenue.

**CARRIED**

**I20939 APPLICATION TO PURCHASE A PORTION OF WEST COAST HIGHWAY, SORRENTO - [510-2684]**

**CITY PLANNER'S REPORT I20939**

Keith Howard Piper, Consulting Surveyor, has applied to purchase a portion of the road reserve adjoining Lot 25 West Coast Highway, Sorrento.

The City Engineer has no requirement for the road reserve and it can therefore be sold to the owners of the adjoining Lot. However, a section of the road reserve will need to be retained for a sightline truncation. To determine the area required a detailed survey will need to be undertaken.

The City Planner advises that prior to approval being granted, the matter will be referred to the servicing authorities for their comments and in accordance with Section 288A of the Local Government Act, Council is required to advertise the proposed road closure.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council gives preliminary approval to close the portion of the road reserve adjoining Lot 25 West Coast Highway, Sorrento and dispose of the land to the adjoining property and advertises the proposed closure to gauge the opinions of the local community in accordance with Section 288A of the Local Government Act.

**CARRIED**

**I20940 RENEWAL OF LEASE: MARMION PRE-PRIMARY CENTRE - [895-23]**

**CITY PLANNER'S REPORT I20940**

The Marmion Pre-primary Centre is leased by Council to the Education Department of Western Australia. The initial five year lease is due to expire on 31 January 1995 and the Education Department wishes to renew the lease for a further term of five years.

The City Planner provides details of the lease and maintenance arrangements undertaken by the Education Department and supports renewal for a further five years.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council approves the renewal of the lease of the Marmion Pre-primary Centre to the Education Department of WA for a term of five years commencing 1

February 1995 at a rental of \$1,200 for the first year which is to be reviewed annually by movement in the Consumer Price Index.

**CARRIED**

**I20941 PROPOSED DRAINAGE EASEMENT OVER LOT 24 (217) KINGSWAY, LANDSDALE - MR F GREEN - [222/24/217]**

**CITY PLANNER'S REPORT I20941**

The City Engineer requires an easement over Lot 24 Kingsway to protect a proposed drainage scheme. The owner of the affected lot has agreed to the easement subject to suitable compensation being paid. A qualified valuer has suggested that a compensation figure of \$14,300.00 would be appropriate.

The City Planner provides background details to the subject matter and advises that the owner has agreed to the amount of \$14,300.00 as compensation.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council agrees to pay \$14,300.00 to Mr F Green as compensation for the proposed drainage sump and easement on Lot 24 Kingsway, Landsdale.

**CARRIED**

**I20942 UNAUTHORISED CLEARANCE OF TREES/VEGETATION FROM LOT 193 (74) SHILLINGTON WAY, WANNEROO - [2426/193/74]**

**CITY PLANNER'S REPORT I20942**

Lot 193 (74) Shillington Way, Wanneroo being a property situated within Special Rural Zone No 13, has recently been bulldozed to such extent that practically all of the natural bush vegetation has been removed, contrary to the provisions of the City of Wanneroo Town Planning Scheme No 1. The owner has been advised that an offence has been committed and is co-operating in the replanting of the land.

The City Planner provides background details to the subject matter and states that the owner is most anxious to undertake remedial measures to resolve the issue.

Correction

The proposed replanting plan was omitted from Report I20942 and forms Appendix VII hereto.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council approves the plan provided by Mr Huriy for the proposed reclamation and replanting of Lot 193 (74) Shillington Way, Wanneroo and advises

him that unless substantial replanting has taken place, in conformity with the approved plan, by June 1995, to the satisfaction of Council's Parks Department, that prosecution proceedings will then be implemented.

**CARRIED**

Appendix VII refers

**I20943 COUNCIL MEMBERSHIP OF THE INTERNATIONAL COUNCIL FOR LOCAL ENVIRONMENTAL INITIATIVES - [305-6]**

**CITY PLANNER'S REPORT I20943**

Council has requested a report on the feasibility of affiliation with the International Council for Local Environmental Initiatives (ICLEI) (Item I90617 refers).

The City Planner provides background information about ICLEI and outlines the costs and benefits of membership.

He concludes that ICLEI provides an international forum specifically orientated towards environmental progress at the Local Government level and considers that being a relatively new organisation, Council may be able to influence the organisation's basic directions.

**MOVED** Cr Major, **SECONDED** Cr Curtis that consideration of this matter be deferred and be raised by Cr Major at the appropriate time.

**CARRIED**

**I20944 OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - [615-0-3]**

**CITY PLANNER'S REPORT I20944**

For several years now, Council has been monitoring the situation in respect of a proposed major coastal tourist/recreation development Council has envisaged for land it owns adjacent to the Ocean Reef Boat Launching Facility. It has received periodic monitoring reports on the matter, reviewing general development prospects and recent relevant occurrences in the area.

The City Planner provides background details to the subject matter and considers that prospects for reactivating this project are good.

He suggests that consideration be given in next year's budget to allocate funds for a consultancy associated with attracting private sector involvement in the project.

**MOVED** Cr Cooper, **SECONDED** Cr Magyar that Council requires a further monitoring report on the Ocean Reef coastal land project to be submitted to Council in March 1995, such report to give consideration to the matter of funds being included in the 1995/96 budget for a consultancy associated with the marketing of this project.

**CARRIED**

**I20945 PROPOSED LANDSDALE SHOPPING CENTRE ON LOTS 2 AND 3  
WANNEROO ROAD, LANDSDALE - [30/1031]**

**CITY PLANNER'S REPORT I20945**

Coney Project Management Pty Ltd, on behalf of Tah Land Pty Ltd, has submitted modified plans for the Landsdale District Shopping Centre on Lots 2 and 3 Wanneroo Road, Landsdale. These plans supersede those submitted in November 1993 and include the shopping centre component, car parking and access roads into the site from Wanneroo Road, Hepburn Avenue and the proposed eastern road.

The City Planner provides background details to the subject matter and an assessment of the modified proposal.

He considers that the proposal is consistent with the zoning of the area and can be approved subject to certain conditions.

**RECOMMENDATION**

That Council:

- 1 approves the revised design for the Landsdale District Shopping Centre on Lots 2 and 3 Wanneroo Road, Landsdale as submitted by Coney Project Management Pty Ltd on behalf of Tah Land Pty Ltd, subject to:
  - (a) the provision of a minimum number of 1200 car parking bays, to the satisfaction of Council;
  - (b) the approval of the Department of Planning and Urban Development and Main Roads WA;
  - (c) the dual carriageway of Hepburn Avenue being extended east of the western left in - left out access with no median opening at this access point;
  - (d) the construction of the full earthworks for both carriageways of Hepburn Avenue and the construction of a single carriageway with a dual

carriageway transition east of Wanneroo Road and a dual use path along the shopping centre frontage and to the existing access on the western boundary of Kingsway Reserve;

- (e) the western left in - left out access being closed, should the future interchange at Wanneroo Road be constructed;
- (f) the Shopping Centre owner undertaking, at its expense, the channelisation works and future traffic signal installation at the Giralt Road and shopping centre intersection;
- (g) the location for the eastern access road, adjacent to the boundary of the shopping centre lot and Kingsway Reserve, being to the satisfaction of the City Planner and City Engineer;
- (h) standard and appropriate development conditions;
- (i) the shopping centre owner undertaking, at its expense, the modifications to the traffic signals at the Hepburn Avenue and Wanneroo Road intersection;

2 requests the Landsdale Shopping Centre owner to justify the need for a joint one third contribution to the modification of the traffic signals at Hepburn Avenue and Wanneroo Road;

3 modifies the legal agreement between Tah Land Pty Ltd to reflect the revised arrangements of this approval.

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

1 approves the revised design for the Landsdale District Shopping Centre on Lots 2 and 3 Wanneroo Road, Landsdale as submitted by Coney Project Management Pty Ltd on behalf of Tah Land Pty Ltd, subject to:

- (a) the provision of a minimum number of 1200 car parking bays, to the satisfaction of Council;
- (b) the approval of the Department of Planning and Urban Development and Main Roads WA;
- (c) the dual carriageway of Hepburn Avenue being extended east of the western left in - left out

access with no median opening at this access point;

- (d) the construction of the full earthworks for both carriageways of Hepburn Avenue and the construction of a single carriageway with a dual carriageway transition east of Wanneroo Road and a dual use path along the shopping centre frontage and to the existing access on the western boundary of Kingsway Reserve;
  - (e) the western left in - left out access being closed, should the future interchange at Wanneroo Road be constructed;
  - (f) when deemed necessary by Council, the Shopping Centre owner undertaking, at its expense, the channelisation works and future traffic signal installation at the Giralt Road and shopping centre intersection;
  - (g) the location for the eastern access road, adjacent to the boundary of the shopping centre lot and Kingsway Reserve, being to the satisfaction of the City Planner and City Engineer;
  - (h) standard and appropriate development conditions;
  - (i) the shopping centre owner undertaking, at its expense, the modifications to the traffic signals at the Hepburn Avenue and Wanneroo Road intersection;
- 2 requests the Landsdale Shopping Centre owner to justify the need for a joint one third contribution to the modification of the traffic signals at Hepburn Avenue and Wanneroo Road;
- 3 modifies the legal agreement between Tah Land Pty Ltd to reflect the revised arrangements of this approval.

**CARRIED**

**I90941 FINANCE & ADMINISTRATIVE RESOURCES**

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

**CARRIED**

**REPORTS**

**I30913 ANNUAL TENDER - PROTECTIVE CLOTHING 1994/95 TENDER NO 55-94/95 - [208-55-94/95]**

**ACTING CITY TREASURER'S REPORT I30913**

Tenders were called for the supply of protective clothing for the period 30/09/94 to 30/06/95.

The Acting City Treasurer reports on the lowest tender submitted.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council awards King Gee Clothing Pty Ltd the tender for protective clothing for the period 30/09/94 to 30/06/95.

**CARRIED**

**I30914 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 AUGUST 1994 - [021-1]**

**ACTING CITY TREASURER'S REPORT I30914**

The Acting City Treasurer submits a Warrant of Payments for the period ending 31 August 1994, covering Voucher Nos 001062 - 002608 relating to Treasurer's Advance Account No 1.

Voucher Nos 000010 - 000021 relating to Municipal Fund and Voucher Nos 000004 - 000005A relating to Trust, the total sum expended was \$22,469,811.00.

Crs Wood and Gilmore declared an interest in this Item.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 August 1994, certified by the Mayor and City Treasurer, and totalling \$22,469,811.00 :

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	001062 - 002608	\$ 6,512,580.09

Municipal	000010 - 000021	\$15,926,857.72
Trust	000004 - 000005A	\$ <u>30,373.19</u>
		\$22,469,811.00

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Appendix VIII refers

**CARRIED**

Crs Wood and Gilmore abstained from voting.

**I30915 DONATIONS - [009-1]**

**ACTING CITY TREASURER'S REPORT I30915**

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

Mr Alexis Anderson, Edgewater - (Victorian International Open Judo Championships).  
 Mr Damian Matacz, Sorrento - (National Basketball Championships).  
 Miss Davina Pye, Greenwood and  
 Miss Michele Matthew, Girrawheen - (National Womens Soccer Championships).  
 Mr Adrian Lomman, Kingsley - (World Rollersports Championships).

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council donates \$50.00 to the following:

Alexis Anderson  
 Damian Matacz  
 Davina Pye  
 Michele Matthew  
 Adrian Lomman

to assist with costs to participate in their respective sports. Such donation to be from Account No 29470 - Sundry Donations - Recreation Control.

**CARRIED**

**I30916 OUTSTANDING MEALS ON WHEELS ACCOUNT - MR BRIAN O'CONNOR - [862-1]**

**ACTING CITY TREASURER'S REPORT I30916**

The City's Manager Welfare Services has requested that due to the financial and health problems of a pensioner, his outstanding meals on wheels account of \$266.40 be written off.

The Acting City Treasurer provides details of the subject matter and considers that it is unlikely that the man, who is on a low fixed income, will be able to repay this amount.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council writes off \$266.40 being Mr Brian O'Connor's outstanding meals on wheels account.

**CARRIED**

**I30917 RATE EXEMPTION - WANNEROO SOCIAL PLANNING INC - [2856/853/44]**

**ACTING CITY TREASURER'S REPORT I30917**

The Acting City Treasurer reports on a application for rate exemption for Wanneroo Social Planning Inc.

A statutory declaration regarding the use of the property has been received to support the application.

Crs Hall, Freame and MacLean declared an interest in this Item.

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

1 grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on 44 Amadeus Gardens, Joondalup effective 1 July 1994;

2 amends the rate book accordingly.

**CARRIED**

Crs Hall, Freame and MacLean abstained from voting.

**I30918 RATE EXEMPTION - WANNEROO YOUTH ACCOMMODATION SERVICE INC - [345/ /220, 1591/ /193]**

**ACTING CITY TREASURER'S REPORT I30918**

The Acting City Treasurer reports on an application for rate exemption from Wanneroo Youth Accommodation Service Inc.

A statutory declaration regarding the use of the property has been received to support the application.

Crs Hall and Freame declared an interest in this Item.

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

1 grants rate exemption pursuant to Section 532 (3) (c) of  
the Local Government Act on:

(a) 220 Camberwarra Drive, Craigie effective 8  
August 1994;

(b) 193 Caridean Street, Heathridge effective 1 July  
1994;

2 amends the rate book accordingly.

**CARRIED**

Crs Hall and Freame abstained from voting.

**I30919 RATE EXEMPTION - 10 CAM COURT, MERRIWA - [3226/ /10]**

**ACTING CITY TREASURER'S REPORT I50919**

The Acting City Treasurer reports on an application for rate  
exemption from the Roman Catholic Archbishop.

A statutory declaration regarding the use of the property has  
been received to support the application.

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

1 grants rate exemption pursuant to Section 532 (3) (a) of  
the Local Government Act on 10 Cam Court, Merriwa  
effective 6 August 1994;

2 amends the rate book accordingly.

**CARRIED**

**I30920 RATE EXEMPTION - 9 LEFROY ROAD, YANCHEP - [445/ /9]**

**ACTING CITY TREASURER'S REPORT I30920**

The Acting City Treasurer reports on an application for rate  
exemption from the Sisters of Mercy.

A statutory declaration regarding the use of the property has  
been received to support the application.

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

1 grants rate exemption pursuant to Section 532 (3) (a) of  
the Local Government Act on 9 Lefroy Road, Yanchep  
effective 1 July 1994

2 amends the rate book accordingly.

CARRIED

**I30921 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]**

**ACTING CITY TREASURER'S REPORT I30921**

The Acting City Treasurer reports on various requests for authorisation to reallocate funds within the 1994/95 Budget and gives details of necessary adjustments to the Budget estimates.

The net result of these reallocations and adjustments is a budget deficit of \$2,400.

**MOVED** Cr Major, **SECONDED** Cr Lynn that Council authorises, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 28 September 1994.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

Appendix IX refers

**I30922 OUTSTANDING GENERAL DEBTORS - AUGUST 1994 - [020-0]**

**ACTING CITY TREASURER'S REPORT I30922**

The Acting City Treasurer reports on outstanding general debtors at the end of August 1994.

He makes comments on the action being taken with long outstanding accounts and recommends the write off of debts totalling \$2,035.70 which are considered to be irrecoverable.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council writes out of its general debtors ledger an amount of \$2,035.70, representing debts considered irrecoverable as detailed in Attachment B to Report I30922.

**CARRIED**

Appendix X refers

**I30923 PRINTING OF 1994/95 COMMUNITY DIRECTORY - [208-053-94/95]**

**TOWN CLERK'S REPORT I20923**

Tenders for the printing of Council's 1994/95 Community Directory closed on 29 August 1994.

The Town Clerk reports on the tender submissions received.

**RECOMMENDATION**

That Council:

- 1           appoints Pilpel Printing Company to print its 1994/95 Community Directory in two spot colour throughout;
- 2           negotiates a reduced tender price commensurate with revised number of printed pages and the actual quantity required.

**ADDITIONAL INFORMATION**

The Town Clerk submitted a further confidential memorandum regarding this matter (Appendix XVII refers).

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that Council approves the recalling of tenders to print Council's 1994/95 Community Directory.

**CARRIED**

Appendix XVII refers.

**I90942 COMMUNITY SERVICES**

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

**CARRIED**

**REPORTS**

**I40914 APPLICATION - CARPORT; APPLICATION - DECKING - [30/829]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40914**

The City Environmental Health Manager refers the following applications to Council:

- 1 West Coast Metals Pty Ltd on behalf of Mrs M Reynolds of Bay 10A Burns Beach Caravan Park to erect a carport. The carport will be of metal construction;
- 2 Mr and Mrs Connar of Bay 41 Burns Beach Caravan Park for an enclosed deck area extending the existing park home. The deck area will be a timber frame with colourbond and glass cladding.

Both applications are in accordance with Council's By-laws relating to Caravan Parks.

**MOVED** Cr Gilmore, **SECONDED** Cr Wood that Council approves the application from:

- 1 West Coast Metals Pty Ltd of 49 Winton Road, Joondalup to erect a carport on behalf of Mrs M Reynolds at Bay 10A Burns Beach Caravan Park;
- 2 Mr and Mrs Connar to erect an enclosed deck to Bay 41 Burns Beach Caravan Park;

subject to the issue of an appropriate building licence.

**CARRIED**

**I40915 APPLICATION - PIGEONS - [447/199/28, 755-24921]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40915**

Mr Steve Harding of Lot 199 (28) Kaiber Avenue, Yanchep is seeking Council approval to keep racing pigeons at Landsdale Farm School, Landsdale. Mr Harding is a member of the Wanneroo Pigeon Club.

The City Environmental Health Manager gives reasons why this application is supported.

**MOVED** Cr Gilmore, **SECONDED** Cr Wood that Council approves the application of Mr S Harding of 28 Kaiber Avenue, Yanchep to keep up to 75 racing pigeons at the Landsdale Farm School subject to:

- 1 his continued membership of an affiliated pigeon club;
- 2 the pigeon loft complying with Council's By-laws Relating to the Keeping of Pigeons.

**CARRIED**

**I40916 SENIOR CITIZEN'S WEEK - [880-12]**

**MANAGER WELFARE SERVICES REPORT I40916**

The annual state wide Senior's Week celebration is scheduled for the week of Sunday, 16 October to Saturday, 22 October 1994. The Senior's Week celebrations aim to promote the positive role of seniors in the community.

The Manager Welfare Services outlines a number of projects which have been put forward by the Senior Citizens Association and seeks Council's contribution of \$1,000 to help meet the cost of these activities for the week.

A number of Council organised events are also proposed and it is estimated that the cost of these events will amount to \$1,000.

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

- 1 approves a donation of \$1,000 to the Wanneroo Senior Citizens Association as a contribution towards the cost of Senior Citizen's Week activities - Allocation Number 25760;
- 2 approves the Council projects for Senior Citizen's Week as put forward in Report I40916;
- 3 approves the expenditure of \$1,000 to cover the cost of Council projects during Senior Citizen's Week - Allocation Number 25760.

**CARRIED**

Appendix XI refers

**I40917 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES  
- [264-3]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I40917**

The City Recreation and Cultural Services Manager reports on matters arising from the advisory committee meetings of Cultural Development, Youth Advisory and Historical Sites.

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

- 1 supports in principle the establishment of a Writers' Centre within the City of Wanneroo;
- 2 seeks further information on the possible costs associated with this project, following the establishment of the working party;
- 3 accepts the resignation of Mr H Luxton from the Youth Advisory Committee and the subsequent appointment of Mr D Milovchevich;
- 4 (a) undertakes a simultaneous unveiling of historical sites names plaques at various Council approved locations throughout Wanneroo, on a day during Heritage Week, April 1995;
- (b) provides a Council bus to transport the official party;
- (c) supplies morning tea at a location to be determined along the route.

**CARRIED**

**I40918 APPOINTMENT OF ADVISORY COMMITTEE - [264-3]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I40918**

The Cultural Development Advisory Committee conducted its inaugural meeting in June 1994 and thereby elected committee members for 1994/195.

The City Recreation and Cultural Services Manager submits the members for formal appointment by Council in accordance with Section 180 of the Local Government Act.

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

Mr M Stanton  
Mr A True  
Ms O Birch

Ms N Clifford  
Cr M Gilmore  
Mrs G Monks

Miss M Cockman  
Ms J Abbott  
Mr R Pascoe  
Ms L Vendetti

Ms K O'Neil  
Mrs H Tingay  
Ms S Forde

as members of the Cultural Development Advisory Committee for 1994/95.

**CARRIED**

**I40919 "LICENCE TO OCCUPY" AGREEMENTS - REQUESTS FOR ADJUSTED BOOKING HOURS - [260-0]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I40919**

At its meeting on 24 August 1994, Council agreed to "write off" an amount of \$9,320.28 representing adjustments made to the booking requirements of five sporting clubs for the 1991/92, 1992/93 and 1993/94 financial years (Item I50810 refers).

When raising the revised accounts, it became apparent that the 1993/94 figures for Greenwood Cricket Club and Wanneroo Districts Hockey Association had been excluded from the calculations for "write off".

The City Recreation and Cultural Services Manager reports on the reduction in commitment for these clubs which provides "free up" time in venues for greater community access.

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

- 1 resolves to adjust the "write off" amounts for Greenwood Cricket Club and Wanneroo Districts Hockey Association to \$1664.64 and \$3571.62 respectively;
- 2 agrees to "write off" an amount of \$3661.34 representing adjustments made to the booking requirements of the Girrawheen Cricket Club and Wanneroo Amateur Football Club for the 1991/92, 1992/93 and 1993/94 financial years.

**CARRIED**

**I40920 PRIVATISATION OF KINGSLEY AFTER SCHOOL CARE PROGRAMME - [262-1]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I40920**

Council has sponsored the Kingsley After School Care programme for nearly ten years.

The City Recreation and Cultural Services Manager reports on dwindling enrolment numbers due partially to transport problems and the need to find an appropriate candidate to take over the sponsorship.

Discussions have taken place with the YMCA who have agreed to take over the sponsorship subject to certain conditions.

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

- 1 endorses the transfer of sponsorship for the Kingsley After School Care Service as of 17 October 1994, in accordance with the arrangements outlined in Report I40920;
- 2 (a) agrees to charge the YMCA a subsidised rental rate of \$3.15 per hour for the hire of the Kingsley clubrooms. The rental rate will increase until it reaches Council's current rate of \$6.30 per hour, this increase to be staged as follows:  
  

0 - 20 participants per day	- \$3.15 per hour
20 - 30 participants per day	- \$4.70 per hour
30 - 40 participants per day	- \$6.30 per hour

(reviewed on a term basis);  
  
(b) the full rate of \$6.30 per hour to be in force within twelve months.

**CARRIED**

Appendix XII refers

**I40921 YMCA NORTHERN SUBURBS MOBILE YOUTH CENTRE - [854-1]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I40921**

Correspondence has been received from Ms Del Jenkins, Project Co-ordinator of the YMCA Northern Suburbs Mobile Youth Centre, requesting Council's continued support in the form of a donation to operate the mobile service within the City of Wanneroo.

The City Recreation and Cultural Services Manager provides background details to the subject matter and considers the YMCA mobile bus provides a valuable service to Wanneroo's large youth population. Funds for this project have been accommodated in the 1994/95 budget.

**MOVED** Cr Gilmore, **SECONDED** Cr Wood that Council donates the sum of \$3690 to the YMCA Northern Suburbs Mobile Youth Centre for the 1994/95 operating year, from funds listed in the 1994/95 Youth Services Budget - Allocation Number 26537.

**CARRIED**

**I40922 CONTRIBUTION FOR APPOINTMENT OF CONSULTANT - REVIEW OF FIRE SERVICES - [902-1]**

**MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I40922**

West Australian Municipal Association is seeking a contribution from Council for the appointment of a Consultant for an overall review of fire services in WA.

The Manager - Municipal Law and Fire Services provides details of Council's contribution towards this review.

**MOVED** Cr Freame, **SECONDED** Cr Lynn that Council authorises, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$1,197.47 from Account Number 21153 - Contribution to WA Fire Brigade for payment to the Western Australian Municipal Association towards the appointment of a Consultant for an overall review of fire services in Western Australia.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

**I90943 BUSINESS FOR INFORMATION**

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

**CARRIED**

**REPORTS**

**I60916 1994/95 RATE INCENTIVE SCHEME - PRIZEWINNERS - [018-20]**

**ACTING CITY TREASURER'S REPORT I60916**

Council's rate notices for the 1994/95 year were issued on 12 August 1994. This year, 10 prizes were offered as an incentive for payment of rates within 21 days of the issue date.

By the close of the 21 day period (02/09/94) at which time full payment of rates and charges had to be made to be eligible for the draw, 17,640 ratepayers were entered. This represented an increase of 12% over last year.

The Acting City Treasurer reports on the results of the computer draw and advises that the prize winners, together with the prize donors, will be invited to a function on Friday, 14 October.

**MOVED** Cr Lynn, **SECONDED** Cr MacLean that ACTING CITY TREASURER'S REPORT I60916 be received.

**CARRIED**

**I60917 STAFF AND OUTSIDE WORKERS' OVERTIME - AUGUST 1994 - [404-10]**

**ACTING CITY TREASURER'S REPORT I60917**

The staff overtime return for the month of August 1994 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

**MOVED** Cr Lynn, **SECONDED** Cr MacLean that ACTING CITY TREASURER'S REPORT I60917 be received.

**CARRIED**

**I60918 ENGINEERING DEPARTMENT CURRENT WORKS - [210-2]**

**CITY ENGINEER'S REPORT I60918**

The City Engineer reports on Council works, drainage, pedestrian and dual-pathways, traffic management, car parks, street lighting, miscellaneous works, rubbish collection and

subdivisional development for the period ending 9 September 1994.

**MOVED** Cr Lynn, **SECONDED** Cr MacLean that CITY ENGINEER'S REPORT I60918 be received.

**CARRIED**

**I60919** **GLENGARRY PRIMARY SCHOOL - PARKING EMBAYMENTS - [510-0-8, 510-960]**

**CITY ENGINEER'S REPORT I60919**

Council considered a report on the North East Duncraig Traffic Study at its meeting on 13 July 1994, (Item I10706 refers) and resolved to construct parking embayments in Glengarry Drive and Doveridge Drive subject to a 50/50 cost sharing arrangement with the Education Department of WA.

The City Engineer reports on the funding arrangements which have been approved by the Education Department for the installation of parking embayments at Glengarry Drive and Doveridge Drive.

**MOVED** Cr Lynn, **SECONDED** Cr MacLean that CITY ENGINEER'S REPORT I60919 be received.

**CARRIED**

**I60920** **SALE AND/OR CONVERSION OF ANY DRY PASSIVE PARKS WITHIN THE CITY OF WANNEROO - [250-1]**

**CITY PARKS MANAGER'S REPORT I60920**

A 327-signature petition was presented to Council on 23 March 1994 objecting to the sale and/or conversion of dry parks within the City of Wanneroo.

The City Parks Manager advises that it is not Council's intention to sell dry parks in the Duncraig and Padbury areas and is working towards the upgrading and beautification of some of the dry parks in these areas with assistance from the local community.

**MOVED** Cr Lynn, **SECONDED** Cr MacLean that CITY PARKS MANAGER'S REPORT I60920 be received.

**CARRIED**

**I60921** **DEVELOPMENT ENQUIRIES: AUGUST 1994 - [290-0]**

**CITY PLANNER'S REPORT I60921**

The City Planner provides schedule lists of development enquiries received during August indicating preferred location for such development.

**MOVED** Cr Lynn, **SECONDED** Cr MacLean that CITY PLANNER'S REPORT I60921 be received.

**CARRIED**

**I60922** POSSIBLE NON-ORGANIC WASTE DISPOSAL SITE, OCEAN REEF - [615-0-3]

**CITY PLANNER'S REPORT I60922**

At its meeting on 27 July 1994, Council sought a report on the possibility of the Water Authority of WA land near the Ocean Reef Boat Launching Facility being used as a non-organic waste disposal site to assist the improvement of the area for recreation purposes and to assist in addressing the problem of illegal dumping of building materials on vacant blocks. The Water Authority has now advised that it would not be prepared to allow this proposal as it would conflict with its operational and maintenance requirements associated with the effluent pipes running under the site.

The City Planner reports on the background to the subject and provides details of the Water Authority of WA's response.

**MOVED** Cr Curtis, **SECONDED** Cr Freame that CITY PLANNER'S REPORT I60922 be received.

**CARRIED**

**I60922A** LANDSCAPING - WATER AUTHORITY OF WA LAND - NEAR OCEAN REEF BOAT LAUNCHING FACILITY - [322-18]

**MOVED** Cr Curtis, **SECONDED** Cr Freame that Council writes to Water Authority of WA requesting that a landscaping plan be prepared for its land near Ocean Reef Boat Launching Facility.

**CARRIED**

**I60923** RECREATION AND CULTURAL SERVICES DEPARTMENT - MONTHLY ACTIVITIES REPORT - [260-0]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60923**

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

A small room at Gloucester Lodge Museum is being converted into an intimate exhibition space. Over thirty local artists have expressed an interest in exhibiting and the first exhibition, on 25 September 1994, will coincide with Gloucester Lodge's open day.

Leisure course enrolments are complete at Sorrento/Dun Craig and Warwick/Greenwood. Girrawheen/Koondoola are in the process of finalising plans for the new reception and foyer area. The leisure course programme will be expanded for Term 4 due to the encouraging performance of the courses in Term 3.

Attendances at the aquatic centre of Craigie Leisure Centre are at an encouraging level. The proposed pool shut down has been delayed. This venue will be fully operational through to April/May 1995.

The Centre is currently conducting an internal marketing review which will assess all aspects of the venue, staff presentation, signage and promotional material culminating in the preparation of a marketing strategy.

Enrolments for the six vacation course programmes commenced on 31 August and it is anticipated all programmes will be running to full capacity.

**MOVED** Cr Lynn, **SECONDED** Cr MacLean that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60923 be received.

**CARRIED**

## **I90944 POLICY AND SPECIAL PURPOSES COMMITTEE**

**MOVED** Cr Wood, **SECONDED** Cr Hall that the Report of the Policy and Special Purposes Committee Meeting, held on 21 September 1994, be received.

**CARRIED**

### **ATTENDANCES**

Councillors:	H M WATERS, JP - Mayor	North Ward
	L O'GRADY	North Ward
	M J GILMORE	South Ward
	G A MAJOR	South-West Ward
	S P MAGYAR - Deputising for Cr Dammers to 6.45 pm	Central Ward
	B A COOPER - Deputising for Cr Dammers from 6.28 pm	Central Ward
	L A EWEN-CHAPPELL - Observer	Central Ward
	B J MOLONEY - Observer from 6.15 pm	South Ward
	K H WOOD - Observer	South Ward
	A B HALL - Observer to 7.10 pm	South Ward
	F D FREAME - Observer	South-West Ward
	G W CURTIS - Observer	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
Acting City Treasurer:	T ORD
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Welfare Services:	P STUART
Planning Officer:	R PEAK to 6.45 pm
Committee Clerk:	J HARRISON
Minute Clerk:	V GOFF

### **APOLOGIES**

An apology for absence was tendered by Cr Dammers; Crs Magyar and Cooper deputised respectively.

Apologies for absence were tendered by Crs Lynn and Maclean.

### **CONFIRMATION OF MINUTES**

The Minutes of Policy and Special Purposes Committee Meeting held on 7 September 1994, were confirmed as a true and correct record.

### **PETITIONS AND DEPUTATIONS**

DEPUTATION - CURRAMBINE DISTRICT SHOPPING CENTRE - AMENDMENT  
NO 662

Mr Ross Holt, Chief Executive Officer and Mr Tony Morgan, Manager, Regional Centre, Landcorp addressed the Committee in relation to the development of the Currambine District Shopping Centre.

Mr Holt advised that Landcorp considered Joondalup to be the "jewel in the crown" and Perth's second city.

He reported that there has been a 1.2 billion dollar investment in Joondalup to date, during which time most of the infrastructure has been achieved. He expressed the belief that the development of Joondalup was at a critical stage, where prospective landowners were experiencing difficulties in attracting tenants due to a perception in the "market place" that Joondalup would not be commercially viable for another five years.

The development of the Lakeside Shopping Centre was the catalyst to bring people to the Joondalup Business District. It was for this reason that it was critical for Joondalup and the success of Lakeside Shopping Centre that development of Currambine District Shopping Centre be limited to 10,000m<sup>2</sup> for construction in 1998.

Mr Morgan gave a slide presentation depicting the development of Joondalup and environs to the present time. The slides illustrated the completion of the infrastructure, residential developments of Connolly and Joondalup and the amount of vacant land still available in the commercial and business districts.

Mr Holt, in conclusion, sought Council's support to ensure the success of Joondalup.

Following questions by Councillors, the Mayor thanked Messrs Holt and Morgan for attending.

DEPUTATION - STRUCTURE PLAN FOR SOUTH EAST GOOLLELAL DRIVE

Mrs Tauss, representing the residents of Kingslake, a subdivision of Kingsley, addressed the Committee in relation to the Structure Plan for South East Goollelal Drive.

Mrs Tauss advised that an earlier report for Yellagonga Regional Park showed the development of a dual-use path around Lake Goollelal and the establishment of activity nodes for use by the public.

The residents were concerned at the proposed rezoning, the extension of Lakeside Drive close to the lake and the proposal to construct two car parks. It was considered that the car parks would attract vandals and anti-social behaviour.

In conclusion, Mrs Tauss advised that the residents of Kingslake wished to preserve the lakeside for passive recreation.

Following questions by Councillors, the Mayor thanked Mrs Tauss for her attendance.

#### DEPUTATION - CURRAMBINE DISTRICT SHOPPING CENTRE

Mr Malcolm McCusker, QC, Mr Nigel Satterley, Mr Mike Garner of Beaumaris Land Sales and Mr Graham Meredith of Feilman Planning addressed the Committee in relation to the Currumbine District Shopping Centre.

Mr McCusker, representing the two landowners, is seeking Council's approval to develop Currumbine District Shopping Centre in two stages of 7,500m<sup>2</sup>. He advised that it was also proposed to seek approval for a fast food outlet (300m<sup>2</sup>) and a complimentary service commercial component (7½ hectares).

Mr McCusker informed Councillors of a study undertaken by Ibecon (Shopping Centre Specialists) which recommended that the minimum size for the Currumbine Centre should be 15,000m<sup>2</sup>. The owners wished to build a Shopping Centre of quality to match the standard set for the Beaumaris Estate. To date 1,832 lots have been sold in the Beaumaris Estate, with 80% of those lots currently in the course of building.

Mr Graham Meredith of Feilman Planning further reported on Ibecon's study which indicated that 10,000m<sup>2</sup> for a Shopping Centre was not viable. He stated that market research, taking into account access, location and population catchment recommended a Shopping Centre of 25,000m<sup>2</sup> would be appropriate for Currumbine and indicated there would be no significant impact on Joondalup.

Mr Meredith tabled a copy of the Ibecon report for information.

In conclusion, Mr McCusker advised that if the 15,000m<sup>2</sup> was approved in two stages, it was envisaged that Stage 1 would commence in 1996 and Stage 2 in 1999.

#### **DECLARATIONS OF PECUNIARY INTEREST**

Nil

**MEETING TIMES**

Commenced: 5.30 pm

Closed: 7.43 pm

**I50909 COMMUNITY POLICING VEHICLES - [208-6]**

**CITY ENGINEER'S REPORT I50909**

The Wanneroo Regional Community Policing Committee has requested consideration by Council to provide three vehicles for use within the City of Wanneroo by two Community Policing Officers and a Crime Prevention Officer.

The City Engineer reports on the background to Council's provision of two vehicles for Community Policing in August 1990. These were subsequently returned to Council in November 1993 and sold.

He suggests a number of options available to Council if it wishes to align itself to the provision of Community Policing within the municipality. However, no budget provision has been allowed in the 1994/95 Budget.

**MOVED** Cr O'Grady, **SECONDED** Cr Magyar that financial assistance for the provision of vehicles to Community Policing be withdrawn as the conditions upon which the original contract was based have now changed since there is no future sale of vehicles associated with the lease arrangements.

**CARRIED**

**I50910 COLLECTIVES FOR MAINTENANCE OF PARKS AND RESERVES (EX I50324) - [250-1]**

**CITY PARKS MANAGER'S REPORT I50910**

Council at its meeting on 9 March 1994 resolved that a report on the feasibility of collectives being formed for present Parks Department outside staff to take over the maintenance function of collective parks and reserves.

The City Parks Manager reports on the response from outside workers to the subject, and states that after much discussion and exchange of ideas, no group or individual was prepared to consider taking over part of the present functions carried out by Park's workforce.

**MOVED** Cr O'Grady, **SECONDED** Cr Magyar that CITY PARKS MANAGER'S REPORT I50910 be received.

**CARRIED**

**I50911 PROPOSED REZONING, LOT 6 KINGSWAY, LANDSDALE - [790-688]**

**CITY PLANNER'S REPORT I50911**

An application has been received from Russell Taylor and William Burrell Planning Consultants, on behalf of Mr Domenico D'Annunzio for the proposed rezoning of Lot 6 Kingsway, Landsdale from Rural to Residential Development R25 and R40. To support the proposed rezoning, the consultant has submitted a draft outline plan for the area bounded by Kingsway, Wanneroo Road, the Landsdale District Centre Site and the Kingsway Sporting Complex.

The City Planner provides details of the draft outline plan and details some of the issues which will require resolution prior to the structure plan being advertised and the finalisation of the rezoning is contemplated. However, he considers that an amendment can be initiated.

**MOVED** Cr O'Grady, **SECONDED** Cr Magyar 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 Russell Taylor and William Burrell Planning Consultants on behalf of Mr Domenico D'Annunzio for the proposed rezoning of Lot 6 Kingsway, Landsdale from Rural to Residential Development R25 and R40;
- 2 forwards the documentation for Amendment No 688 to the Minister for Planning for preliminary approval to advertise;
- 3 advises the consultant that in the interest of facilitating the development of the subject area, it has resolved to seek the above amendment but before granting final approval to Amendment No 688 it will require:
  - (a) an approved local structure plan for the area bounded by Wanneroo Road, Hepburn Avenue alignment, Mirrabooka Avenue alignment and Gngalara/Furniss Roads to the north which has been satisfactorily advertised and is in place. In this regard, the consultant is required to:
    - (i) modify the current draft outline plan by locating the area of public open space in a more central and accessible location to the satisfaction of the City Planner and City Parks Manager;
    - (ii) examine the possibility of providing a subdivisional road along the northern boundary of the district centre site to

provide for greater flexibility and access between the district centre and the residential lots to the north; such road being provided to the satisfaction of the City Planner and City Engineer;

(iii) with regard to the north-south distributor road, provide sufficient justification why it is considered desirable to dedicate Crown Reserve as a public road for the purposes of facilitating the residential subdivision of a private landholding;

(b) that arrangements are in place to the satisfaction of the City and State Planning Commission to ensure an equitable contribution is made by the landowner toward the provision of arterial roads (including associated underpasses, drainage and dual use paths), public open space and school sites for the development cell for which this application forms part.

**CARRIED**

**I50912 PROPOSED FENCING OF CUL-DE-SAC HEAD, ALFRED PLACE, OCEAN REEF - [510-2753]**

**CITY PLANNER'S REPORT I50912**

A request has been received from Wayde Smith, MLA for Wanneroo, on behalf of the residents of Alfred Place, Ocean Reef, seeking Council's permission to continue the existing uniform fencing to Hodges Drive along the Alfred Place cul-de-sac head. The matter was deferred at Council's meeting on 25 May 1994 (I20531) pending further information from residents. The residents now seek consideration of two alternative fencing proposals, one of which still runs contrary to the Council's Uniform Fencing Policy.

The City Planner provides background details to the subject matter and gives reasons why he supports residents' request for an open style continuous barrier railing fence 750mm high with all costs being borne by the residents.

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

1 advises Mr W Smith MLA that:

(a) in accordance with the residents request an open style continuous barrier railing fence 750mm high may be constructed at the residents' cost, along the interface of Alfred Place and Hodges Drive,

subject to the retention of the existing pedestrian link and the detailed design being to the satisfaction of the City Planner and City Engineer;

- (b) the City of Wanneroo would be prepared to upgrade landscaping within the Alfred Place cul-de-sac head and residents enquiries in this regard should be directed to the City's Parks Department;

2 modifies its Uniform Fencing Policy (G3-38) by deleting paragraph 9 and inserting the following paragraphs:

- "9. *Where cul-de-sac heads or service roads are located immediately adjacent to regional roads or other roads of district importance, Council shall require the provision of barrier fencing along the common boundaries of these road reserves. Such fencing shall consist of bollards, posts and rails or other low, open designs as approved by the City Planner and City Engineer. In assessing applications for alternative designs of barrier fencing the*

City Planner  
and City  
Engineer shall  
have regard to  
the provision  
of visual  
breaks to  
continuous  
sections of  
fencing,  
compatibility  
with adjacent  
uniform fencing  
durability of  
the barrier  
fencing;

10. Where application is received to replace existing barrier fencing with an alternative design, the applicant shall be responsible for the construction of, and all costs associated with, constructing any approved alternative barrier fencing."

**CARRIED**

**I50913 POLICY ON BONDS, BANK GUARANTEES AND SECURITY DEPOSITS - [208-2; 702-1]**

**CITY TREASURER'S REPORT I50913**

Council some time ago sought a report on the feasibility of introducing a policy on the treatment of bonds, bank guarantees and security deposits relating to Council awarded contracts.

The City Treasurer reports on the existing Council practice which gives specific guidelines on the treatment of bonds, bank guarantees and security deposits.

He considers there is little advantage to formulating a policy.

**MOVED** Cr O'Grady, **SECONDED** Cr Magyar that CITY TREASURER'S REPORT I50913 be received.

**CARRIED**

**I50914 SPONSORSHIP - SITSWAB - [880-1]**

**MANAGER WELFARE SERVICES' REPORT I50914**

A newly formed group called SITSWAB (Stuck in the Suburbs with a Baby) is requesting that Council acts as sponsor to the group for the purpose of administering grant funds.

The group which was formed in July, this year, is made up of women who are caring for a child under one year in the Quinns Rocks area.

The Manager, Welfare Services reports on the objectives of the group which is proposing to apply for a "Year of the Family" grant from the Department for Community Development and is seeking sponsorship from Council.

**MOVED** Cr O'Grady, **SECONDED** Cr Magyar that Council agrees to administer grant funds from the Department for Community Development's Year of the Family Programme, on behalf of the SITSWAB group.

**CARRIED**

**I50915 AMENDMENT TO RESOLUTION - INTRODUCTION OF AGED AND DISABLED SERVICES FEE POLICY - [880-1]**

**MANAGER WELFARE SERVICES' REPORT I50915**

Council at its Policy and Special Purposes meeting of 17 August 1994 deferred a decision on Report I50807 pertaining to changes to the present fee structure for transport assistance to frail, aged and disabled clients of the Welfare Service.

The Manager, Welfare Services provides background details to the establishment of the existing fee structure and reports on the number of requests for transport and destinations per week.

From the statistics collected, it is apparent that residents in the northern region are disadvantaged because of their distance from services.

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

- 1 rescinds the resolution (Item I50418) relating to the service fee for transport at \$3.00 per 10 kilometre zone;
- 2 adopts and approves the amended service fee for transport as being \$3.00 within the limits of the City of Wanneroo and \$8.00 outside this area.

**CARRIED**

**I50916 ESTABLISHMENT OF DISABILITY ACCESS COMMITTEE - [880-8-7]**

## MANAGER WELFARE SERVICES' REPORT I50916

Council in its 1994/95 budget allocated \$20,000 for the purpose of purchasing equipment and improving physical access to community services for children with disabilities.

The Manager, Welfare Services outlines details for the establishment of a Committee to consider and prioritise submissions for consideration by Council. Representatives on the Committee should include:

Nominated Councillor  
Manager Welfare Services  
Recreation Services Coordinator  
Respite Services Coordinator  
Occupational Therapist  
Consultant Equipment Specialist  
Consumer Representative

Cr Cooper nominated Cr Major for the position of delegate.

Cr Ewen-Chappell nominated Cr O'Grady for the position of deputy.

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

- 1 approves the establishment of a Disability Access Committee;
- 2 nominates Cr Major as delegate and Cr O'Grady as deputy to the Disability Access Committee;
- 3 adopts the Terms of Reference as outlined in Attachment 1 to Report I50916.

**CARRIED**

Appendix XIII refers

### **I50917 WHITFORDS SMALL LOT SUBDIVISION, LOT M1362 (350) WHITFORDS AVENUE, HILLARYS - [30/4488]**

Council has received detailed plans and design guidelines for the proposed Whitfords small lot subdivision on Portion Lot M1362 being proposed Lot 716 Flinders Avenue, Hillarys.

The guidelines objective is to ensure that maximum benefit may be gained from the estate and to ensure a reasonable control of building design and development.

In accordance with Clause 5.11 of Town Planning Scheme No 1, the design guidelines which are to form a planning policy require a 21 day advertising period for public comment.

The City Planner provides background details to the subject matter and an assessment of the proposal.

He states that although the consultants have addressed many issues identified in the Small Lot Subdivision Manual, he considers some modifications need to be addressed in relation to car parking within the boundary, distance between buildings and road reserve width prior to adoption of draft design guidelines as policy by Council.

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

- 1 adopts the draft design guidelines entitled Whitfords Lot 716 Design Guidelines subject to the following modifications being incorporated into the detailed plans:
  - (a) two car parking bays being provided to each lot and contained within the lot boundary;
  - (b) distance between buildings and to all boundaries complying with the requirements of the Residential Planning Codes;
  - (c) the submission of detailed engineering drawings substantiating the reduced road reserve width or, alternatively, the provision of a 13m road reserve;
- 2 subject to 1 above, authorises advertising of the draft design guidelines for a period of 21 days in which time a notice shall be published in a paper once a week for two consecutive weeks.

**CARRIED**

**I50918 PROPOSED THERAPY CONSULTING ROOMS, LOT 702 (35) EMERALD WAY, EDGEWATER - [30/4827]**

The Disability Services Commission is seeking Council approval for a change of use of Lot 702 (35) Emerald Way, Edgewater from a residential dwelling to therapy consulting rooms.

The City Planner provides background details to the subject matter and an assessment of the proposal.

He considers that this application should be refused as in Council Medical Facilities/Consulting Rooms policy, such

facilities should be located adjacent to Shopping Centres so as to provide a buffer to protect residential amenity.

**MOVED** Cr O'Grady, **SECONDED** Cr Magyar that Council refuses the application by the Disability Services Commission for Therapy Consulting Rooms on Lot 702 (35) Emerald Way, Edgewater, on the following grounds:

- 1 the application does not meet the objectives of Council's Medical Facilities/Consulting Rooms Policy;
- 2 the application would constitute an ad hoc non-residential use in this area which would create an undesirable precedent for further uses of a similar nature.

**CARRIED**

**I50919 INQUIRY INTO GRIFFITHS ROAD LAND SALE - [2281/13/39, 2281/12/51]**

Town Clerk referred to the inquiry conducted by the Department of Local Government into the sale of Lots 12 and 13 Griffiths Road Wanneroo, a copy of which had been forwarded to Councillors together with a copy of a letter from the Acting Minister for Local Government, the Hon Kevin Minson MLA.

The Minister has sought Council's comments in respect of Part A Recommendations which are as follows -

- 5.1 PART A - Action to be taken by the City of Wanneroo
  - 5.1.1 That the Wanneroo City Council as a matter of policy require staff recommendations to Committee and Council meetings be accompanied by certification that the processes recommended and/or processes taken, conform with the requirements of the Local Government Act and other Acts under which those processes are being undertaken.
  - 5.1.2 That the City of Wanneroo Town Clerk Mr R Coffey instruct his staff to liaise more closely with government departments so that they have a greater understanding of the processes that can be implemented to gain the necessary approvals in the shortest possible time.

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

- 1 receives the report from the Department of Local Government into the sale of Lots 12 and 13 Griffiths Road, Wanneroo;
- 2 in respect of recommendation 5.1.1, does not accept the need that reports/recommendations by officers to Council be accompanied by "certification" that requirements of the Local Government Act and other Acts have been met for the following reasons.
- (a) Reports to Council on this matter clearly indicated that the sale of the land in question by private treaty required the approval of the Minister for Local Government.
- (b) Council is completely satisfied that the professionalism and integrity of the reporting officers ie Town Clerk and Department Heads is such that this requirement is not necessary.
- (c) Appropriate action has been taken to fulfil Recommendation 5.1.2.

**CARRIED**

**TEMPORARY EMPLOYMENT OF ENVIRONMENTAL OFFICER - P HOLMES -**  
**[PERSONAL]**

Town Clerk referred to the decision of Council of 14 September 1994 (Item I90926 refers) authorising the Mayor and himself to negotiate a contract for the engagement of an Environmental Officer and advised that due to many constraints the only course open to resolve the issue was to offer Mr Paul Holmes the position in a temporary part-time capacity for the period 1 July 1994 - 30 June 1995.

There is no additional cost to Council. The matter has been discussed with the Mayor, who agrees with the action taken.

SUBMITTED FOR INFORMATION.

## I90945 TOWN CLERK'S REPORT

MOVED Cr Freame, SECONDED Cr Wood that the Town Clerk's Report be received.

CARRIED

## I90946 HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff appointments and resignations; in accordance with the provisions of Section 160A of the Local Government Act, seeks approval of secondary employment and seeks approval in accordance with adopted Council policy for reimbursement of telephone rental to two officers within the Environmental Health Department and 3 officers within the Recreation & Cultural Services Department.

### STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Recreation Facilities Manager - Ocean Reef	Christine IRVINE	19.09.94
Recreation Facilities Manager 04.10.94 - Wanneroo Townsite	Ron HARTMAN	
Recreation Facilities Manager - Gumblossom Community Centre	Ken PATRICK	04.10.94

### RESIGNATIONS

Planning Officer - T/Planning	Sandra KLARICH	23.09.94
Community Arts Officer - Rec	Liz LEDGER	30.09.94

### REQUEST FOR SECONDARY EMPLOYMENT

Paul Holmes, who has recently been appointed as temporary, part-time Environmental Officer within the Town Planning Department, seeks Council approval under the provisions of Section 160A of the Local Government Act, to undertake secondary employment as an Environmental Consultant.

The City Planner has confirmed that this employment will not conflict with Mr Holmes' Council duties and he would not be accepting consulting work within the City of Wanneroo Municipal District.

### AUTHORISATION OF TELEPHONE REIMBURSEMENT

Approval is sought to make telephone rental reimbursements to T Wares and S Favacho of the Environmental Health Department and to R Hartman, K Patrick and C Irvine of Recreation and

Cultural Services Department in accordance with adopted Council policy.

The relevant Department Heads have confirmed that these officers are required to make and receive after hours calls relating directly to their positions.

**MOVED** Cr Cooper, **SECONDED** Cr Hall 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 Mr P Holmes; and
- 3 in accordance with adopted Council policy, approves telephone reimbursement for T Wares, S Favacho, R Hartman, K Patrick and C Irvine.

**CARRIED**

**I90947 ALKIMOS CITY CENTRE - [319-7-1]**

By letter dated 13 September 1994, Landcorp refer to the gazettal on Friday 26 August 1994 of the Alkimos/Eglinton Metro Region Scheme Amendment.

As a consequence Landcorp advise they are in the process of appointing consultants to assist progressing rezoning under the Local Authority Scheme. With particular reference to the Alkimos City Centre, they will be forming a committee to assist in the process of planning. Relevant government and local authorities will be invited to have an active input into this committee and the City of Wanneroo will be advised of the formation of the Management Committee as soon as appropriate.

**MOVED** Cr Cooper, **SECONDED** Cr Hall that letter dated 13 September 1994 from Landcorp regarding the Alkimos/Eglinton Metro Region Scheme Amendment be received.

**CARRIED**

**I90948 DONATION - WANNEROO BMX RACEWAY CLUB (INC) - [432-1]**

Council is in receipt of correspondence from the Wanneroo BMX Raceway Club (Inc) objecting to the payment of rates on its premises, at Lot 21 (176) Mary Street, Wanneroo, which are leased from Council.

Until the 1994/95 financial year Council, due to an oversight, did not levy rates on this particular Club although the lease agreement expressly provided for the lessee to pay rates:-

*"Duly and punctually to pay all rates, taxes, assessments, impositions and outgoings of whatsoever nature payable or hereafter to become payable to any Government, local or other authority in respect of the demised premises"*

The rates levied for 1994/95 were \$909.72.

Council will recall that Report G30819 in August 1992 referred to the rating of sporting organisations generally. At that time consideration was given to formulating a policy to grant a non statutory donation to organisations which:

1. did not have the capacity or the ability to generate funds to meet more than the minimum rate in each particular year (i.e. in 1992/93 that meant \$348); and
2. had not approached Council for financial assistance towards improvements for leased land or property.

It was noted at that time that the only organisation to which this policy would apply was the Wanneroo Horse and Pony Club (Inc). As such it was agreed not to proceed with the proposal. However it was understood that a specific request from a Club would be considered.

In 1992/93 and 1993/94 Council, on application from the Horse and Pony Club (Inc), granted non statutory donations as follows:-

<b>Year</b>	<b>Rates Levied</b>	<b>Minimum Rate</b>	<b>Donation</b>
1992/93	\$1,730.44	\$348.00	\$1,382.44
1993/94	\$1,534.93	\$363.00	\$1,171.94

The Club therefore paid an amount equivalent to the minimum rate in each year with Council making a non statutory donation of the remainder.

It would seem the Wanneroo BMX Raceway Club (Inc) also falls within a similar category to the Horse and Pony Club (Inc) and does not have the capacity or ability to raise funds other than through its members fees.

Accepting this, it is suggested that Council considers granting the Club a non statutory donation of \$535.72 to assist with the payment of its 1994/95 rates, with the Club responsible to pay an amount equivalent to the 1994/95 minimum rate i.e. \$374.00.

**MOVED** Cr Cooper, **SECONDED** Cr Hall that Council makes a non statutory donation of \$535.72 to the Wanneroo BMX Raceway Club (Inc) to assist with the payment of its 1994/95 rates, such funds to be debited to budget item 29470 - Sundry Donations - Recreation Control.

**CARRIED**

**I90949 URBAN ANIMAL MANAGEMENT NATIONAL CONFERENCE - [901-1]**

At its meeting of the 14 September 1994 Council resolved to authorise the attendance of Cr M Lynn at the Urban Animal Management National Conference to be held in Canberra from the 16 - 18 November 1994. The expenditure associated with this conference needs to be authorised by ABSOLUTE MAJORITY.

Cr Lynn declared an interest in this Item.

**MOVED** Cr Curtis, **SECONDED** Cr Major that Council authorises the expenditure of approximately \$2,260 associated with Cr Lynn attending the Urban Animal Management National Conference to be held in Canberra from the 16 - 18 November 1994. Such expenditure to be debited to account No 20006 (Members - Conference Expenses).

**CARRIED BY AN  
ABSOLUTE MAJORITY**

Cr Lynn abstained from voting.

**I90950 GREENING AUSTRALIA NATIONAL CONFERENCE 1994 - [253-4,  
c202-1-2]**

Greening Australia are convening their biennial national conference in Fremantle from the 4-6 October, 1994. The theme of the conference is A Vision for a Greener City: the role of vegetation in urban environments.

The conference will examine issues related to vegetation in urban and surrounding environments through three key themes;

The environment of urban and surrounding areas  
Planning for conservation and development  
Management of urban and surrounding environments.

The conference will be composed of presentations by invited keynote speakers, field trips, case studies and open forums. The conference program forms Appendix XIV hereto.

The cost of the conference is \$485 for a full registration and \$50 for the conference dinner per participant. There are funds available in account 20006 (Members - Conference Expenses) to send a councillor to this conference.

If Council decides to send a councillor to this conference the policy in respect of "Communication of Council Resolutions" will need to be set aside to allow for immediate action on this matter.

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

- 1        nominates Cr Curtis to attend the Greening Australia National Conference 1994 to be held in Fremantle from 4 - 6 October 1994;
- 2        sets aside its policy in respect of the communication of Council resolutions in order that the nomination may be submitted prior to the deadline;
- 3        writes to Greening Australia requesting a copy of the supporting papers, and any subsequent reports/publications relating to this Conference.

**CARRIED**

Appendix XIV refers

**I90951 MUSEUMS AUSTRALIA CONFERENCE - [313-8, c202-1-2]**

Museums Australia Inc. is a recent amalgamation of several museum and art bodies. Museums Australia are convening their Inaugural National Conference in Fremantle from the 8 - 12 November, 1994. The theme of the conference is Identity, Icons and Artefacts.

The conference will explore concepts of nation and identity in relation to museums. Other topics of discussion will focus on how art, history and science are displayed in our museums and how this reflects on our culture. The speakers at the conference will present papers on a range of integrated topics such as; art, education, regional & community museums, natural science and conservation. The conference brochure is attached for information - Appendix XV refers.

The cost of the conference is \$280 for a full registration and \$100 for a day registration. The conference dinner will be held at the Esplanade Hotel at a cost of \$45 per person. There are

sufficient funds in account 20006 (Members - Conference Expenses) to allow a councillor to accompany officers from the Recreation and Cultural Services Department.

As national conferences are so rarely convened in Western Australia this is an ideal opportunity for staff and councillors to participate in a conference of this magnitude at limited cost.

Cr Waters declared an interest in this Item.

**MOVED** Cr Freame, **SECONDED** Cr Cooper that Cr Waters be nominated to attend the Museums Australia Conference to be held in Fremantle from 8 - 12 November 1994.

**CARRIED**

Cr Waters abstained from voting.

Appendix XV refers

**190952 INSTITUTE OF MUNICIPAL MANAGEMENT STATE CONFERENCE -**  
**[202-1-2, 309-3]**

The Institute of Municipal Management (IMM) State Conference will be convened on the 25-28 October, 1994 at the Radisson Observation City Hotel, Scarborough.

The theme of the conference is Reform: Proactive or Reactive - the Choice is Yours. The conference is composed of a series of informative addresses involving a diverse range of contemporary topics relevant to Local Government. These topics range from best practice principles, planning issues, training innovations and workplace reform. The conference brochure forms Appendix IV hereto.

Each year a large number of Town Clerks and senior officers attend this conference thus offering an ideal opportunity for delegates to liaise with others in the industry. The Minister for Local Government will also be using the conference to introduce the new Local Government Act and to discuss major issues.

Costs associated with this conference are

Registration	\$ 340
+Dinner	\$ 65
+Dinner for partner	\$ 65

Funds are available in account 20006 (Members - Conference Expenses) for a councillor to attend and in account 20151 (Town

Clerk's Executive - Conference Expenses) for two registrations for officers.

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

- 1 effects two registrations for Councillors to attend the Institute of Municipal Management State Conference to be held at Observation City and authorises the expenditure associated with this attendance;
- 2 authorises the attendance of the Town Clerk and another officer (nominated by the Town Clerk) at the Institute of Municipal Management State Conference and authorises the expenditure associated with this attendance.

**CARRIED**

Appendix XVI refers

**I90953** TRADING HOURS: LAKESIDE JOONDALUP SHOPPING CITY - [30/3513]

The Minister for Fair Trading is seeking Council's views about additional retail trading hours on Sunday 20 November 1994. This is to allow general shops to trade between 1000 and 1700 in support of Lakeside's opening celebrations which will include family activities and fundraising for autistic children. The Wanneroo Chamber of Commerce and Joondalup Business Association are being consulted and their views will be submitted for consideration by the Minister for Fair Trading.

**MOVED** Cr Cooper, **SECONDED** Cr Hall that Council advises the Minister for Fair Trading that it has no objection to the additional retail trading hours between 1000 and 1700 on Sunday 20 November 1994 requested by Lakeside Joondalup Shopping City.

**CARRIED**

**I90954** SUBDIVISION APPROVAL: LOT 118 CANNA PLACE, WANNEROO - [740-93938, 740-90927]

INTRODUCTION

The Council has requested a report on the validity of the State Planning Commission (the Commission) decision to approve this subdivision without the necessary scheme amendment to modify the development guide plan. Legal advice is that the approval contravenes the Council's scheme and the Commission did not have the power to issue it.

BACKGROUND

The original application (SPC 90927) to subdivide Lot 118 into a 1.0 and 1.5 ha lot was not supported by the Council (H21214) because it contravened the development guide plan and the special scheme provision which specifies a minimum average lot size of 1.5ha for the lots in Special Rural Zone No 3. An appeal was lodged following refusal by the Commission. The Appeal Tribunal adjourned the matter so that the appellant and the Commission could hold a conference to attempt some resolution of the matter. The result was a fresh application (SPC 93938) which the Commission approved without reference to Council, and it is the validity of that approval which is being questioned.

#### LEGAL ADVICE

The Special Provisions in Schedule 4 of Council's Town Planning Scheme No 1 relating to Special Rural Zone No 3 provide that the average lot size in the Garden Park estate shall not be less than 1.5 ha. The two lots resulting from the subdivision (1.0 and 1.5ha respectively) reduce the average lot size over the whole estate to below 1.45ha.

Paragraph (1) of the General Provisions of Schedule 4 specifically excludes lot size from discretionary provision and legal advice indicates that the lot size provisions are clearly intended to be mandatory. Clause 3.30(b) requires future subdivision to accord with the plan of subdivision which forms part of the Scheme whereas Special Provision 2 in Schedule 4 relating to Special Rural Zone No 3 refers to subdivision being generally in accordance with the Development Guide Map. Thus, if it is open to Council to vary the plan of subdivision, it has no discretion to reduce the average lot size below 1.5 ha.

Advice, therefore, is that the Commission is bound by mandatory provisions of the Scheme which has full force and effect as if it were enacted in the Town Planning and Development Act. Accordingly, the Commission is precluded from subdividing below the specified average lot size.

#### CURRENT POSITION

The validity of the subdivision approval (SPC 93938) is doubtful and in the circumstances both the applicant and Commission have been advised that I cannot release clearances. DPUD has been requested not to unilaterally issue clearances (under pressure from the applicant) and the Commission was invited to comment on its powers to approve the subdivision in contravention of an approved town planning scheme. To date there has been no response.

**MOVED** Cr Cooper, **SECONDED** Cr Hall that Council formally expresses its concern to the State Planning Commission about the apparent ultra vires approval of the subdivision application SPC 93938 for Lot 118 Canna Place, Wanneroo and advises the Commission that it will not issue clearances until it can be satisfied that the resulting subdivision is lawful.

**CARRIED**

**I90955 PROPOSED COMMUNITY CENTRE AND PRE-SCHOOL: BROADBEACH BOULEVARD, HILLARYS - [30/4739]**

Council will recall in March 1994 it agreed to enter into an agreement with Whitfords Beach Pty Ltd and contribute \$150,000 to the development of a community centre and pre-school in Broadbeach Boulevard, Hillarys. The developer would contribute the balance of the costs and in return would be able to lease the community hall for a period of approximately five years. The value of the project is about \$400,000.

All approvals and agreements are about to be finalised. However, there is a problem with respect to the number of car parking bays to be provided. The development, when handed over for community use may require thirty eight car parking bays, while the current proposal is to provide twenty three. The provision of the additional car parking is difficult because of Council's requirement for, and the proximity of, a nutrient stripping basin for storm water discharge. It is also at a cost beyond that anticipated by the developer. The developer is also providing twenty four car parking bays (under construction) on the adjacent reserve.

It is proposed that Council does not require the developer to provide the additional fifteen car parking bays and that the matter is reviewed when Council takes over the building for community purposes.

**MOVED** Cr Major, **SECONDED** Cr Freame that Council accepts the provision of twenty three car parking bays by Whitfords Beach Pty Ltd at the proposed Community Centre Pre-School at Broadbeach Boulevard, Hillarys.

**CARRIED**

**I90956 REDEVELOPMENT OF WANNEROO HOSPITAL - [858-2-1]**

The Town Clerk reported that an advertisement has been placed in the West Australian on Saturday 17 September 1994 by the Health Department of Western Australia seeking expressions of interest for a Project Director for the redevelopment of Wanneroo Hospital Site Redevelopment Project.

The Town Clerk suggested that should a task force be appointed to oversee the project, Council may wish to seek representation on this task force.

**MOVED** Cr Freame, **SECONDED** Cr Wood that Council writes to the Health Department of Western Australia requesting Council representation on any Committee or Task Force which may be appointed to consider the future development of the Wanneroo Hospital Site Redevelopment Project.

**CARRIED**

**I90957 EDUCATION DEPARTMENT - TENDERS FOR MOWING OF SCHOOL OVALS - [218-1-1]**

At its meeting on 10 August 1994, Council resolved to prepare tenders for contract mowing of school ovals for submission to Policy and Special Purposes Committee for its consideration.

The Town Clerk advised that the Education Department issued tender documents on Monday 26 September 1994, to close on Thursday 6 October 1994. As this allowed insufficient time to report to Policy and Special Purposes Committee, he suggested that Council appoints a sub-committee to consider the tender documents.

**MOVED** Cr Wood, **SECONDED** Cr Ewen-Chappell that Council appoints a sub-committee consisting of the Mayor, Crs Cooper and Freame, the Town Clerk and the City Parks Manager to consider the tender documents for the supply of mowing services to school ovals and submit a tender prior to closure of submissions on 6 October 1994.

**CARRIED**

**MOTIONS FOR FURTHER ACTION**

**I90958 USE OF PAGERS AND MOBILE TELEPHONES IN COUNCIL CHAMBER - [605-0]**

**MOVED** Cr Gilmore, **SECONDED** Cr Ewen-Chappell that a sign be placed outside the Council Chamber requesting the public to silence all pagers and mobile telephones while in the Council Chamber.

**CARRIED**

**I90959 ACCESS TO TOILETS AT YANCHEP NATIONAL PARK - [727-8-1]**

Cr Waters reported that some toilets at Yanchep National Park have no roads or pathways to them, making them inaccessible to the elderly and the disabled.

**MOVED** Cr Major, **SECONDED** Cr O'Grady that Council writes to the Department of Conservation and Land Management requesting improved disabled access to the toilets at Yanchep National Park.

**CARRIED**

**I90960 YANCHEP NATIONAL PARK - HALL - [727-8-1]**

Cr Curtis requested that Council writes to the Department of Conservation and Land Management concerning the dilapidated condition of the hall at Yanchep National Park.

**MOVED** Cr Curtis, **SECONDED** Cr Major that Council writes to the Department of Conservation and Land Management advising of the dilapidated condition and broken asbestos in the vicinity of the hall in Yanchep National Park.

**CARRIED**

**MOTIONS FOR REPORT**

**I90961 CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOT 550-551 MOFFAT PLACE, WARWICK - [510-1449]**

Cr MacLean requested a report on the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick, indicating:

- 1 methods agreeable to Westrail and the Department of Planning and Urban Development to restrict the use of the pedestrian accessway by antisocial elements;
- 2 number of pedestrians using accessway at peak periods.

**RESOLVED** that a report be submitted to Council on the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick, indicating:

- 1 methods agreeable to Westrail and the Department of Planning and Urban Development to restrict the use of the pedestrian accessway by antisocial elements;
- 2 number of pedestrians using accessway at peak periods.

**I90962 LANDSCAPING OF MEDIAN STRIP WITHIN WANNEROO TOWNSITE - [510-3000]**

Cr MacLean requested a report be submitted to Council on the cost and feasibility of landscaping the median strip within Wanneroo Townsite.

**RESOLVED** that a report be submitted to Council on the cost and feasibility of landscaping the median strip within Wanneroo Townsite.

**I90963 EXCAVATION - FURNISS ROAD, LANDSDALE - [530-0, 510-1671]**

Cr Major requested a report be submitted to Council on the ground level of excavation at the end of Furniss Road, Landsdale.

**RESOLVED** that a report be submitted to Council on the ground level of excavation of the site on Furniss Road, Landsdale.

**I90964 SHADE PERGOLAS ON COUNCIL BUILT PLAY CENTRES - [210-2]**

Cr Freame requested that having regard to the matter of "skin cancer" a report be submitted to Policy and Special Purposes Committee outlining the "Duty of Care" with regard to shade pergolas over sandpits at Council built play centres.

**RESOLVED** that a report be submitted to Policy and Special Purposes Committee outlining the question of "Duty of Care" with regard to the provision of shade pergolas over sandpits at Council built play centres.

**I90965 ST IVES RETIREMENT VILLAGE BOUNDARY FENCE - [905-1, 920-9]**

Cr Freame advised of a request from residents of the St Ives Retirement Village to increase the height of the fence at problem points on the boundary line due to extreme vandalism.

**RESOLVED** that a report be submitted to Council on the feasibility of raising the fence height at the St Ives Retirement Village to provide security to the residents.

**190966 SENIOR SPORTS OVAL ADJOINING TENNIS CLUB, YANCHEP - [061-232]**

Cr O'Grady requested that a report be submitted to Council on the feasibility of establishing a senior sports oval on the land adjacent to the tennis club at Yanchep.

**RESOLVED** that a report be submitted to Council on the feasibility of:

- 1 establishing a senior sports oval on the land adjacent to the tennis club at Yanchep;
- 2 funds being set aside in the 1995/96 Budget to meet the cost of employing a consultant to carry out this study.

**190967 LIONS CLUB OF WANNEROO - USE OF CITY OF WANNEROO CREST - [702-5]**

The Town Clerk reported that the Lions Club of Wanneroo is seeking Council approval to use the City of Wanneroo Crest on 100 special vehicle licence plates.

The Lions Club advises that the Police Department would make the plates at a cost of \$100 each, which the Lions Club would purchase and then sell to raise funds.

**RESOLVED** that a report be submitted to Council on the feasibility and ramifications of permitting the City of Wanneroo Crest to be used in the manufacture of special vehicle licence plates for the Lions Club of Wanneroo.

**MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

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

Nil

Cr MacLean left the Chamber at this point, the time being 10.00 pm.

**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.

Cr Ewen-Chappell left the Chamber at this point, the time being 10.07 pm.

**CONFIDENTIAL BUSINESS**

Nil

**DATE OF NEXT MEETING**

The next Ordinary Meeting of Council has been scheduled for on **WEDNESDAY 12 OCTOBER 1994.**

There being no further business, the Chairman declared the Meeting closed at 10.08 pm, the following Councillors being present at that time:

COUNCILLORS:    WATERS  
                  FREAME  
                  O'GRADY  
                  COOPER  
                  MAGYAR  
                  GILMORE  
                  MOLONEY  
                  WOOD  
                  HALL  
                  MAJOR  
                  CURTIS  
                  LYNN

I10900A

CITY OF WANNEROC

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TECHNICAL SERVICES SECTION  
REPORTS FOR COUNCIL MEETING  
28 SEPTEMBER 1994

**I10917****CITY OF WANNEROO REPORT NO: I10917**

TO: TOWN CLERK  
FROM: CITY PARKS MANAGER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 208-8  
WARD: SOUTH  
SUBJECT: TENDER NO 49-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT HUDSON PARK, GIRRAWHEEN

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Tenders were advertised during August for Supply, Installation and Commissioning of an Automatic Reticulation System at Hudson Park, Girrawheen.

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

East-West Irrigation, 17 Harcourt Place, Bellevue  
Quinti & Co, 17 Kew Street, Welshpool  
Hugall & Hoile, 6/9 Stanford Way, Malaga  
Quality Reticulation, 66 Ferguson Street, Middle Swan  
Custom Irrigation, 251 Balcatta Road, Balcatta  
Total Eden, 6 Port Pirie Street, Bibra Lake  
Roland Clinch Reticulation, 15 Abitibi Turn, Joondalup  
Aquaduct, 5 Cassowary Road, High Wycombe  
Talby Landscaping, 16 Banstead Way, Morley  
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park  
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle  
Communitronics, 11 Pampus Court, Mirrabooka  
Micro Control, 59 Collingwood Street, Osborne Park  
Elliotts Irrigation, 24 Canham Way, Greenwood  
Malua Reticulation, 13 Harold Street, Dianella

Tenders were received from the following:

Total Eden	\$21,950.00
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Elliotts Irrigation	\$22,780.00	
Stirling Irrigation	\$25,006.00	Late Tender - Not accepted
Swan Irrigation	\$25,918.53	
Hugall & Hoile	\$30,500.00	
Aquaduct Reticulation	\$ No Bid	

**SUMMARY**

Hudson Park is an old tip site. Due to the nature of this site, the two lowest tenderers were contacted to ensure that the total extent of work was understood.

Total Eden have confirmed that their tender submission of \$21,950 is correct. This company have successfully undertaken reticulation installation for Council, and the unit price submitted is the lowest, therefore, acceptance is recommended.

**RECOMMENDATION**

That Council:

- (a) accepts the tender as submitted by Total Eden for \$21,950 for the supply, installation and commissioning of an automatic reticulation system at Hudson Park, Girrawheen, and;
- (b) authorises signing of the tender documents.

F GRIFFIN  
City Parks Manager

DHC:VR  
gre0906

I10918

CITY OF WANNEROO REPORT NO: I10918

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 208-8

WARD: CENTRAL

SUBJECT: TENDER NO 50-94/95 - SUPPLY, INSTALLATION AND  
COMMISSIONING OF AN AUTOMATIC RETICULATION  
SYSTEM AT FALKLANDS PARK, KINROSS

---

Tenders were advertised during August for Supply, Installation and Commissioning of an Automatic Reticulation System at Falklands Park, Kinross.

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

East-West Irrigation, 17 Harcourt Place, Bellevue  
Quinti & Co, 17 Kew Street, Welshpool  
Hugall & Hoile, 6/9 Stanford Way, Malaga  
Quality Reticulation, 66 Ferguson Street, Middle Swan  
Custom Irrigation, 251 Balcatta Road, Balcatta  
Total Eden, 6 Port Pirie Street, Bibra Lake  
Roland Clinch Reticulation, 15 Abitibi Turn, Joondalup  
Aquaduct, 5 Cassowary Road, High Wycombe  
Talby Landscaping, 16 Banstead Way, Morley  
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park  
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle  
Communitronics, 11 Pampus Court, Mirrabooka  
Micro Control, 59 Collingwood Street, Osborne Park  
Elliotts Irrigation, 24 Canham Way, Greenwood  
Malua Reticulation, 13 Harold Street, Dianella

Tenders were received from the following:

Hugall & Hoile	\$56,800.00
Elliotts Irrigation	\$61,530.00
Aquaduct Reticulation Opt 1.	\$65,667.00
Quinti & Co	\$65,875.00

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Malua Reticulation	\$66,200.00
Aqueduct Reticulation Opt 2.	\$67,342.00
Total Eden	\$68,095.00
Swan Irrigation	\$72,715.39
Custom Irrigation	\$72,998.00

**SUMMARY**

Hugall & Hoile have successfully undertaken Council's reticulation tenders previously and the unit price submitted is the lowest, therefore, acceptance is recommended.

**RECOMMENDATION**

That Council:

- (a) accepts the tender as submitted by Hugall & Hoile for \$56,800 for the supply, installation and commissioning of an automatic reticulation system at Falklands Park, Kinross, and;
- (b) authorises signing of the tender documents.

F GRIFFIN  
City Parks Manager

DHC:VR  
gre0904

I10919

CITY OF WANNEROO REPORT NO: I10919

TO: TOWN CLERK  
FROM: CITY PARKS MANAGER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 208-8  
WARD: CENTRAL  
SUBJECT: TENDER NO 51-94/95 - SUPPLY, INSTALLATION AND  
COMMISSIONING OF AN AUTOMATIC RETICULATION  
SYSTEM AT CALLANDER PARK, KINROSS

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Tenders were advertised during August for Supply, Installation and Commissioning of an Automatic Reticulation System at Callander Park, Kinross.

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

East-West Irrigation, 17 Harcourt Place, Bellevue  
Quinti & Co, 17 Kew Street, Welshpool  
Hugall & Hoile, 6/9 Stanford Way, Malaga  
Quality Reticulation, 66 Ferguson Street, Middle Swan  
Custom Irrigation, 251 Balcatta Road, Balcatta  
Total Eden, 6 Port Pirie Street, Bibra Lake  
Roland Clinch Reticulation, 15 Abitibi Turn, Joondalup  
Aquaduct, 5 Cassowary Road, High Wycombe  
Talby Landscaping, 16 Banstead Way, Morley  
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park  
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle  
Communitronics, 11 Pampus Court, Mirrabooka  
Micro Control, 59 Collingwood Street, Osborne Park  
Elliotts Irrigation, 24 Canham Way, Greenwood  
Malua Reticulation, 13 Harold Street, Dianella

Tenders were received from the following:

Hugall & Hoile	\$21,400.00
Total Eden	\$21,535.00
Elliotts Irrigation	\$21,586.00

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Custom Irrigation	\$22,295.00
Swan Irrigation	\$22,576.36
Aqueduct Reticulation	\$24,583.00

**SUMMARY**

Tenders submitted were very competitive as indicated in the above listing of prices.

Hugall & Hoile have successfully undertaken Council's infield reticulation tenders previously. The unit price submitted is the lowest, therefore, acceptance is recommended.

**RECOMMENDATION**

That Council:

- (a) accepts the tender as submitted by Hugall & Hoile for \$21,400 for the supply, installation and commissioning of an automatic reticulation system at Callander Park, Kinross, and;
- (b) authorises signing of the tender documents.

F GRIFFIN  
City Parks Manager

DHC:VR  
gre0905

I10920

CITY OF WANNEROO REPORT NO: I10920

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 208-44-94/95, c.680-12

WARD: SOUTH WEST

SUBJECT: CRAIGIE LEISURE CENTRE: UPGRADE OF POOL  
FILTRATION

---

Tenders for the upgrade of pool filtration at Craigie Leisure Centre closed at 2.00pm on Wednesday 17 August 1994 at the offices of the principal consultants for the work, Norman Disney & Young. Of the original six registrations of interest, only four tenders were received:

Base Tender  
Value (A)

Haden Engineering	\$212,490.00
Chadson Engineering	\$231,768.00
Envar Pty Ltd	\$248,700.00
T O'Connor & Son Pty Ltd	\$249,319.00

Chadson Engineering offered four alternatives, namely:

Offer B	As per specification using vertical fibre reinforced plastic filters (FRP - fibreglass) <u>in lieu</u> of stainless steel	\$153,196.00
Offer C	As per specification but using horizontal FRP filters (as existing)	\$105,509.00
Offer D	Full flow 2 stage ozone/chlorine system	\$365,810.00
Offer E	Sidestream (40%) ozone/chlorine	

system

\$225,896.00

Offers D and E have not been considered by the consultants in their report as both are very expensive and until recently have not received approval from the State Health Department.

Funds available for the work total \$152,460 (I10617 refers) from which must be deducted \$19,040 for consultants fees, leaving a total available of \$133,420.00. In addition, as part of the tendered work is to remove chloramines from the pool water at their most concentrated point, ie by air scouring and venting the balance tank, some part of the \$30,000.00 carried forward for relocating air handling ductwork in the pool hall to more efficiently remove atmospheric chloramines can be diverted to this project. Therefore, up to \$163,420 could be available, but it is strongly suggested that half the \$30,000 be kept aside against any further work that may be required. This leaves a total of \$148,420 available for the filtration work.

As the tender seems exceed the available funds, Norman Disney and Young undertook, with approval of the City Building Surveyor, to negotiate with the lowest tenderer and the tenderer that offered alternatives to clarify:

- . why the filter costs for both FRP and steel vertical filters have more than doubled from those supplied during budget formulation;
- . to delineate the equipment deleted from Chadson's Offer B;
- . to separate items that have been added to the project since budgets were formulated;
- . to itemise sections of the project that could be deleted in the current project and inserted under a separate contract without fully compromising the project;
- . to identify other cost savings.

Negotiations with Haden Engineering and Chadson Engineering were completed on 2 September 1994. The revised prices are outlined as follows:

Item	Deduction/Addition	
	HADEN	CHADSON
RECOMMENDED CHANGES		

Alternative price for vertical steel filter shell to 350 kpa	NIL	-
Alternative Corracoat internal coating of steel filter shell	Not offered	-
FRP filter shell <u>in lieu</u> of steel	(\$12,000.00)	Included as Offer B
Alternative flow metering	-	(\$1,095.00)
Delete DDC connections	(\$2,000.00)	(\$3,275.00)
Change valves to cast iron EPDM coated	ADDITIONAL COST	
Delete door hardware to boiler room external door	(\$185.00)	(\$75.00)
Check pricing of air blower	(\$1,030.00)	(\$440.00)
Price smaller PVC exhaust fan	NIL	(\$290.00)
Delete pump inlet strainers	(\$4,350.00)	(\$4,896.00)
	_____	_____
TOTAL DEDUCTIONS, RECOMMENDED CHANGES	(\$19,565.00)	(\$10,071.00)
Two other changes were suggested and priced but are not recommended by the consultants, namely:		
Replace Colorbond roofing to outdoor filter shell with chain link fence and UV paint to filter	(\$260.00)	\$498.00
Alum dosing - powder mix - pre mix	NIL (\$650.00)	NIL (\$1,230.00)
	_____	_____
TOTAL OF ALL CHANGES	(\$20,480.00)	(\$10,803.00)

The Colorbond roofing to the outdoor pool filter shell is preferred to reduce UV light damage to the FRP filter shell that must be relocated to outside the plant room so that the new vertical filter shells can be fitted into the plant room.

The alum dosing deductions are not recommended. Although there is a reduction in capital cost for pre-mixed aluminium polychloride (deletion of container and mixer assembly), the on-going purchase cost of pre-mixed aluminium polychloride would far outweigh the savings achieved. Norman Disney and Young recommend that this saving not be implemented and the process of purchasing powder form aluminium sulphate and mixing on site be continued.

Against the original tender values, then, the accommodated savings can be summarised as:

	HADEN	CHADSON
INITIAL CONTRACT VALUE		
Vertical steel shells	<u>\$212,490.00</u>	<u>\$231,768.00</u>
Alternative offer for FRP shells	<sup>(1)</sup> \$200,490.00	<sup>(2)</sup> \$153,196.00
RECOMMENDED DEDUCTIONS ( <u>\$10,071.00</u> )	<sup>(1)</sup> ( <u>\$ 7,565.00</u> )	
REVISED TENDER PRICE	\$192,925.00	\$143,125.00

<sup>(1)</sup>Adjusted for FRP shell

<sup>(2)</sup>Alternative tender for FRP shell

These sums include two separable items, a contingency sum of \$5,000.00 and a price for replacement filter sand of \$3,740.00 (Chadson) and \$2,550.00 (Haden).

Norman Disney and Young point out that some consideration must be given to the internal construction and pipework design of the Chadson vertical fibreglass units, mainly due to known problems with the existing Chadson horizontal units. The consultants report that while Chadson Engineering have provided them with some preliminary sketches, Chadson appear unwilling to divulge further details. It is believed however that negotiation at the time of construction will ensure a more reliable product. The contingency sum would be available to pay for any changes.

Chadson Engineering revised tender price is made up as:

	\$
2 vertical FRP filters	64,350.00
C/W pipework, valves and fittings backwash pump assembly	9,991.00
Air blower	10,037.00
Flow measuring	5,755.00
Balance tank exhaust system	6,370.00
Chemical dosing equipment	5,025.00
Electrical work	10,125.00
Builders work (plinths, etc)	4,713.00
Miscellaneous	14,509.00
Sand replacement	3,740.00
Maintenance/service	<u>3,510.00</u>
	138,125.00
Contingency Sum	5,000.00
	<hr/>
TOTAL	\$143,125.00

Given the available funds of \$148,420.00, there are sufficient funds budgeted to cover the costs.

#### PROGRAMME

Due to problems of supply over the Christmas period, an alternative programme for the works has been suggested. Critical to this programme is the replacement of sand to existing filters and the installation of air scouring and ventilation to the balance tank so that by 1 January 1995, this aspect of the work is completed to provide the best possible air quality and water quality through the summer months.

The suggested recommended programme is:

- . relocate the outdoor pool filter shell immediately to be ready for use by 1 November 1994;
- . the existing indoor filters have their sand replaced and have outlet valves fitted in the week before Christmas 1994, or possibly immediately after Christmas depending on the time required to bed down the sand;

- . between Christmas and New Year the air sparge piping to the balance tank be installed, the air reticulation pipes, air blower and exhaust fan having been previously installed;
- . all preliminary work for the installation of new filters be effected between January and March 1995;
- . new filters are installed, connected and commissioned during the April school holidays. This will require the Centre closing for two weeks, from 15 to 30 April inclusive as recommended by the Centre Manager.

Chadson Engineering has been advised of these programme changes. Chadson Engineering has advised that they will hold their prices until 30 June 1995, but has requested that progressive claims for equipment supplied and stored off site be allowed. Normal contract administration would allow such claims so long as certain security, insurance and timing considerations are met.

#### RECOMMENDATION

That Council:

- 1 accepts the revised tender sum of \$143,125.00 from Chadson Engineering for the upgrade of pool filtration at the Craigie Leisure Centre (tender no 44-94/95);
- 2 authorises the preparation and signing of contract documents;
- 3 authorises the City Building Surveyor to negotiate with Chadson Engineering over the internal construction and pipework design of the vertical filter shells;
- 4 authorises the construction programme outlined above in the body of this report number ;
- 5 authorises the closure of the Craigie Leisure Centre from 15 April 1995 to 30 April 1995, and further authorises the City Recreation and Cultural Services Manager to, at his discretion, reduce the length of the proposed Christmas 1994 maintenance shutdown to suit the contractors timetable for changing filter sand and installing balance tank ventilation equipment.

R FISCHER  
City Building Surveyor

PWE:SE

bre09016



In the meantime, the erection of banners by LandCorp and the Water Authority is supported, provided all costs are borne by these authorities.

## RECOMMENDATION

6That Council

.1 approves the Avenue, Reid Promenade, Boas Avenue, Collier Pass and Kendrew Crescent subject to all costs being the responsibility of LandCorp;

.2 approves the installation by the Water Authority of "Water Week" banners on the Grand Boulevard lighting poles at the intersections of Shenton Avenue, Reid Promenade, Boas Avenue, Collier Pass and Kendrew Crescent subject to all costs being the responsibility of the Water Authority.

7A report be provided to Policy and Special Purposes Committee for a policy on the hire of banner masts in Grand Boulevard, Joondalup to organisations wishing to advise the public of forthcoming events of benefit or interest to the general community.

R T McNALLY  
City Engineer

DRB:EMT  
Bere0912



RECOMMENDATION

That Council:

8allows permanent use of the Marangaroo Golf Course to Marangaroo Primary School vehicular traffic, subject to the Education Department of WA funding modifications to the pedestrian access track, estimated to cost \$1,700, as shown on Attachment 1 to Report No

9advises all interested parties accordingly.

R T McNALLY  
City Engineer

DP:EMT  
Bere0909



northeast, either 'U' turning or parking on the residential side, in front of the school. The establishment of road and verge prohibitions on the residential side of Meldrum Way, in front of the pre-school, may encourage more motorists to adopt the preferred west to east flow pattern during peak conditions. Also, the installation of verge prohibitions on the school side should confine this traffic to the road, thereby improving pedestrian safety. This parking restriction can be further reinforced by the school establishing bollards in the verge.

The proposed prohibitions are shown on Attachment 3.

#### RECOMMENDATION

That Council:

10installs "NO PARKING ON VERGE 8.15 - 9.15AM; 2.30 - 3.30PM, MONDAY TO FRIDAY" signs on the north side of Meldrum Way, adjacent to the Koondoola Pre-primary School, as shown on Attachment 3 to Report No

11installs "NO PARKING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM; 2.30PM - 3.30PM MONDAY TO FRIDAY" signs on the south side of Meldrum Way from Lot 10 to the western boundary of Lot 244, as shown on Attachment 3 to Report No

12installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the north east corner of Meldrum Way, as shown on Attachment 3 to Report No;

13advises all interested parties accordingly.

R T McNALLY  
City Engineer

DP:AT

Bere0907

I10924 CITY OF WANNEROO REPORT NO I10924

TO: TOWN CLERK  
FROM: CITY ENGINEER  
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 251-1  
WARD: ALL  
SUBJECT: CLEARING AND BURNING VEGETATION - SMOKE  
CONTROL GUIDELINES

---

A petition was received in 1993 from residents of Clarkson, Merriwa, Mindarie and Quinns Rocks objecting to the clearing and burning of vegetation in local subdivision developments. The residents requested Council to take action to reduce clearing and stop burning in the local area.

At its meeting of 13 September 1993 Council resolved to defer further initiatives on the issue of clearing and burning of vegetation in subdivisions pending the development of guidelines by the (then) Environmental Protection Authority (Item H90704 refers). Those guidelines have now been published and copies are available in the Councillors' Reading Room.

The "Smoke Control Guidelines" have been developed by a working party consisting of representatives of Department of Environmental Protection (DEP), WAMA, various government and industry groups and representatives from local authorities.

The guidelines address two key issues. Firstly, it provides a strategy for treatment of cleared vegetation, and secondly it sets out specific responsibilities for parties involved in clearing and burning operations. The document does not attempt to identify, or introduce guidelines for identifying areas of conservation, specific plant species to be protected or the merits of clearing and burning. Also, the guidelines do not replace or amend the Bush Fires Act.

The guidelines for treatment of cleared vegetation are shown on Attachment 1. The guidelines do not establish rules which should be followed but assign responsibilities for operations.

It is the responsibility of the contractor to ensure that burning is carried out in accordance with the guidelines at all times.

The developer is responsible for setting up a satisfactory site management plan including appropriate provisions within the works contract to ensure that the contractor complies with the guidelines. In most cases, a consultant engineer appointed by the developer will undertake this role on the developers behalf.

Currently, land developers adopt a range of attitudes to site clearing. For example, the Beaumaris Land Development (Iluka and Currambine) provides level earthworked blocks of land which are totally cleared. The only site vegetation retained is on Open Space sites. Conversely the Neerabup development retains the maximum amount of natural bushland on lots, and only earthworks those lots where necessary.

This is partly due to the developers choice and partly as a result of the land form. In the steeply undulating coastal regions it is necessary to extensively earthwork large areas to produce practical usable roads and lots. This is the case in much of Quinns, Iluka and Currambine. The more amendable land form, and larger block sizes are supportive of minimal clearing and earthworking.

During strategic planning for development, the City's Planning Department liaises extensively with the Engineering and Parks Departments, the developer, the DEP, the Department of Planning and Urban Development, Department of Conservation and Land Management and other interested parties and authorities to identify areas of conservation. Generally, these areas are incorporated into Public Open Space for conservation. Public Open Space in developments is only cleared with the approval of the City Parks Manager.

The strategic planning also includes a public review period. All structure plans and rezoning amendments are also reported to Council for formal adoption prior to any subdivision construction taking place. Typically structure plans and zoning amendments may require clearing to be restricted.

Following clearing the decision to burn, mulch or stack for firewood is generally made on financial grounds. The guidelines are open to interpretation in this area, specifying

that "burning is acceptable only where other disposal options are not practical or economically viable".

Practically this may mean that the developer adopts the cheapest option. However, Council can actively encourage more sensitive treatments, particularly where a proposed operation is likely to impinge on the rights of existing residences.

The local authority is assigned the responsibility of monitoring operations for compliance with the guidelines and assessing smoke related complaints. However, the guidelines specify that if a complaint is validated, an instruction to stop or modify the burn should be issued by the Department of Environmental Protection, not the Local Authority. It is assumed that a close co-operation between the Local Authority, the DEP and the developer will allow this system to function in an efficient manner.

All earthworks and clearing plans are reviewed by the Engineering Department prior to approval to commence works. At this stage, Council also instructs the developers on its requirements for treatment of cleared vegetation. This would also be an appropriate time to endorse the engineering drawings with a condition relating to compliance with the "Smoke Control Guidelines"..

The adoption of these Guidelines will, where appropriate, achieve the objective to reduce smoke and make better utilisation of the materials from clearing.

#### RECOMMENDATION

That Council:

1. endorses the Department of Environmental Protection "Smoke Control Guidelines" and adopts them for use in the City of Wanneroo;
2. continues to assess all structure planning and rezoning applications for conservation of natural bushland;
4. advises the petitioners accordingly.

R T McNALLY  
City Engineer

GL:AT  
Bere0913

I10925                      CITY OF WANNEROO REPORT NO I10925

TO:                              TOWN CLERK

FROM:                            CITY ENGINEER

FOR MEETING OF:            COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:               28 SEPTEMBER 1994

FILE REF:                      006-1

WARD:                           ALL

SUBJECT:                       COMPUTER FOR ROAD MANAGEMENT SYSTEM

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Council approved \$15,000 in the Budget for consultancy fees associated with the development of a computerised pavement management system based upon the ERIN road management programme.

The ERIN programme was developed in 1982 and operated on the main frame computer of Main Roads WA. In recent years considerable work has been undertaken by Main Roads WA, Consultants and Local Government engineers to develop a version of ERIN suitable for use on personal computers. This has been accomplished and PCERIN is now available for use by local authorities.

Further research and development has resulted in the recent release of the ROMAN road management package. This programme utilises information from the PCERIN programme and allows for a number of budget scenarios to be evaluated from the 15 year works programmes for resurfacing, road widening, road reconstruction etc as developed by PCERIN. An agreement between WAMA and Main Roads WA has allowed ROMAN to be offered to WA Local Governments for \$2,000 during 1994/95. This fee includes the installation of the programme on a personal computer and five days in house training of staff. BSD Consultants has been appointed by WAMA/Main Roads WA to promote the programme and organise installation/training. Additional funding will also be required for Consultants to provide additional data, such as road roughness readings, to make full use of the PCERIN and ROMAN packages. The cost of ROMAN, in house training and additional data collection will be charged to Account No 46562 - Pavement Management Systems (Consultancy Fees).

A personal computer hardware specification has been produced by Main Roads WA for the effective use of the ROMAN package. The

existing 386 computer in the Engineering Department used for the road inventory (PCUIS programme) and road condition rating (PCRATE) programmes is not suitable for the PCERIN and ROMAN programmes. The estimated cost of a suitable computer and associated operating systems/software is \$4,000. Funds were not allowed in the computer budget for replacement of this computer, however, sufficient funds are available from Account No 46562 - Pavement Management Systems (Consultancy Fees) for the purchase of a suitable computer.

#### RECOMMENDATION

That Council authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$4,000 from Account No 46562 - Pavement Management Systems (Consultancy Fees) for the purchase of a personal computer and associated operating system/software to operate road management programmes.

R T McNALLY  
City Engineer

DRB:EMT  
Bere0914

I10926                      CITY OF WANNEROO REPORT NO I10926

TO:                              TOWN CLERK  
FROM:                            CITY ENGINEER  
FOR MEETING OF:            COUNCIL - TECHNICAL SERVICES SECTION  
MEETING DATE:                28 SEPTEMBER 1994  
FILE REF:                        508-4  
WARD:                            NORTH  
SUBJECT:                        TWO ROCKS/YANCHEP RECYCLING LEVY

---

Council requested a report at its August meeting on why Two Rocks and Yanchep are charged the same rubbish rate as the rest of the City area when they are provided with a different recycling service. (Item I90855 refers) Council has also received a submission from Mr M Foster of 8 Bagley Road, Warwick to provide a contract recycling collection service for Two Rocks, Yanchep and the rural area.

There are two questions to be addressed. The first is whether residents of Yanchep and Two Rocks are getting value for the rubbish rate they pay. The second is whether Council wishes to change the recycling service provided to this area.

Yanchep/Two Rocks Refuse Rate

The rubbish rate covers four services:

	<u>1994/95 Budget</u>
1    Domestic Rubbish Collection	\$ 52
2    Bulk Collection	\$ 17
3    Recycling	\$ 21
4    Rubbish Tipping Fee	<u>\$ 20</u>
	<u>\$110</u>

The cost of providing these services obviously varies for each property in the City. The domestic rubbish collection in the Yanchep/Two Rocks and the rural area costs about \$86 per property due to the smaller number of properties on each

collection route. This represents a subsidy of about \$34 per property less a contribution from recycling of \$21.

The current recycling programme for these areas includes the weekly collection of glass and aluminium containers. There were some early problems with this service with the changeover to single operator trucks. It is now operating satisfactorily.

It can be concluded that the residents of Yanchep, Two Rocks and the rural area receive a subsidy on the cost of their rubbish service. It is possible for Council to charge different rubbish rates, but the administrative cost and difficulty would appear to make it undesirable for only 4.4% of ratepayers.

#### Extended Recycling Collection Service

The current recycling service is integrated with the domestic collection to contain costs. Mr Foster has asked Council to consider engaging him to carry out a fortnightly recycling collection that would add newspapers, liquid paperboard cartons, used engine oil and car batteries to the materials collected. The suggested charge is \$0.80 per property per fortnight. This totals \$20.80 per property per year.

If the 2,700 properties involved put out these items at the same rate as the other areas then an additional 160 tonnes would be collected at a cost of \$56,160 or \$351 per tonne. Even allowing \$30 per tonne for profit on sale of material and avoided tip fees, \$321 per tonne is way in excess of Council's policy limit of \$200 per tonne.

#### Recycling Drop Off Facility

The Two Rocks/Yanchep Residents Association has suggested a local recycling sorting depot to provide employment opportunities for local residents. As detailed above there are no spare funds for such an operation.

A drop off facility for glass and newspaper could be established at a local shopping centre. This would require a community group or similar to take on the responsibility for keeping the area clean in return for a "royalty" on the weight of material collected. This could be established and operated for about \$100 per tonne of material collected.

#### RECOMMENDATION

That Council:

14retains the current policy of providing Yanchep, Two Rocks and rural areas with a limited weekly recycling collection and not charge these areas a higher rubbish rate than the rest of the municipality.

15investigates with the Two Rocks/Yanchep Residents' Association the provision of a drop off facility for glass and newspaper in the Yanchep/Two Rocks area.

R T McNALLY  
City Engineer

RWE:EMT  
Bere0910

I10927

## CITY OF WANNEROO : REPORT NO I10927

TO: TOWN CLERK  
 FROM: CITY BUILDING SURVEYOR  
 FOR MEETING OF: COUNCIL - TECHNICAL SERVICES COMMITTEE  
 MEETING DATE: 28 SEPTEMBER 1994  
 FILE REF: 201-0  
 SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

## STATISTICS

A summary of the building licenses for the month of August 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in August 1994 was 16% more than the number of permits issued in August 1993 and the value was 45% less. Compared to the four year average, the number of permits is 150% and the value is 113%.

The financial analysis of licence receipts is set out below:

<u>Month</u> <u>Actual</u>	1994/95		1993/94	1994/95		Y-T-D
	1993/94	Month's	Month's	Year to Date		
	<u>Actual</u>	<u>Budgeted</u>	<u>Actual</u>	<u>Actual</u>	<u>Budgeted</u>	
	\$	\$	\$	\$	\$	\$
JUL	142,652	140,000	129,088	142,652	140,000	
	103,000					
AUG	145,232	150,000	162,488	287,884	290,000	
	213,000					
SEPT		154,000	152,497		444,000	
	326,000					
OCT		168,000	128,591		612,000	
	450,000					

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NOV		163,000	146,503	775,000
	570,000			
DEC		136,000	143,934	911,000
	670,000			
JAN		112,000	99,035	1023,000
	752,000			
FEB		136,000	131,147	1159,000
	852,000			
MAR		122,000	166,358	1281,000
	942,000			
APR		139,000	171,120	1420,000
	1044,000			
MAY		144,000	204,921	1564,000
	1150,000			
JUN		136,000	160,917	1700,000
	1250,000			

Actual year-to-date receipts to the end of August 1994 are 1% less than the budgeted receipts.

The number of permits approved from July to August 1994 was 4% more than in July to August 1993 and the value was 6% less as shown on Attachment A.

#### BUILDING CONTROL ACTIVITY

This month 803 were received and 867 building licenses were prepared for issue. Eight site instructions for building infringements were issued and 13 matters were satisfactorily resolved.

Swimming pool inspections resulted in 13 site instructions issued and 18 matters were resolved from 227 inspections. 597 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 7462.

#### COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1994/95 is set out in Attachment C.

#### RECOMMENDATION

That Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report;

R FISCHER  
City Building Surveyor

LC:SE

bre09000a

I10928

CITY OF WANNEROO REPORT NO: I10928

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: FINANCE SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 605-09

WARD: ALL

SUBJECT: JOONDALUP ADMINISTRATION BUILDING: TEMPORARY  
POWER EXPENSES

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On 28 November 1993, SECWA cut off power to the Joondalup Administration Building in order to carry out repairs to cable damage at the corner of Davidson and Boas Avenue.

It is understood the cables were damaged by a contractor and SECWA was concerned that more serious damage would occur if the work was not attended to quickly. Unfortunately, late notice received on the previous Friday meant that there was no opportunity for Council to postpone or relocate functions it had planned for the Sunday. A cost of \$3,938.48 was incurred in order to provide a generator so that the functions could proceed as planned. Further power was needed for refrigeration of Health Department laboratory and elevators, air conditioning, etc.

In an attempt to recover the money, an invoice was sent to the contractor, Ertech Pty Ltd, who refused to pay the invoice. It is understood that at law, public policy does not allow for economic loss to go to the third party. Therefore, whilst the contractor was obliged to pay the cost of damages to SECWA, there was no such obligation for costs incurred by the City of Wanneroo. It is therefore necessary for the sum to be written off.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$3,938.48 being the cost of providing a generator to supply temporary power to the Administration Building on 28 November 1993.

R FISCHER  
City Building Surveyor

RF:SE/bre09014

I10929

CITY OF WANNEROO REPORT NO: I10929

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 330-8-5

WARD: SOUTH WEST

SUBJECT: PADBURY HALL: ENVIRONMENTAL NOISE

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BACKGROUND

Almost since its construction in 1974-75, Padbury Hall has suffered from noise complaints from adjacent land owners. Because the Hall is located close to the eastern boundary of its lot, noise emanating from the Hall, particularly amplified music, causes considerable annoyance to neighbours. In the mid-80s, a noise limiting device that shut off power when noise levels exceeded certain levels was installed, but its use was discontinued in 1988 (C41106A) following deputations and discussions with the Bambara Primary School. They were concerned about the noise meter cutting off power, thus spoiling the function. In the 1989/90 financial year, certain building work was undertaken to attempt to reduce transmitted noise from the eastern side of the building, namely bricking up the eastern side exit doors and adding a new exit door and ramp on the western side of the building, and replacing the high level windows on the eastern side of the building with double glazed sashes. While in theory this should have alleviated the problems, in practice the works failed to address several fundamental problems relating to noise transmission. Records are limited. However, it is possible that further works were proposed, but given the curfew on certain uses, no further works were carried out.

BUILDING CONSTRUCTION AND ACOUSTICS

If the building had been constructed as originally documented, it is likely that many of the sound transmission problems being experienced would not have occurred. Attachment A shows the original construction proposed. In this case the sound

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absorptive Stramit ceiling was proposed to run under the bottom flange of the portal rafters, and effectively seal to the head of a continuous window along the eastern wall of the building. With judicious use of a building sealant such as silicone, the window and Stramit board ceiling could have been made to contain most of the noise in the building.

Attachment B shows how the building was actually constructed, and how the double glazing added in 1989/90 has failed to prevent air movement into the buildings eaves and then to the adjacent properties. By failing to control this air movement around the 150mm channel, air transmitted sound is not contained in the building and is not controlled or diverted from a direct line to the adjacent properties.

It should be noted that while Stramit board ceilings do offer some sound attenuation, there are modern materials available that have greater Noise Reduction Coefficients than Stramit, that if used in conjunction with the Stramit can reduce the reverberation time in the hall even further, thus reducing the overall level of sound needing to be contained in the building. Increasing the overall absorptivity of the halls walls and ceiling is paramount in reducing the load on any other containing works that are required.

Attachment C shows the proposed alterations to the building that it is believed will reduce the sound transmitted from the building to alleviate the present problems. It is proposed that an acoustician should be commissioned to consult on the proposed work prior to documentation and construction.

#### CURRENT PROBLEMS

While Padbury Hall operates under a curfew, complaints from neighbours have led to the Recreation and Cultural Services manager negotiating with various groups to relocate them to alternative venues. This has led to considerable disappointment and difficulty, as shown on the attached newsletter from the Bambara Primary School P & C Association (Attachment D). As the requirements of the Environment Protection Act 1986 are quite specific and it has been confirmed that noise emanating from the hall does constitute an infringement, Council has been bound to take this course of action.

#### BUDGET

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No funds have been allocated in the 1994/95 budget for noise attenuation at Padbury Hall.

To institute the changes shown on Attachment C, the costs are estimated as:

.	Professional fees	\$ 2,500.00
.	Absorptive ceiling	\$13,400.00
.	Absorptive wall linings	\$ 8,000.00
.	Vertical in-ceiling sound barriers	\$ <u>3,500.00</u>
		\$26,900.00

As a short-term measure, re-connection of the "pulse meter" noise limiting device to control peak sound can be effected for approximately \$400.00. It is doubtful that this measure will resolve the problem. In fact, it is likely to exacerbate the situation because of the frustration of the noise meter turning off the music.

#### RECOMMENDATION

That Council:

- 1 suspends the use of Padbury Hall for discos and other similar functions which are likely to exceed the noise limits;
- 2 offers Bambara Primary School and other groups proposing functions referred to in '1' the use of alternative venues;
- 3 lists the sum of \$27,000 for the acoustic attenuation of Padbury Community Hall for consideration in the 1995/96 Draft Budget; and
- 4 in the meantime, if it identifies any surplus funds, proceeds with the acoustic alteration.

R FISCHER  
City Building Surveyor

PW:SE

bre09006

I10930

CITY OF WANNEROO REPORT NO: I10930

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

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

WARD: NORTH

SUBJECT: OLDHAM PARK, YANCHEP: PROPOSED TOILETS AND  
CHANGEROOMS

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At its meeting of 8 June 1994, Council resolved to seek a further report on the siting of the toilet block at Oldham Reserve after the closing of the advertised period for viewing plans (I10603 refers).

To advertise the proposed siting, three signs were erected at strategic locations on site. In addition, a leaflet outlining some facts about the proposal and including the plan presented to Council in report I10603, was distributed to some 125 properties adjacent to or in the immediate vicinity of Oldham Park. The advertised period for viewing plans closed on 26 August 1994.

24 written responses including two petitions (I90804 and I90805) have been received from residents, together with a detailed assessment of the remnant bushland in Oldham Park from the Coalition for Wanneroo's Environment, who strongly oppose any development.

Of the 24 responses from residents, only two fully support any option (option 1 and option 2). A summary of the issues, concerns and suggestions raised in the correspondence is included as Attachment 1.

One resident, Mrs P Philp, on behalf of the Friends of Oldham Reserve Committee, has requested permission to present a concept plan, for a future "Oldham Natural Park" at a meeting of the Policy and Special Purposes Committee.

Several of the responses mention the possibility of establishing a suitable oval and facilities at the Yanchep Sportsman's Club, if suitable arrangements regarding the Club's lease could be made.

RECOMMENDATION

That Council:

- 1 rescinds item 3 of Resolution I10603 relating to endorsement of sketch plan for the toilet block on Oldham Park, Yanchep;
- 2 does not proceed with the construction of the toilet block/changeroom on Oldham Park, Yanchep.
- 3 requests Mrs P Philp to forward her concept for "Oldham Natural Park" to enable it to be considered.

R FISCHER  
City Building Surveyor

PW:SE

bre09017

I10931

CITY OF WANNEROO REPORT NO: I10931

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 312-6, 061-110

WARD: CENTRAL

SUBJECT: RELOCATION OF WANNEROO LITTLE ATHLETICS CLUB

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Council at its meeting in May 1993 approved the relocation of the Wanneroo Little Athletics Club from Joondalup Reserve to Edgar Griffiths Reserve. Facilities for the Club to relocate are being put in place including jump pits, discus and shot put pads, etc. However, the Club is concerned that it does not have adequate storage at Edgar Griffiths Park and has written to Council advising that it is prepared to contribute to the cost of the construction of a storage building/shed.

No funds have been allowed in the 1994/95 budget for the provision of storage facilities on Edgar Griffiths Park however given the need for the Club to store facilities, it would be appropriate to grant temporary permission for the location of a seatainer or similar on the site until permanent facilities are constructed. Council could also approve the construction of additions to the toilets and changerooms on the reserve subject to the Club meeting the cost of those facilities.

RECOMMENDATION

That Council advises that Wanneroo Little Athletics Club it:

- 1 grants approval for the location of a seatainer or similar on site for storage on a temporary basis; and
- 2 grants approval for additions to the toilets/changerooms building to provide storage for the Clubs facilities providing it is at the Clubs expense.

R FISCHER  
City Building Surveyor

RF:SE

bre09015

I10932

CITY OF WANNEROO REPORT NO: I10932

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 1027/214/83

WARD: SOUTH

SUBJECT: PROPOSED GARAGE: LOT 214 (83) GOOLLELAL DRIVE,  
KINGSLEY

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APPLICATION

An application has been submitted for approval to construct a garage at Lot 214 (83) Goollelal Drive, Kingsley, with a reduced building set back of 2000 (see Attachment 'A').

COUNCIL POLICY

At its meeting on 13 July, 1994, Council approved a modification to its Policy J3-10 for a Primary Street Setback as follows:

For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or a garage, whether attached to the dwelling or not, may be constructed up to 3000 of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8 (a) and the required number of car parking bays can be accommodated on site.

RESIDENTIAL PLANNING CODES

Clause 1.5.5 of the Residential Planning Codes states: 'Notwithstanding any other provisions of these codes,

- (a) A garage or carport may with the approval of Council, be constructed up to 4.5 metres of a primary street alignment where vehicles are parked at right angles to the street alignment and 1.5

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metres where vehicles are parked parallel to the street alignment;

- (b) A car port may, with the approval of Council, be constructed up to the street alignment,'

#### BACKGROUND

The applicant has requested a front building set back of 2000. The proposal complies with 1.5.5 (a) as the vehicles are parked parallel to the street alignment. The application also includes a front composite fence to be constructed of masonry and wrought iron.

#### COMMENTS

The reasoning supporting the Policy J3-10 is to maintain a uniform streetscape and in many cases is justifiable. However in this application, the proposed garage complies with the requirements of 1.5.5 (a) and will be suitably screened by the proposed composite fence.

Council may approve or refuse the application. In the event of refusal, the applicant has the right of appeal to the Minister for Planning who may uphold or dismiss an appeal.

#### RECOMMENDATION

That Council approve the proposed garage to be constructed at Lot 214 (83) Goollelal Drive, Kingsley, with a reduced front building set back of 2000.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre09013

I10933

CITY OF WANNEROO REPORT NO: I10933

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 2569/385/7

WARD: CENTRAL

SUBJECT: PROPOSED GARAGE EXTENSION: LOT 385 (7) CALYPSO  
RETREAT, OCEAN REEF

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APPLICATION

An application has been received for approval in principle for a proposed garage extension at lot 385 (7) Calypso Retreat, Ocean Reef, with a reduced front building setback (See Attachment 'A').

COUNCIL POLICY

Council Policy J3-10 Primary Street Setback is as follows:

'For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or a garage, whether attached to a dwelling or not, may be constructed up to 3000 of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8 (a) and the required number of car parking bays can be accommodated on site.'

BACKGROUND

As shown on the attachment, the proposed garage will be located 1050 from the front boundary. It is also proposed to widen the existing garage and the proposed extension to form a parapet wall on the boundary..

This will more than double the size of the existing garage. The applicant has provided the written favourable comments of the adjoining owner.

COMMENTS

It is considered that the size of the proposed widening and extension of the proposed garage will impinge on the streetscape and is not in keeping with the amenity of the area.

Council may refuse or approve the proposal. In the event of refusal, the applicant will have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council refuse the proposed extensions to the existing garage at Lot 385 (7) Calypso Retreat, Ocean Reef and advise the applicants of their right of appeal to the Minister for Planning.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre09019

I10934

CITY OF WANNEROO REPORT NO: I10934

TO: TOWN CLERK  
FROM: CITY BUILDING SURVEYOR  
FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 894-17  
WARD: SOUTH WEST  
SUBJECT: PROPOSED PERGOLA: PADBURY PLAY GROUP CENTRE,  
LOT 40 JASON PLACE, PADBURY

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The Padbury Play Group has requested Councils permission to erect a pergola on the northern side of this Council-owned building. The pergola will be funded by a grant from the Lions Club. The proposed pergola is shown on plan, Attachment A.

RECOMMENDATION

That Council approves in principle the construction of a pergola on the northern side of the Padbury Play Group building at Lot 40 Jason Way, Padbury, subject to:

- . the Padbury Play Group gaining a building licence for the work;
- . the construction is to the satisfaction of the City Building Surveyor;
- . all costs of the work are met by the Padbury Play Group.

R FISCHER  
City Building Surveyor

PW:SE

bre1002

I10935

CITY OF WANNEROO REPORT NO: I10935

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES COMMITTEE

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 525/381/5

WARD: NORTH

SUBJECT: PROPOSED CARPORT: LOT 381 (5) PACKET PLACE,  
YANCHEP

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APPLICATION

An application has been submitted for approval to construct a carport at lot 381 (5) Packet Place, Yanchep, with a reduced front building setback (see Attachment 'A').

COUNCIL POLICY

Council's Policy J3-10, Primary Street Setback states:

'For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or a garage, whether attached to a dwelling or not, may be constructed up to 3000 of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8(a) and the required number of car parking bays can be accommodated on site.'

BACKGROUND

The applicant wishes to locate the proposed carport with a 1500 front building setback. The property is located within a cul-de-sac and it is considered that it will not affect the streetscape.

The applicant has indicated that the adjoining owner has no objection to the proposal and a written statement to this effect will be provided.

COMMENTS

The Residential Planning Codes give Council the authority to approve a carport or garage right up to the front boundary. Council may approve or refuse the application. In the event of refusal, the applicant will have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed carport to be constructed at Lot 381 (5) Packet Place, Yanchep, with a 1500 front building setback.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre09021

I10936

CITY OF WANNEROO REPORT NO: I10936

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 210-0

WARD: NORTH

SUBJECT: FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL

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CONDITIONS OF APPROVAL

Home builders, Ventura Homes Pty Ltd of 9 Montgomery Way, Malaga, have commenced eleven dwellings without notifying the City Building Surveyor as required under the Conditions of Approval.

A letter was sent to the builders on 24 August, 1994, drawing their attention to the condition of approval as follows:

'The City Building Department is to be notified one working day before concrete footings are placed in order that an inspection of the footing trenches can be carried out. Please telephone 405 0387 or 405 0536 for booking.'

The letter also requested that a written satisfactory explanation be submitted to the City Building Surveyor within 7 days, giving reason why footings had been poured without notification.

Engineer's certificates were requested for each of the dwellings. At the date of this report, no attempt has been made to provide the requested explanations or the engineer's certificates.

It is considered that the inspection of the trenches for the footings is a major contributing factor to structural defects being kept to a minimum in the construction of new buildings.

RECOMMENDATION

That Council instigate prosecution proceedings against Ventura Homes Pty Ltd for failing to comply with the building licence conditions of approval for eleven dwellings.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre09020

I10937

CITY OF WANNEROO REPORT NO: I10937

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 019-2

WARD: ALL

SUBJECT: BUILDING LICENCES: CREDIT FACILITIES

---

An approach has been received from Dale Alcock Homes Pty Ltd seeking the provision of credit facilities for payment of building licences at the City of Wanneroo.

Currently, all building licence fees are paid by cheque or cash. The proposal from Dale Alcock Homes is that the company would pay building fees via a credit card facility. During discussions with Dale Alcock Homes, it was proposed that they absorb the charges associated with using credit facilities (currently 1.4%). The proposed arrangements can be accommodated administratively. However a six month trial period would give sufficient time for any issues to arise that may require further consideration.

RECOMMENDATION

That Council authorises the trial of payment of building licences by use of credit card facilities by Dale Alcock Homes Pty Ltd for a period of six months, with a report to be submitted prior to the conclusion of the trial on the outcomes.

R FISCHER  
City Building Surveyor

RF:SE

bre09018

I20900A

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CITY OF WANNEROC

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TOWN PLANNING SECTION

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REPORTS FOR COUNCIL MEETING

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28 SEPTEMBER 1994

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I20922CITY OF WANNEROO REPORT NO: I20922

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 290-1

SUBJECT: DEVELOPMENT ASSESSMENT UNIT -  
1 AUGUST TO 31 AUGUST 1994

Overleaf is a resume of the development applications processed by the Development Assessment Unit from 1 August to 31 August 1994.

RECOMMENDATION

That Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report I20922.

O G DRESCHER  
City Planner

pat005

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**I20923****CITY OF WANNEROO REPORT NO: I20923**

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 30/4702  
WARD: SOUTH  
SUBJECT: REVISED PROPOSAL FOR MEDICAL CONSULTING ROOMS  
ON LOT 230 (96) TEMPLETON CRESCENT, GIRRAWHEEN

---

METRO SCHEME: Urban  
LOCAL SCHEME: Residential  
APPLICANT/OWNER: N Q Tran  
APPLICATION RECEIVED: 27.6.94  
DAU: 19.7.94  
APPLICANT CONTACTED: 19.7.94  
ADVICE RECEIVED: 26.7.94  
REPORT WRITTEN: 14.9.94

## INTRODUCTION

This revised proposal has addressed Council's previous concerns for a single practitioner consulting room but received numerous objections. The objections primarily reflected Council's traffic concerns at the junction of Marangaroo Drive and Templeton Crescent which remain the reason for again not supporting this development.

## BACKGROUND

An initial application for this use was received on 23 March 1994 and reported to Council on 25 May 1994 (I20502) when it was refused on the following grounds:

16Location of a commercial development at the junction of Templeton Crescent/Marangaroo Drive is undesirable because of the busy nature of this intersection;

17access off Marangaroo Drive is considered unsafe in view of the increase in traffic generated by this use;

18the internal layout of accessways and car parking bays is not acceptable;

19a minimum of 8% of total area of the site with a 3m landscape buffer to all roads cannot be accommodated with the proposed development.

#### SUBMISSIONS

The revised application addressed these shortcomings.

However, advertising proceeded in the normal manner and objections were received, most of which were included in duplicated letters from 181 people. A further 17 such letters were received after submissions closed. The issues raised are summarised as follows:

.1Increased traffic and subsequent increased danger to motorists and pedestrians resulting from:

.1 proximity of the proposed access to the existing accessway off Templeton Crescent to both Newpark Shopping Centre, fast food outlets and video store;

.2anticipated verge parking based on the nature of parking for these establishments and provision of only six parking bays;

.3 queuing of traffic turning into the shopping centres off Templeton Crescent;

.4increased pedestrian traffic crossing Templeton Crescent to combine trips (shopping and doctor's visit);

.2serious accidents have occurred to date at the intersection of Marangaroo Drive and Templeton Crescent due to existing poor visibility (curved and undulating road);

.3five medical consulting rooms already located within 1km of the proposed site seeming to be an adequate provision for the area;

.4foreseen multitude of professionals establishing in residential areas is not in the interests of the local community or other professionals who are established in commercial areas and are paying commercial rates.

#### ASSESSMENT

Council's Engineering Department previously commented that access to the proposed development off Marangaroo Drive would not be supported and there would be significant concerns with allowing any further intensification of commercial activity near the junction of Marangaroo Drive and Templeton Crescent. Likewise, the objections received relate predominantly to traffic concerns which are minimally reduced with the revised proposal. While Council's policy on consulting rooms in residential areas encourages their establishment in or adjacent to planned community centres to protect residential amenity, due regard must be given to existing amenity and safety of patrons of such centres. Serious accidents have indeed occurred at the intersection of Marangaroo Drive and Templeton crescent and the installation of traffic signals may well occur in time. Whether or not signals are installed it is clear that any further intensification of traffic near this intersection would be detrimental and the proposed consulting room should not be approved. This is consistent with Council's previous resolution.

The issues of the number of clinics presently in the area and practitioners establishing in residential areas being exempt from commercial rates are not addressed by the policy and have little bearing on the planning assessment of this proposal.

Although the applicant has been able to satisfy access and parking concerns cited in Council's earlier resolution and is capable of satisfying the landscaping requirement, the revised proposal is not supported.

#### RECOMMENDATION:

THAT Council refuses the application for a medical consulting room submitted by N Q Tran on Lot 230 (96) Templeton Crescent, Girrawheen on the grounds that the location of a commercial development at the junction of Templeton Crescent/Marangaroo

Drive would exacerbate existing traffic concerns associated with this intersection.

O G DRESCHER  
City Planner

hjc:gm  
pre94953  
14.9.94

I20924

CITY OF WANNEROO REPORT NO: I20924

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/3476

WARD: CENTRAL

SUBJECT: PROPOSED CHURCH, UNIT 3, LOT 74 (148) WINTON  
ROAD, JOONDALUP

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METRO SCHEME: Urban  
LOCAL SCHEME: Service Industrial  
OWNER: Sheva Pty Ltd  
APPLICANT: Bridge Ministries Incorporated  
APPLICATION RECEIVED: 4.8.94  
DAU/SCU: 9.8.94  
ADVICE RECEIVED: 30.8.94  
REPORT WRITTEN: 2.9.84

SUMMARY

An application has been received from the Bridge Ministry Incorporated seeking Council approval to operate a church from Unit 3, Lot 74 (148) Winton Road. The application effectively expands an existing approved church use on the site. In accordance with Council Policy the other unit owners have been consulted regarding the application. No responses were received. The application is generally supported.

BACKGROUND

In July 1992 Council approved the use of Unit 5 of the same lot for church purposes for the Bridge Christian Church (G20707). The approval was for all activities, excluding the operation of the office and individual counselling services, being conducted outside normal business hours. In this way, patronage numbers would not affect other business with regard to parking.

ASSESSMENT

The subject land is zoned Service Industrial under Council's Town Planning Scheme No 1. A church (Public Worship) is an AA use (a use that is not permitted unless approval is granted by Council) in this zone.

The applicant proposes to lease Unit 3 in addition to Unit 5 (Attachment 2) to expand the existing church and meeting place. The projected numbers for Sunday services is anticipated to reach a maximum of 200. The current approval for units is for approximately 30 people, however, Council had anticipated that this number would increase and therefore approval was granted in accordance with the abovementioned condition. Weekday Bible studies and youth ministries are proposed with attendances of between 15 to 50 people.

In accordance with Council's Policy regarding AA uses, the adjoining unit owners were advised of the application and invited to comment. By the conclusion of the comment period no submissions had been received.

As indicated by the previous approval, the inclusion of a church within a Service Industrial zone is considered as acceptable, provided that the car parking that is generated can be accommodated on site. In this instance, patronage is expected to reach a maximum of 200. Under council's Town Planning Scheme No 1, the car parking requirement for Public Worship is one bay per four persons accommodated. Thus, the required car parking would be 50 bays. A total of 53 car parking bays exist within the development, of which 23 bays are allocated to Units 3 and 5. This creates a shortfall of 30 bays. However, the peak attendance at the church will be Sunday, when other businesses are generally closed and thus the car parking allocation to other units can be utilised. I envisage that the proposal will generate no car parking problems.

#### RECOMMENDATION:

THAT Council approves the use of Unit 3, Lot 74 Winton Road, Joondalup for church purposes for the Bridge Ministry Incorporated subject to:

20all activities, excluding the operation of the office and individual counselling services, being conducted outside normal business hours;

21standard and appropriate conditions.

O G DRESCHER  
City Planner

mab:gm  
pre94941  
8.9.94

I20925

CITY OF WANNEROO REPORT NO: I20925

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 3705/97/15

WARD: CENTRAL

SUBJECT: PROPOSED TELECOMMUNICATIONS TOWER ON LOT 977  
BURLLOS COURT, JOONDALUP - LEASE TO VODAFONE  
PTY LTD

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT: Vodafone Pty Ltd  
CONSULTANT: Daly International  
REPORT WRITTEN: 12.9.94

INTRODUCTION

Council has agreed previously (I20715) to lease a portion of its community purpose site at Lot 977 Burllos Court, Joondalup to Optus Communications Pty Ltd for a telecommunications tower and equipment shelter. Council was advised at that time that another carrier would seek to utilise the Optus Tower and to construct its own equipment shelter. Vodafone Pty Ltd has now applied for a lease for that purpose.

THE LAND

The total area of land to be used for the telecommunications tower and equipment shelters is about 111m<sup>2</sup>. The tower and the Optus shelter occupies about 75m<sup>2</sup> and the Vodafone shelter will occupy about 36m<sup>2</sup>.

RENTAL

Council has accepted a ground rental rate of \$66.66 per square metre for the first year of the Optus lease and Vodafone is offering the same rate for its lease. The initial rental is to

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be compounded annually by 5.00 percent for the balance of the five year term and any further term.

#### TERM AND PROVISIONS

The lease is to contain substantially the same provisions as the Optus lease and will include the following:

- The initial term is for five years with options for three further terms of five years each.
- The rent is to be paid annually in advance.
- The Lessee is to self insure against any loss or damage and be covered for public risk and liability insurance.
- The Lessee is not liable for rates and taxes.
- The Lessee may assign the lease to a related body corporate and may sub-lease or share its right to possession.
- The Lessee is responsible for all maintenance of the premises and must remove all improvements from the site on termination.

#### STATUTORY REQUIREMENTS

Section 267 of the Local Government Act requires the Council to obtain the approval of the Minister for Local Government for any proposed lease by private treaty to a lessee which is not a State Government agency or an approved sporting association.

#### RECOMMENDATION:

THAT Council, subject to the approval of the Minister for Local Government:

22agrees to lease an area of about 36 square metres on the eastern boundary of its Community Purpose site at Lot 977 Burlos Court, Joondalup, to Vodafone Pty Ltd;

23grants an initial term of five years with options for three further terms of five years each;

24sets a rental of \$2,500 for the first year of the term to be increased by 5.00 percent and compounded annually for each succeeding year.

O G DRESCHER  
City Planner

twm:gm  
pre94946  
12.9.94

I20926

CITY OF WANNEROO REPORT NO: I20926

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/4829

WARD: SOUTH

SUBJECT: PROPOSED AMBULANCE DEPOT, RESERVES 34118 (37)  
AND 32334 (92) EDDINGTON ROAD, WARWICK

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development and Public Use  
Reserve  
APPLICANT/OWNER: St John Ambulance Australia  
CONSULTANT: John Taylor Architect  
APPLICATION RECEIVED: 5.7.94  
DAU : 12.7.94  
ADVERTISING COMMENCED: 9.8.94  
ADVERTISING CLOSED: 7.9.94  
REPORT WRITTEN: 12.9.94

SUMMARY

An Ambulance Depot is being proposed adjacent to the Warwick Police Station and primary school. The proposal has been advertised in accordance with Council requirements. After consequent assessment, it is recommended that the application not be supported by Council due to the existing congestion generated by surrounding land uses.

BACKGROUND

Reserve 34118 (37) Eddington Road is zoned Residential Development under the current Town Planning Scheme and is owned by the Police Department. It currently accommodates the Warwick Police Station and Road Traffic Licensing Division.

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Reserve 32334 (92) Eddington Road is zoned Public Use Reserve and is Crown land vested in Council. The reserve is currently used by the Warwick Primary School.

An Ambulance Depot is an unlisted use in the Town Planning Scheme and therefore requires special approval by Council (Clause 7.2).

#### ADVERTISING

The proposed use was advertised on site for a period of 30 days with a closing date of 7 September 1994. A total of six submissions objecting to the proposal were received as well as a petition with 42 signatories. The grounds of objection are as follows:

- . The site proposed is completely unsuitable for rapid access by emergency vehicles. The existing traffic congestion caused by public vehicle access to the Warwick Police Station is already causing delays and frustration to both local residents and visitors to the police station.
- . The streets surrounding the proposed site have a very high number of learner drivers. The response of these drivers meeting an ambulance may be dangerous. It would be preferable to have some separation between these activities.
- . To have additional vehicular traffic operating in a high speed emergency mode around schools and school children is unacceptable.
- . The local residents are already subject to privacy intrusion by noise from police vehicles and their sirens at the police station. Additional sirens from ambulances would worsen this.
- . If an ambulance depot were constructed on this site the vehicles would only be able to access via residential roads which are not of an adequate width to cope with the additional traffic already existing due to the police station.

#### ASSESSMENT

The application proposes to create a new lot which straddles the common side boundary of Reserves 34118 and 32334 (Attachment 1).

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The proposed ambulance depot consists of a large scale double garage with adjoining ambulance officers' quarters. The quarters are of a domestic scale, however, the garage is 4.3m high with double roller doors front and rear and a proposed parapet wall on the western side boundary (Attachment No 2). There is also a second crossover providing access along the eastern side boundary to the rear of the lot.

The proposed development as submitted crosses the existing boundary and as such would require a subdivision to create a new lot for this use. In addition to this, the two existing lots have different zonings therefore this land would require an amendment to the Town Planning Scheme to rezone the subject lot appropriately.

The applicant has not submitted any documentation to support the application for an ambulance depot in this location. While there is no objection to the use of an ambulance depot, there is justification in the residents' objections to the appropriateness of the location. Due to the existing Warwick Police Station which has been established for numerous years and the accompanying police licensing inspection area the traffic congestion on Eddington Road is above and beyond what the residential street was designed to accommodate. The police station does not have adequate on-site parking and therefore cars and trucks park along the street reducing the width of the carriageways markedly. In addition to this, the licensing department of the police station creates additional traffic throughout the residential streets due to people learning and being examined on driving. The public entrance to the police station is via Eddington Road therefore all this commercial traffic is forced into the residentially designed street.

In addition to the police station, the Warwick Primary School also has its entrance from Eddington Road, thus generating further traffic, particularly in the mornings and afternoons.

Finally, the issue of the proposed site being across two zonings and requiring a subdivision would suggest that the St John Ambulance Australia would be better served in trying to locate on a more appropriate and less cumbersome site.

RECOMMENDATION:

THAT Council:

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25refuses the application by John Taylor Architect on behalf of St John Ambulance Australia for an ambulance depot on Reserves 34118 and 32334 Eddington Road, Warwick on the grounds that:

- .1 the use is inappropriate in this location due to congestion of the residential streets caused by existing surrounding land uses;
  
- .2 the zoning of the two subject reserves differs and therefore would require a rezoning amendment to the town planning scheme to accommodate this proposed use.

26advises the applicant that it is prepared to consider a revised application if all vehicular access can be gained from Erindale Road via the area of the police station.

O G DRESCHER  
City Planner

mb:gm  
pre94950  
13.9.94

I20927

CITY OF WANNEROO REPORT NO: I20927

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/4720

WARD: NORTH

SUBJECT: PROPOSED TEN GROUPED DWELLINGS, THREE STOREYS  
IN HEIGHT, LOTS 135, 136 AND 137 KEYS CLOSE  
AND LOT 125 ROSSLARE PROMENADE, MINDARIE

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METRO SCHEME: Urban  
LOCAL SCHEME: Marina Development  
APPLICANT/OWNER: Watercove Enterprises Pty Ltd  
CONSULTANT: Godfrey Spowers Puddy & Lee  
APPLICATION RECEIVED: 1.8.94  
DAU: 9.8.94  
REPORT WRITTEN: 26.8.94

SUMMARY

Council received an application for ten grouped dwellings, three storeys in height, on the above lots. The application has been referred for comment in accordance with Council's Town Planning Scheme. Though some concerns are raised regarding the excessive scale of the development in a residential area, the application is generally supported.

BACKGROUND

The subject lots are zoned Marina Development under the provisions of Council's Town Planning Scheme No 1 and have a density of R40. Marina Development is a zone specific to the Mindarie Marina area and has specific development requirements under Clause 5.38 and Schedule 7 of the scheme. Council's intention in controlling development within the Marina Development Zone is to:

1. ensure suitable standards of development and maintenance in the zone, and
2. control and safeguard health, safety, convenience and the general welfare and amenity of the locality.

A very similar application was received by Council on 14 April of this year, however, the application was withdrawn prior to the proposal being put to a meeting and is superseded by this current application.

Council supported the amalgamation of the subject lots on 13 May of this year and the amalgamation was granted Department of Planning and Urban Development (DPUD) approval on 1 June 1994. To date no new certificate of title has been issued and as a result the amalgamation is not finalised.

Council's policy on Height of Buildings in Residential Neighbourhoods (G3.17) allows the opportunity to develop residential dwellings in excess of two storeys or six metres in height, subject to the proposal being advertised on site or adjacent landowners being consulted.

Due to the marina location of this proposal, comment was also required from the Department of Transport, formally the Department of Marine and Harbours, for approval of pontoon style jetties into the marina area for exclusive use of the tenants of the development.

#### ADVERTISING

Advertising has been completed in accordance with Council's policy. Of the nine surrounding landowners consulted a total of six submissions have been received; five objecting to the development and one supporting.

The points of objection are summarised as follows:

- . loss of afternoon light due to the overpowering design, unbroken length and excessive heights;
- . increased traffic generated onto Keys Close, which is single carriageway;
- . safety of children on the adjacent children's beach due to both vehicular and marine traffic;

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- . the proposal does not fit in with the careful planning that has gone into Mindarie Keys and the type of building constructed there;
  - . the bulk of the development will dominate the area;
  - . the development will overshadow the beach in the morning;
  - . three storeys with an unbroken roofline is excessive for the area;
  - . the manoeuvring of boats into moorings in the small area of the children's beach is dangerous for all concerned, particularly children.

Comment has also been received from the Department of Transport advising that the plans, as submitted to Council, do not meet with their requirements and can not be approved in the current form, ie ten 10 metre boats cannot be moored within the mooring envelopes and the envelopes cannot be widened as this would reduce the width of the adjacent navigation channel below the required 20 metres.

A revised plan of the mooring layout has been submitted and also approved by the Department of Transport (Attachment No 3) however, due to concerns, as discussed in the assessment portion of this report, and a meeting with the City Planner, negotiations are on-going to finalise these locations.

#### ASSESSMENT

The application consists of ten grouped dwellings, two with frontage to Rosslare Promenade and the remaining eight have access from Keys Close. The units are orientated to overlook the marina with private open space areas, and a private boardwalk and pedestrian path along the marina frontage.

The proposal generally meets the requirements of the Residential Planning Codes in terms of open space, parking, storage and access provisions. There is a degree of overlooking of private open space areas between units from balconies due to the location of balcony openings. This issue has been raised with the applicant who is prepared to amend the balcony designs so that the views are only towards the marina.

The proposed height of this development being three levels reaches a maximum 9.5m from ground level to eave, however, the

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average height is approximately 8m. From ground level to the highest roof point is 13m. In addition to this, there is an unbroken building line 60.8m fronting the marina.

A further issue for consideration is the proposed setback from Keys Close. Schedule 7 requires that all dwellings shall be set back a minimum of 6m from a road frontage. The proposed setback from Keys Close to the rear of the development averages at 4.56m. Keys Close is a cul-de-sac and due to the configuration of the head the setback has been reduced at its lowest point to 600mm to the garage of Unit 8. The development has been designed so that the access to the garages of each unit looks like a continuation of Keys Close with direct access off the road.

The subject lots were subdivided in 1992. At the time of subdivision there was some concern with the width of the access leg to Lot 137 (Attachment No 2). As a result, a condition was put in place that the owners enter into a legal agreement with Council to ensure reciprocal rights of access for Lots 136 and 137 over a 6 metre wide section of land, effectively excluding any building from being constructed over that portion of land. The agreement was drawn up and was to be implemented when either or both of the lots were sold. As both lots were bought by the same company an encumbrance could not be placed on the title. The aim of the easement was to ensure a wider access to Lot 137. Council's Engineering Department has assessed this application and are satisfied that the access as proposed is adequate for this development.

Schedule 7 of the Town Planning Scheme states that Council may permit any dwelling or structure (including retaining wall, marina wall or fencing, building or outbuilding) to be erected at any height above or below the stabilised surface level and any setback from a marina frontage, provided that Council is satisfied that:

1. it will be an improved architectural amenity resulting from a minimal setback distance between buildings and the marina frontage in the particular case;
2. the overall amenity and appearance of the marina frontage will be maintained or improved;
3. no structural weakness will result;
4. no erosion or soil instability will result.

The latter two points are not affected by this proposal. Point 2 however, is of concern as is indicated in the responses opposing the proposal. The overall appearance of the marina, while being of a high standard, does not have a set standard of appearance. The marina is currently dominated by the Mindarie Keys Hotel which is of a similar scale to this proposal. Other development is generally of a two storey residential dwelling nature. Understandably, the surrounding residents are therefore concerned by the bulk and scale of this proposal as it does not immediately give the impression of a residential development and therefore alters the appearance of the marina frontage.

Of greater concern is the issue of the amenity of the marina. It is unlikely that the current amenities will be maintained or improved by this development. In particular the shallow beach west of Lot 125 (Attachment No 2). This beach has been promoted as a children's recreation beach and is currently used for the hire of water paddle bikes and similar water recreation activities. The use of the beach could be largely inhibited by the location of jetty moorings and the movement of private boats in the area also endangering swimmers. Finally, the scale of this development so close to the public recreation reserve may give the impression that it is for private use and the general public could easily feel scrutinised when using the beach. In this scenario it is anticipated that the public use of the beach may be largely reduced from its current patronage.

It is acknowledged that property owners do not have exclusive rights to views therefore loss of views cannot be considered as a valid objection on town planning grounds.

With regard to the jetty moorings, the applicant has requested that Council proceed with its processing and assessment of the overall development allowing that the location of moorings be finalised prior to the issuing of a building licence. As the remainder of the development is generally in accordance with Council requirements, I consider this to be preferable to continuing any delay with the development.

#### RECOMMENDATION:

THAT Council approves the application by Godfrey Spowers Puddy & Lee on behalf of Watercove Enterprises Pty Ltd for ten grouped dwelling of three storeys on Lots 135, 136, 137 Keys Close and Lot 125 Rosslare Promenade, Mindarie, subject to:

27the final location of the jetty moorings being approved to the satisfaction of the City Planner prior to the issuing of a building licence;

28a revised plan being submitted altering the design of balconies to reduce overlooking of adjoining units private open space areas prior to the issuing of a building licence;

29a new Certificate of Title being issued to reflect the approved amalgamation of Lots 125, 137, 136 and 135 prior to the issuing of a building licence;

30standard and appropriate development conditions.

O G DRESCHER  
City Planner

mb:gm  
pre94917  
29.8.94

I20928

CITY OF WANNEROO REPORT NO: I20928

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/4570

WARD: SOUTH-WEST

SUBJECT: PROPOSED TWO GROUPED DWELLING ON LOT 40 (32)  
WEST COAST DRIVE, MARMION

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential  
APPLICANT/OWNER: Mr & Mrs P Mirandah  
CONSULTANT: R L Fisher & Associates  
REPORT WRITTEN: 12.9.94

#### INTRODUCTION

Plans accompanying an application of a building licence for a two grouped dwelling on Lot 40 (32) differ from the development approval issued by Council on 9 March 1994. The building licence has therefore been held pending modifications. The new design complies with the requirements of the Residential Planning Codes (R Codes) and although there are still objections against it from surrounding residents, is recommended for approval.

#### BACKGROUND

The subject lot comprises 911m<sup>2</sup> in area and is zoned Residential R20 under Council's Town Planning Scheme No 1. The R20 coding requires a minimum site area of 450m<sup>2</sup> per dwelling unit and therefore the site meets the minimum lot size to accommodate a two grouped dwelling development.

An initial development application was received on 19 November 1993 and was withdrawn on 16 December 1993 due to the consultant becoming aware of significant objections.

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As a result of the above, a revised design was considered by Council (I20319) at its meeting on 9 March 1994 which represented a mirror image of the original plan, including some minor design amendments.

The proposal was advertised in accordance with Council's Policy (G3.17) which allows the opportunity to develop residences in excess of two storeys or 6 metres in height.

Two objections were received following the advertising period. The objections basically expressed concern at the proposed height of the dwellings and the related loss of privacy and sunlight and the loss of views.

Council considered the submissions and resolved to approve the application subject to standard and appropriate development conditions.

The applicant subsequently submitted plans for a building licence which were slightly different to those issued with a development approval. This fact was brought to the attention of the objectors who requested to meet with the City Planner to discuss the discrepancies. The result of that meeting was that the City Planner allowed the residents to comment on the new design with submissions required to reach this office before 19 August 1994.

Five submissions were received and they will be considered later in this report.

#### BUILDING LICENCE PLANS

Although the plans have been modified slightly, Council is advised that the finished floor levels are unchanged.

The changes mainly involve the roof design which has in certain instances increased the overall height of the buildings marginally.

#### UNIT 1 MODIFICATIONS:

1. The room layout has altered, however, the footprint remains the same except for the dining room setback which is 0.5m closer to the southern boundary. The new setback complies with the requirements of the R Codes.
2. The modified roof design has reduced the height of the building by 0.2m on its southern elevation, increased its

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height by 0.3m on its northern elevation and increased its height by 0.6m on its western or front elevation.

3. The front setback remains at 5.5m whereas 6.0 metres is required.

#### UNIT 2 MODIFICATIONS

1. The dining room and bedroom 4 along the building's eastern or rear boundary has been moved 0.3m closer to the boundary. The new setback complies with the requirements of the R Codes.
2. The modified roof design has increased the height of the building by approximately 1.0m on its southern and northern elevations, the eastern and western elevation have been reduced by 0.5m.

#### SUBMISSIONS

Submissions were received from the owners of the adjacent 30 and 34 West Coast Drive, 7 Leach Street (two submissions) and 52 Cliff Street, Marmion. All submissions consisted of objections with the main reasons of objection being as follows:

1. The proposed dwellings are incompatible with adjacent homes regarding scale and setback from West Coast Drive.
2. Obstruction of views.
3. The required 6m setback from West Coast Drive has not been achieved. Notwithstanding, even at 6.0m it is much closer to the street than adjacent dwellings.
4. The interchange of side and rear setback requirements is unacceptable.
5. The scale of the dwellings will adversely affect the amenity of the adjoining residents with regard to overshadowing and overlooking.

#### ASSESSMENT

As already mentioned in this report, the variations between the plans submitted for town planning and building approvals are minimal and apart from the front setback requirement of 6 metres the development complies with the requirements of the R Codes.

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The 6.0m setback was a condition of approval and will need to be satisfied prior to a building licence being issued.

It is a matter of opinion as to whether the proposed dwellings are or are not compatible with other buildings in the vicinity with regard to scale.

A mere site inspection of the general vicinity would identify several large homes of a similar scale. As re-development of the smaller homes and beachside holiday type accommodation occurs, it is likely that other dwellings of a similar scale will occur. Setbacks are also likely to be reduced significantly in accordance with current standards which have changed considerably since earlier development in the area.

Property owners do not have exclusive rights to views which means that this objection should not be considered on town planning grounds.

The interchange of side and rear setback requirement is permitted under the R Codes and this proposal provides for an average setback greater than 6 metres to the northern boundary.

In response to the fifth reason of objection; the proposed development, with the exception of the 5.5m front setback, complies with the R Codes in terms of setbacks, open space, parking, storage and access provisions which are intended to ensure adequate standards of privacy, lighting and ventilation.

In summary, the objections raised have either been addressed by compliance with the R Codes or have minimal relevance to town planning.

#### RECOMMENDATION:

THAT Council approves the modified design submitted by R L Fisher & Associates on behalf of Mr and Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 West Coast Drive, Sorrento, subject to:

31Unit 1 being setback at a minimum 6.0m from the lot's West Coast Drive boundary;

32standard and appropriate development conditions.

O G DRESCHER  
City Planner

tk:gm  
pre94949  
12.9.94

I20929

CITY OF WANNEROO REPORT NO: I20929

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/4871

WARD: NORTH

SUBJECT: SETBACK RELAXATION FOR SHED ADDITION ON LOT 33  
(33) BUSHLAND RETREAT, NEERABUP

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METRO SCHEME: Rural  
LOCAL SCHEME: Special Rural  
APPLICANT/OWNER: R L & B M Strike  
APPLICATION RECEIVED: 16.8.94  
APPLICANT CONTACTED: 18.8.94  
REPORT WRITTEN: 9.9.94

#### INTRODUCTION

This application proposes extensions to a general purpose shed at a reduced side setback within a Special Rural Zone. No adverse impact is likely and the proposal is, therefore, supported.

#### BACKGROUND

Lot 33 Bushland Retreat is located in Special Rural Zone No 4 (Carramar Park) and is 1.2107 hectares in area.

The proposal is to extend a 63m<sup>2</sup> general purpose shed to a total of 144m<sup>2</sup> to be located 13m from a side boundary.

#### ASSESSMENT

A minimum setback of 15m to side or rear boundaries is required for structures located in the City's Special Rural zones. Any reductions in this setback require the discretionary approval of Council. The applicant has stated that a 24m gum tree would have to be felled if the shed were to be located at 15m to the boundary. This would be contrary to the applicant's planting of

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approximately 300 trees on the property over the 4½ years of ownership.

Site inspection confirmed the lot is heavily vegetated and the proposed shed location would not adversely impact on the amenity of this Special Rural area. The affected neighbours have stated in writing that they have no objection to the proposal. A setback relaxation to 13m from the side boundary is therefore supported.

RECOMMENDATION:

THAT Council exercises its discretion and approves a side setback relaxation to 13 metres for shed extensions on Lot 33 (33) Bushland Retreat, Neerabup, subject to standard and appropriate conditions.

O G DRESCHER  
City Planner

hjc:gm  
pre94905  
22.8.94

I20930

CITY OF WANNEROO REPORT NO: I20930

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/4787

WARD: SOUTH-WEST

SUBJECT: PROPOSED ADDITIONAL UNIT OF THREE STOREYS ON  
LOT 55 (1) MULLALOO DRIVE, MULLALOO

METRO SCHEME: Urban  
LOCAL SCHEME: Residential  
OWNER: B & M Samardali  
CONSULTANT: E H Bickerstaffe  
APPLICATION RECEIVED: 7.6.94  
APPLICANT CONTACTED: 17.6.94, 29.6.94, 8.7.94, 10.8.94  
ADVICE RECEIVED: 30.6.94, 8.7.94, 13.7.94, 12.9.94  
REPORT WRITTEN: 12.9.94

INTRODUCTION

Objections were received following the advertising of this three storey additional dwelling which will occupy a prominent position when viewed from Mullaloo Drive. None of the objections can be justified on Town Planning grounds and the proposal is therefore recommended for approval.

BACKGROUND

Lot 55 Mullaloo Drive is 1158m<sup>2</sup> in area and coded R20 under the Residential Planning Codes (R Codes). It is located at the junction of Mullaloo Drive, Oceanside Promenade and Northshore Drive opposite Mullaloo Beach and is accessed via a service road parallel to Mullaloo Drive.

PROPOSAL

The proposed additional dwelling of three storeys has eight metres total wall height from natural ground level and 9.2 metres from finished ground floor level. The existing residence is two

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storeys. The proposed dwelling is located a minimum of 3m from Oceanside Promenade and 6m from Mullaloo Drive.

An additional crossover is proposed off the service road which would cross the existing footpath leading to the beach area.

#### SUBMISSIONS

The proposal was advertised to adjacent and affected landowners in accordance with Council's Height of Buildings in Residential Neighbourhoods Policy (G3-17) which requires advertising of proposals in excess of two storeys or six metres average wall height.

Originally the development was proposed at over nine metres total wall height from natural ground level. Subsequent to objections from landowners, the applicant was requested to provide details of materials and colours to be used for this development and to consider lowering the finished floor levels. The resulting proposal is presented for Council's consideration.

Three landowners responded to the original proposal with objections as follows:

- 1.invasion of privacy;
- 2.vista of the beach front will be spoilt;
- 3.the proposed residence would be out of character with its surroundings;
- 4.the proposed residence is generally an "eyesore";
- 5.the development would require alterations to the cul-de-sac which would encourage further parking by beach goers with access problems for residents and increase the danger to pedestrians accessing the beach from this location.

The applicant has already shown a willingness to satisfy some of these concerns by reducing the finished floor levels which is more in line with the natural contours of the land.

#### ASSESSMENT

Adjacent Lot 101 is the only lot which could be affected by any loss of privacy. All major openings for the Lot 55 proposal overlook landscaped areas forward of the house on Lot 101 which is therefore not significantly affected.

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The courtyard area for Lot 101 is located at the rear of the property. Setbacks for major openings, including balconies on two levels, to this boundary are in accordance with the Residential Planning Codes (R Codes).

Oceanside Promenade, particularly from the Mullaloo Beach aspect displays a mixture of housing styles, heights, colours and materials. Mullaloo Tavern, which is essentially three storeys, also makes up the beach front vista and is only four lots north of Lot 55.

Council has no design guidelines which dictate design, materials or colours of residences along the coast or in the area generally. The applicant has advised that federation limestone (semi rough, cut beige coloured) blocks to match the existing residence will be used. In light of the diversity of development adjacent to Lot 55 and the absence of a policy, it is difficult to establish planning grounds to refuse the proposed development based on the respondent's perceptions.

In addition, the service road (referred to as a cul-de-sac) in the letter of objection) will not be altered with this development and an extra crossover will make very little difference to pedestrian safety.

The existing residence on Lot 55 and other residences fronting the service road are located a minimum of 6m from Mullaloo Drive whereas setbacks off Oceanside Promenade are variable, determined largely by the slope of the land. It is more appropriate, therefore, that Oceanside Promenade be considered as the secondary street permitting setbacks to a minimum of 3m as stated.

In conclusion, the objections received cannot be supported on town planning grounds. The matters are covered by the requirements of the R Codes with which the development complies.

#### RECOMMENDATION:

THAT Council approves the proposed second dwelling of three storeys on Lot 55 (1) Mullaloo Drive, Mullaloo, submitted by E H Bickerstaffe on behalf of B and M Samardali, subject to standard and appropriate development conditions.

O G DRESCHER  
City Planner  
pre94833  
hjj:gm/9.8.94

I20931

CITY OF WANNEROO REPORT NO: I20931

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 1936/10/76

WARD: SOUTH

SUBJECT: DIVIDING FENCE CLAIM - LOT 10 (76) AYLESFORD  
DRIVE, MARANGAROO

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential  
APPLICANT/ M Mannino  
APPLICATION RECEIVED: 18.08.94  
APPLICANT CONTACTED: 22.08.94  
REPORT WRITTEN: 6.9.94

INTRODUCTION

A claim for a contribution towards the cost of two dividing fences on a Council held property has been made by an adjoining owner who paid for the fences and payment of the claim is recommended.

ISSUES

The City is the registered owner of Lot 10 (76) Aylesford Drive, Marangaroo in its capacity as the authority responsible for Town Planning Scheme No 7A. The owner of two adjoining parcels being Lot 84 (28) and Lot 85 (19) Margate Place, has lodged a claim under the Dividing Fences Act for reimbursement of half of the cost of a 2400 mm Hardiflex fence he has erected along the common boundary of his properties and the City's Lot 10. The amount claimed is \$347.50.

Funds to meet the claim are held in Town Planning Scheme No 7A Part B Operating Expenses Account of the Municipal Fund.

The City will at some time either transfer Lot 10 to a subdividing owner within Town Planning Scheme No 7A or it will sell the land and credit the proceeds to the Scheme Account. If the land is transferred to a subdividing owner an attempt will be made to recover the expenditure to the Scheme Account.

## RECOMMENDATION:

THAT Council authorises the payment of \$347.50 to Mr M Mannino for the half cost of a dividing fence between Lot 10 (76) Aylesford Drive and Lots 84 (28) and 85 (19) Margate Place, Marangaroo to be paid from Town Planning Scheme No 7A Operating Expenses Account.

O G DRESCHER  
City Planner

twm:jw  
pre94936  
6.9.94

I20932

CITY OF WANNEROO REPORT NO: I20932

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 740-1

WARD: SOUTH

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF  
AUGUST 1994

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Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission.
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council.
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purposes sites.

RECOMMENDATION

That Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in this Report.

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**I20933****CITY OF WANNEROO REPORT NO: I20933**

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 790-686  
WARD: -  
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 686 TO  
TOWN PLANNING SCHEME NO 1 TO AMEND TEXT

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ADVERTISING COMMENCED: 29.7.94  
ADVERTISING CLOSED: 9.9.94  
REPORT WRITTEN: 13.9.94

## SUMMARY

Amendment No 686 to modify the Scheme Text to bring car parking design standards into line with the Australian Standard has been advertised for public inspection. At the close of advertising on 9 September 1994 no submissions had been received. It is recommended that the amendment be finally adopted in accordance with normal procedure.

## RECOMMENDATION:

THAT Council:

33finally adopts Amendment No 686 to Town Planning Scheme No 1;

34authorises the affixation of the Common Seal to, and the signing of, the amending documents.

O G DRESCHER  
City Planner  
mb:gm  
pre94951  
13.9.94

I20934

CITY OF WANNEROO REPORT NO: I20934

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 790-687

WARD: ALL

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 687 TO  
TOWN PLANNING SCHEME NO 1 SCHEME TEXT

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ADVERTISING COMMENCED: 19.7.94  
ADVERTISING CLOSED: 30.8.94  
REPORT WRITTEN: 2.9.94

SUMMARY

The Hon Minister for Planning granted approval to advertise the introduction of a "cinema complex" definition into the Scheme Text. At the close of advertising on 30 August 1994 one submission in support of the amendment was received.

BACKGROUND

Amendment No 687 was initiated by Council in June 1994 (I50608) as a direct result of the Town Planning Appeals Tribunal's determination in favour of the Whitfords Cinema Complex appeal. Amendment No 687 proposes to modify Town Planning Scheme No 1 to introduce provisions to the Scheme Text relating to the development of cinema complexes within the scheme area as they relate to the Joondalup City Centre.

SUBMISSION

One submission was received from LandCorp supporting the amendment. LandCorp believes it is important that the Joondalup Centre is recognised as the focus for entertainment activities within the North West Corridor therefore this amendment is welcomed.

RECOMMENDATION:

THAT Council:

35finally adopts Amendment No 687 to Town Planning Scheme No 1;

36forwards the submission received to the Hon Minister for Planning seeking final approval of Amendment No 687;

37authorises the affixation of the Common Seal to, and the signing of, the amending documents.

O G DRESCHER  
City Planner

mab:gm  
pre94933  
2.9.94

I20935

CITY OF WANNEROO REPORT NO: I20935

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 790-684

WARD: CENTRAL

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 684 TO  
TOWN PLANNING SCHEME NO 1, LOTS 313 AND 314  
OUTLOOK DRIVE, EDGEWATER

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development R20  
CONSULTANT: Fraser & Downsborough Designers  
APPLICATION RECEIVED: 18.4.94  
PREVIOUS COUNCIL REPORT: 25.5.94 (I20514) ADVERTISING COMMENCED:  
19.7.94  
ADVERTISING CLOSED: 30.8.94  
REPORT WRITTEN: 1.9.94

SUMMARY

Amendment No 684 is facilitated by Council abandoning its efforts during 1993 to preserve a significant tree on this land which was proposed as an Anglican Church site (H21220). The tree has been removed to allow residential development and the Church will now be built on a new site in the Joondalup City Centre.

The Hon Minister for Planning granted approval to advertise the recoding of Lots 313 and 314 from R20 to R40 for public inspection. At the close of advertising on 30 August 1994, three objections were received based mainly on the assumption that aged persons dwellings are proposed.

BACKGROUND

Amendment No 684 was initiated by Council in May 1994 (I20514) to recode Lots 313 and 314 Outlook Drive, Edgewater from R20 to R40

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to allow a greater development potential for the site. The land comprised a church site where Councillors will recall unsuccessful attempts at preserving a large tree which existed on site.

#### SUBMISSIONS

Four submissions were received. Three of the submissions received were from local residents objecting to the recoding. The grounds of objection were based on the premise that the site is for aged persons accommodation. The following points were made:

- . with a bonus density for aged persons accommodation, the land will effectively have a density of R60 rather than R40;
- . the site is not near any local amenities;
- . public transport services along Treetop Avenue have been reduced since the opening of the Northern Suburbs Railway Line;
- . the site abuts Edgewater Primary School. During school term times, the subject site would be affected by noise;
- . the development of the site would remove the open aspect of the school thereby potentially leading to an increased risk to security and vandalism;
- . high density housing would compound the existing traffic hazard around school times;
- . the topography of the site is not suitable to an aged persons development;
- . there is other aged persons accommodation already approved and developed in the Edgewater area;
- . Edgewater does not have an aged community with a need for such a development.

The correspondents also request Council to consider purchasing the land to develop a small nature reserve/play area on the site.

Council addressed a number of these issues when assessing the application for a recoding. At this time, no development

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approval has been issued for this site. In the previous assessment (I20514) it was considered that an increase in the density from R20 to R40 would make the site more attractive for either aged persons or a grouped dwelling development. Any future application for a 50% bonus density for aged persons would be dealt with in accordance with Council's practice where the developer would be required to provide information of the organisation of the development and details on on-going care for residents.

Prior to this application the site, though zoned Residential Development, was set aside for a church. Council considered that a residential development would generate less traffic and be more sympathetic to the surrounding area than a church.

The fourth submission was received from the Education Department of Western Australia stating that they have no objection to the proposal.

RECOMMENDATION:

THAT Council:

38finally adopts Amendment No 684 to Town Planning Scheme No 1;

39forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 684;

40authorises the affixation of the Common Seal to, and the signing of, the amending documents.

O G DRESCHER  
City Planner

mab:gm  
pre94932  
1.9.94

I20936

CITY OF WANNEROO REPORT NO: I20936

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 745-4

WARD: SOUTH-WEST

SUBJECT: PROVISION OF RECREATION FACILITIES, CRAIGIE  
OPEN SPACE, RESERVE 32858

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METRO SCHEME: Parks & Recreation  
LOCAL SCHEME: Public Recreation  
APPLICANT/OWNER: City of Wanneroo

INTRODUCTION

Consideration is being given to developing part of the Craigie Open Space situated between the Craigie Leisure Centre and the Mitchell Freeway. Several parties have made enquiries aimed at establishing and operating golf orientated recreational facilities on various parcels of land within Wanneroo and it is recommended that the City calls for expressions of interest to determine the range of uses and options for management structure to be put in place.

BACKGROUND

Over the past two years, twelve parties have made submissions for a lease over various parcels of land within Wanneroo for the purpose of establishing and operating recreational facilities on a commercial basis. Most of the submissions have sought land within the Craigie Open Space. The other two areas under consideration were the Warwick Region Open Space Reserve and the Recreation Reserve (Quarries) adjacent to Joondalup Drive at Edgewater. In the main, those submissions have been golf orientated with some proposing a driving range and others a mini golf complex. Most proposals also incorporate a mini putt putt course and all incorporate some form of pro-shop and refreshment

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service within the booking office complex. The proposed site is shown in Annexure 1.

The City has previously proposed the establishment of non-commercial tennis courts and bowling greens on the portion of the reserve between the proposed golf areas and the existing Wanneroo Water World. The Northern Districts Cycle Club has made a submission for the establishment of a criterium racing circuit elsewhere within the reserve.

The City is also reserving its options to establish and operate the golf complex as a commercial venture, either by itself or jointly with a private sector operator.

#### STATUTORY REQUIREMENTS

Reserve 32858 is vested in the control of the City for recreation purposes with power to lease, subject to the approval of the Minister for Lands, the whole or any portion of it for a term of up to 35 years.

Section 267 of the Local Government Act provides that a Council may lease any land that is vested in it for the purpose so vested. If the Lessee is other than a State Government agency or an approved sporting association, the lease must be awarded by the calling of public tenders unless the Minister for Local Government authorises otherwise.

#### RENTAL

It has been estimated that an area of about 16 hectares would be required to provide a full scale golf driving range with ancillary facilities and car parking and landscaped buffer areas.

The Department of Land Administration (DOLA) has advised that the State would expect to receive an appropriate ground rental if the reserve is used for a commercial based recreation venture. The rental would be payable by the City as the Vestee of the Reserve and the rental would apply regardless of whether the City was involved in the operation either singly or jointly or not at all.

DOLA has had the ground rental assessed at \$60,000 per year for the first three years based on unimproved market value. The rent would be subject to review after three years. The State expects that in the event the City leases out the land to a private operator the City would still receive a fair return being the difference between the unimproved land value rental it will pay

to DOLA and the commercially based rental it will receive from the Lessee operator.

#### ACTION REQUIRED

It is considered that the best way to advance the development and operation of the recreational potential of Reserve 32858 is to invite submissions from the private sector. If it is acceptable to Council the City's own administration could also be encouraged to make a submission.

The scope of the submissions should include the planned major use ancillary uses and services, the development time frame, operating times and conditions, capital expenditure, required lease duration and tendered rental and review provisions.

The invitation for submissions should be published in "The West Australian" and "The Australian" newspapers to attract a wide range of potential developer/users and in a prominent national golfing magazine to attract specialists in the field.

An advertising period of three weeks is recommended with the closing date to be six weeks from the date of the last advertisement.

#### RECOMMENDATION:

THAT Council authorises advertising calling for submissions from interested parties to establish, lease and operate a commercially based golf orientated public recreation facility on part of Reserve 32858 Craigie.

O G DRESCHER  
City Planner

town:gm  
pre94939  
7.9.94

I20937

CITY OF WANNEROO REPORT NO: I20937

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 510-1900

WARD: SOUTH

SUBJECT: PROPOSED DEDICATION OF A PORTION OF HEPBURN  
AVENUE, GREENWOOD

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METRO SCHEME:  
LOCAL SCHEME: Regional Reservation - Controlled Access  
Highway  
OWNER: City of Wanneroo  
REPORT WRITTEN: 24.8.94

INTRODUCTION

The constructed portion of Hepburn Avenue in Greenwood is over land which is held in title by Her Majesty Queen Elizabeth the Second or the City of Wanneroo. A resolution by Council is required to dedicate the road.

OWNERSHIP

Lots 500, 619 and 650 are held in title by Her Majesty Queen Elizabeth the Second and Lot 651 is owned by the City of Wanneroo. The land will need to be revested as vacant Crown land under the Land Act.

After this, the land can be dedicated as public road. In accordance with the Land Act, Council will need to pass a resolution to enable the land to be dedicated.

ROAD

Hepburn Avenue is constructed over the four subject lots and the City Engineer has agreed to accept the dedication of the road.

The dedication will give the City the care, control and management of the road reserve.

RECOMMENDATION:

THAT Council requests the Hon Minister for Lands to dedicate the land comprised in Lots 500, 619, 650 and 651 Hepburn Avenue, Greenwood as a public road under Section 287 of the Local Government Act.

O G DRESCHER  
City Planner

cad:gm  
pre94938  
7.9.94

I20938

CITY OF WANNEROO REPORT NO: I20938

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 740-87489

WARD: NORTH

SUBJECT: DEDICATION OF PORTION OF BALTIMORE PARADE,  
MERRIWA

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APPLICATION RECEIVED: Smith Corporation  
APPLICANT CONTACTED: 19 August 1994  
REPORT WRITTEN: 8 September 1994

INTRODUCTION

The Council has been requested to dedicate to the public use a portion of Baltimore Parade, Merriwa under the provisions of Section 288 of the Local Government Act.

BACKGROUND

Smith Corporation subdivided and developed its landholdings at Merriwa. Included in the development is a section of Baltimore Parade between the old alignment of Quinns Road and Hester Avenue, as shown on the plan annexed which, due to an oversight on the part of the developer remains in its ownership. That section of road has been fully constructed, kerbed and drained and provided with footpaths and street lighting. It has been used by the public since the release of the subdivision.

In order to dedicate it as a public road, Council is required to pass a resolution pursuant to Section 288 of the Local Government Act.

RECOMMENDATION:

THAT Council requests the Minister for Lands, pursuant to Section 288 of the Local Government Act, to declare as a public street

the section of Baltimore Parade, Merriwa between the former alignment of Quinns Road and Hester Avenue.

O G DRESCHER  
City Planner  
twm:gm  
pre94944  
12.9.94

I20939

CITY OF WANNEROO REPORT NO: I20939

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 510-2684

WARD: SOUTH-WEST

SUBJECT: APPLICATION TO PURCHASE A PORTION OF WEST  
COAST HIGHWAY, SORRENTO

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METRO SCHEME:  
LOCAL SCHEME:  
APPLICANT/OWNER: Stirling Corporation/Crown  
CONSULTANT: Keith Howard Piper (Consulting Surveyor)  
APPLICATION RECEIVED: 16.4.94  
REPORT WRITTEN: 31.8.94

INTRODUCTION

An application has been received from the owners of Lot 25 West Coast Highway to purchase a portion of the road reserve adjoining their property. The majority of the road reserve is not required by the City, however a section will need to be retained for a sightline truncation.

APPLICATION

Keith Howard Piper Consulting Surveyors has applied to purchase a portion of the road reserve adjoining Lot 25 West Coast Highway as shown on the Attachment No 1 on behalf of the owners of the land.

The City Engineer has no requirement for the road reserve and it can therefore be sold to the owners of the adjoining lot. A section of the road reserve will need to be retained for a sightline truncation. To determine the area required a detailed survey will need to be undertaken.

0.1 metre pedestrian accessway will need to be established along the new boundary and around the truncation to prevent vehicular access to West Coast Drive and the Plaza.

#### SERVICES

The proposed closure has been referred to the servicing authorities for their comments. SECWA (Gas) has an existing gas main in the area which will require relocating. The estimated cost to relocate the main is \$7940.00, although actual cost based on labour and material will be charged. The estimate does not include any reinstatement cost or the cost for hiring a rock trenching machinery if required.

SECWA (Electricity) may have several power poles which will require relocating at the approximate cost of \$2000. A survey will need to be undertaken to determine if the poles will be within the new property boundary. SECWA are prepared to accept an easement if the applicants would prefer.

The Water Authority of WA has a 100mm water main which will be affected by the closure and will require relocating. The cost will be in the order of \$5000.00. This figure does not include restoration costs.

No other services will be affected by the proposed closure.

#### ADVERTISING

In accordance with Section 288A of the Local Government Act the Council is required to advertise the proposed road closure before submitting a request to the Department of Land Administration (DOLA) to close and dispose of the road reserve.

#### RECOMMENDATION:

THAT Council gives preliminary approval to close the portion of the road reserve adjoining Lot 25 and dispose of the land to the adjoining property and advertises the proposed closure to gauge the opinions of the local community in accordance with Section 288A of the Local Government Act.

O G DRESCHER  
City Planner

cd:rp  
pre94935  
6.9.94

I20940

CITY OF WANNEROO REPORT NO: I20940

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 895-23  
WARD: SOUTH WEST  
SUBJECT: RENEWAL OF LEASE : MARMION PRE-PRIMARY CENTRE

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METRO SCHEME: Urban  
LOCAL SCHEME: Local Authority Reserve - Public Use and Residential  
APPLICANT/OWNER: Education Department of WA  
REPORT WRITTEN: 1.9.94

INTRODUCTION

The Marmion Pre-primary Centre is leased by Council to the Education Department of Western Australia. The initial five year lease is due to expire on 31 January 1995 and the Education Department wishes to renew the lease for a further term of five years.

RENTAL

The Education Department has a policy which is applied on a State wide basis of paying a nominal rental for the pre-primary centre facilities it leases from local authorities. The base rental for the Marmion Centre was set at \$1000.00 at the commencement of the lease on 1 February 1990 and has increased in accordance with the Consumer Price Index throughout the term.

The Department has nominated a base annual rental of \$1200.00 for the term between 1 February 1995 and 31 January 1996 and thereafter the rental will be increased by the annual movement in the Consumer Price Index calculated in the December quarter.

MAINTENANCE

Throughout the term of the lease the Department will be responsible for rates and taxes, routine maintenance, insurance, cleaning, gardening, telephone and utilities costs associated with the running of the centre.

RECOMMENDATION:

THAT Council approves the renewal of the lease of the Marmion Pre-primary Centre to the Education Department of WA for a term of five years commencing 1 February 1995 at a rental of \$1200 for the first year which is to be reviewed annually by movement in the Consumer Price Index.

O G DRESCHER  
City Planner

cd:rp  
pre94934  
6.9.94

I20941

CITY OF WANNEROO REPORT NO: I20941

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 222/24/217

WARD: SOUTH

SUBJECT: PROPOSED DRAINAGE EASEMENT OVER LOT 24 (217)  
KINGSWAY, LANDSDALE - MR F GREEN

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INTRODUCTION

The City Engineer requires an easement over Lot 24 Kingsway to protect a proposed drainage scheme. The owner of the affected lot has agreed to the easement subject to suitable compensation being paid. A qualified valuer has suggested that a compensation figure of \$14,300.00 would be appropriate.

DRAINAGE SCHEME

The City has been proposing to upgrade drainage works in Kingsway for a number of years to prevent flooding of the property at 24 Kingsway, Landsdale. Mr Green, the owner of the property has agreed to the proposed scheme which will include constructing a sump within his property. The agreement was subject to Council offering a fair compensation to Mr Green. The City will need to register an easement over Lot 24 to ensure that the City will have continued access to the drain and sump being constructed.

COMPENSATION

Valuer, C R Marr & Associates, were requested to provide the City with a compensation figure payable for the intrusion of a drainage easement and sump site on Lot 24. They suggested a total figure of \$14,300.00. This amount comprised: \$10,500.00 for the land utilised for drainage purposes, \$2,500.00 for the consequential loss in value, and a further 10% to secure the agreement. The valuation was supported by recent sales of other

properties in the vicinity. Mr Green has advised that he would be prepared to accept the amount of \$14,300.00 as compensation. Funds to meet the compensation are held in Land Acquisition for Stormwater Drainage Account No 32685.

RECOMMENDATION:

THAT Council agrees to pay \$14,300.00 to Mr F Green as compensation for the proposed drainage sump and easement on Lot 24 Kingsway, Landsdale.

O G DRESCHER  
City Planner

cd:rp  
pre94937  
7.9.94

I20942

CITY OF WANNEROO REPORT NO: I20942

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 2426/193/74

WARD: CENTRAL

SUBJECT: UNAUTHORISED CLEARANCE OF TREES/VEGETATION  
FROM LOT 193 (74) SHILLINGTON WAY, WANNEROO

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METRO SCHEME: Rural  
LOCAL SCHEME: Special Rural Zone (No 13)  
OWNER: Mr H J Hurij  
REPORT WRITTEN: 6.9.94

INTRODUCTION

Lot 193 (74) Shillington Way, Wanneroo being a property situated within Special Rural Zone No 13 has recently been bulldozed to such extent that practically all of the natural bush vegetation has been removed, contrary to the provisions of the City of Wanneroo Town Planning Scheme No 1. The owner has been advised that an offence has been committed and is co-operating in the replanting of the land.

BACKGROUND

Mr Hans Jurgen Hurij purchased the above referred property on 18 March 1994 with the intention of erecting a large home and creating a professionally landscaped environment unaware that special conditions apply within Special Rural Zones. These conditions generally forbid the removal of existing trees and vegetation except to construct dwellings/outbuildings/driveways garden and recreational areas.

When interviewed, Mr Hurij was quite adamant that the agent arranging the purchase of the lot gave no indication of any prohibitions concerning development of the lot and having now been fully advised of the dilemma he now faces, Mr Hurij is most

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anxious to undertake whatever remedial measures are necessary to resolve the issue.

The City of Wanneroo Town Planning Scheme No 1 clearly stipulates in the general conditions pertaining to special rural zones, that:

*"a person shall not without the prior consent of the Council, remove, cut down, lop or damage a tree or shrub on any land within a Special Rural Zone including street verges ..."*

Any person breaching these conditions, if prosecuted is liable, upon conviction, to a maximum fine of \$2,000. A Magistrate in determining such cases is not empowered to make any order concerning restoration/rehabilitation but Mr Huriy is anxious to do this of his own volition and his proposed replanting plan is attached.

In circumstances such as those outlined, Council has two options.

41It can resolve to prosecute or,

42require Mr Huriy to provide a professionally prepared horticultural plan detailing a replanting programme and indicating plant/tree location and species to the satisfaction of Council's Parks Department and require its implementation within a given period.

#### RECOMMENDATION:

THAT Council approves plan provided by Mr Huriy for the proposed reclamation and replanting of Lot 193 (74) Shillington Way, Wanneroo and advises him that unless substantial replanting has taken place, in conformity with the approved plan, by June 1995, to the satisfaction of Council's Parks Department, that prosecution proceedings will then be implemented.

O G DRESCHER  
City Planner

jhw:gm

pre94928  
31.8.94

I20943

CITY OF WANNEROO REPORT NO: I20943

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 305-6

WARD: ALL

SUBJECT: COUNCIL MEMBERSHIP OF THE INTERNATIONAL  
COUNCIL FOR LOCAL ENVIRONMENTAL INITIATIVES

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SUMMARY

Council has requested a report on the feasibility of affiliation with the International Council for Local Environmental Initiatives (ICLEI) - Resolution I90617 refers.

Background information about ICLEI is provided, and the benefits and costs of membership are outlined. The matter is submitted for Council's consideration.

INTRODUCTION

In response to a request from Cr Major, Council has resolved to consider the feasibility of the City of Wanneroo joining the International Council for Local Environmental Initiatives (ICLEI) (Resolution I90617 refers).

ICLEI was formed in 1990 to co-ordinate Local Government's response to global environmental problems. ICLEI supports the reform of local development and resource management practices, adaptation to environmental change, and international co-operation in addressing global environmental issues. ICLEI represents Local Government as having a key role in addressing a wide range of environmental issues through national and international forums and seeks to enhance the environmental management capability of Local Government.

ICLEI offers a number of particular programmes, including -

- . Capacity programme - assisting Local Government to develop the capabilities required to manage environmental change;
- . Solutions Programme - developing action plans for addressing global environmental issues at a local scale;
- . Strategy Programme - integration of sustainability concept into local planning and decision-making.

ICLEI is based in Canada and has a European (Germany) and Asia-Pacific (Japan) Secretariat. ICLEI's membership includes individual Local Government authorities and/or representative organisations from Europe, North and South America, Africa, Asia, Oceania, and the Middle East. As at mid-1993, three individual Australian municipal councils, and the Western Australian Municipal Association (WAMA) were members of ICLEI.

WAMA endorses the principles upon which ICLEI is premised and has been a member for three years (to provide tangible support to the organisation in its formative years). Benefits arising from membership include access to information/technology transfer, and training programmes, although WAMA has observed that ICLEI has tended to focus on larger urban Local Government authorities (with a broader role than Councils have in this State), and Local Government in developing countries. ICLEI publications can, however, be accessed without being a member.

ICLEI is apparently considering establishing an Australian-based office and WAMA sees an opportunity for the City of Wanneroo to participate in this process and/or on the executive at the Asia-Pacific Secretariat (although Council funding would be necessary to support such involvement).

#### DISCUSSION

In some quarters, environmental groups are still regarded as an anti-development lobby that should be marginalised from decision-making processes. The frequent criticism of the actions (or lack thereof) of Government at all levels by such groups possibly contributes to this attitude.

However, ICLEI can perhaps be regarded more as an international forum for Local Government on environmental issues rather than an "anti-development" environmental lobby group. Nevertheless, it does represent a particular interest group and it is pointed out

that, in the past, Council has deemed affiliation with any particular interest group to be inappropriate.

Membership of ICLEI would provide access to external expertise, experience and information, including opportunities for participation in educative processes, at an international level.

Because of its specific orientation towards enhanced environmental performance by Local Government at an international level, ICLEI could be considered to offer substantial potential benefits in these contexts. Clearly, however, the cost of deriving these benefits (in terms of ongoing membership fees and of direct participation) would also be substantial. It should also be noted that membership of ICLEI is not an essential pre-requisite for access to written material it produces (although membership would obviously facilitate such access).

As ICLEI is a relatively new organisation, if a member, the City of Wanneroo may be in a position to influence the directions of the organisation, thereby increasing the opportunity for benefit to the municipality.

WAMA sees Council membership of ICLEI as entirely appropriate (probably more so than continued membership by WAMA). Membership fees are based on the municipality's population size and national per capita income and, for the City of Wanneroo, would be about \$US2,000.

#### CONCLUSION

ICLEI provides an international forum specifically orientated towards environmental programmes at the Local Government level. Accordingly, membership can be regarded as offering a number of potential benefits (non-membership does not, however, preclude all such benefits, access to information produced by the organisation for instance).

Being a relatively new organisation, if a member, Council may be able to influence the organisation's basic directions, potentially enhancing the benefits of membership.

Costs associated with membership could, however, be high. The annual membership fee would be about \$US2,000 and the ongoing cost of active participation (by Councillors and possibly staff), probably necessary to maximise benefits to Council from membership, could also be high. In addition, Council's position of not affiliating with particular interest groups also needs to be considered.

SUBMITTED FOR COUNCIL'S CONSIDERATION.

O G DRESCHER  
City Planner

ph:gm  
pre94727

I20944

CITY OF WANNEROO REPORT NO: I20944

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 615-0-3

WARD: CENTRAL

SUBJECT: OCEAN REEF COASTAL LAND : APPOINTMENT OF  
CONSULTANTS

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REPORT WRITTEN: 9/9/94

INTRODUCTION

For several years now, Council has been monitoring the situation in respect of a proposed major coastal tourist/recreation development Council has envisaged for land it owns adjacent to the Ocean Reef Boat Launching Facility. Abutting land to the south of the boat launching facility is also intended to be included within the project. Council has received periodic monitoring reports on the matter, reviewing general development prospects and recent relevant occurrences in the area. This report reviews such matters and recommends that Council give serious consideration to allocating funds next financial year for a consultancy associated with attracting private sector involvement in the project.

BACKGROUND

The City owns Lots 1029 and 1032 immediately to the east of the Ocean Reef Boat Launching Facility. Council purchased this land in the late 1970s for the purpose of undertaking a major coastal tourist/recreation development project to complement the boat launching facility. Subsequently, the proposed extent of the project was extended to include land abutting to the south (Lot 1033 - WAWA; Lots 303 and portion Lot 7 - State Planning Commission). The subject land is shown in Attachment No 1.

On several occasions over past years, Council has sought to attract private sector involvement in the project but the responses received have been poor. Council has consequently preferred to receive periodic (generally six monthly) reports, monitoring the situation as described above with a view to reactivating the project when circumstances were seen to be favourable.

In previous years, Council has allocated funds on a contingency basis so that if Council decided to act, funds for a consultancy to prepare a marketing strategy and associated brochures, advertisements and the like would be available. When Council considered the previous monitoring report at its December meeting last year (Item H21248), Council resolved to list for consideration in the draft 1994/95 Budget the sum of \$50,000 for consultancy fees for this project. However, when Council determined its current budget, it did not include this item. This issue is dealt with further later in this report.

#### REVIEW OF RECENT OCCURRENCES RELEVANT TO AREA

43At its December meeting of last year, Council resolved to alter the signage which informed the public about the proposed project so as to not interfere with ocean views which nearby residents had. It was decided to erect new signs near the north and south ends of Lot 1029 to maintain a public awareness of the project. These changes to the signs were completed approximately two months ago.

44The Water Authority has recently completed rehabilitation works on the pipe assembly area between Ocean Reef Road and the outfall groyne. This was reported upon to Council in June of this year (Item I60610).

45At its meeting of 27 July 1994 (Item I90756), Council sought a report on the possibility of the WAWA pipe assembly site being used for non-organic waste disposal to assist in improving the area for recreation purposes. This is the subject of a separate report to this meeting of Council. Though that report advises that WAWA has not approved that proposal, in conveying that decision, WAWA advises that it will consider proposals for recreation use of the site by the public, provided its operational and maintenance requirements associated with the effluent pipes running under the site are satisfied.

46The Whitfords Sea Sports Club has submitted a request to the City for an extension of its present facilities. This request is the subject of a separate report to this meeting of Council.

47Council will recall that it has engaged consultants to prepare a foreshore management plan for the foreshore from Mullaloo Surf Life Saving Club to the point where Shenton Avenue will intersect with Ocean Reef Road. The study area includes the land which is the subject of this project, however, it will be primarily providing detailed planning and management proposals for the foreshore areas outside of this project site. This recognises that the future planning and management of this project site will depend on the outcome of Council's future actions on the project itself. The draft foreshore management plan is expected to be ready for Council's consideration for release for public comment in about a month's time.

#### COMMENTS ON DEVELOPMENT PROSPECTS

.1The general economic climate appears generally good for promoting this project to the private sector.

.2The North West Corridor has continued to experience rapid urban growth and the most recent Metropolitan Development Programme released by DPUD forecasts the City of Wanneroo attracting approximately a third of total metropolitan (including Mandurah) urban growth over the next five years.

.3The first stage of the Joondalup City Centre Lakeside Shopping Centre is scheduled to open in about two months time. This should stimulate further interest in this part of the metropolitan region.

.4In approximately one to two years time, Beaumaris Land Sales may be constructing and upgrading (respectively) the portions of Ocean Reef Road and Burns Beach Road abutting their Iluka and Ocean Reef development areas. This would greatly increase accessibility to the project site.

#### CONCLUSION

Many of the matters described above indicate that prospects for reactivating this project are good. The next monitoring report will be due in March of next year. Preparation of next financial year's budget would be expected to be commencing in earnest around that time so it would be a good occasion for Council to give serious consideration at that time to listing in the draft 1995/96 budget funds for the consultancy associated with this project.

**RECOMMENDATION:**

THAT Council requires a further monitoring report on the Ocean Reef coastal land project to be submitted to Council in March of next year, such report to give consideration to the matter of funds being included in the 1995/96 budget for a consultancy associated with the marketing of this project.

O G DRESCHER  
City Planner

pjt:gm  
pre94945  
12.9.94

I20945

CITY OF WANNEROO REPORT NO: I20945

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/1031

WARD: SOUTH

SUBJECT: PROPOSED LANDSDALE SHOPPING CENTRE ON LOTS 2  
AND 3 WANNEROO ROAD, LANDSDALE

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METRO SCHEME: Urban

LOCAL SCHEME: Commercial, Service Station, Mixed  
Business, Civic

APPLICANT/OWNER: Tah Land Pty Ltd

CONSULTANT: Coney Project Management Pty Ltd

APPLICATION RECEIVED: 9.9.94

DAU: 13.9.94

REPORT WRITTEN: 15.9.94

#### INTRODUCTION

Modified plans have been received for the Landsdale District Shopping Centre on Lots 2 and 3 Wanneroo Road, Landsdale. These plans supersede those submitted in November 1993 and include the shopping centre component, car parking and access roads into the site from Wanneroo Road, Hepburn Avenue and the proposed eastern road.

The proposal is consistent with the zoning of the area and can be approved subject to several conditions.

#### BACKGROUND

The subject land was rezoned via Amendment No 443 to Council's Town Planning Scheme No 1 from Rural to Commercial, Hotel, Service Station and Service Industrial. 15,000m<sup>2</sup> of retail floorspace was allocated to the site. The amendment was finalised on 24 November 1992.

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A subsequent amendment to Council's Scheme relating to the same site was finalised on 3 May 1994. This amendment rezoned the land to Commercial, Mixed Business, Civic and Cultural Reserve and Service Station.

The reason for the second amendment related to the requirement for a 1.5ha community purpose site and a 1.35 ha area of land required for the intersection of Hepburn Avenue and Wanneroo Road. These requirements necessitated a re-design of the site and the rationalisation of zoning boundaries.

The hotel zone was no longer necessary as the use Hotel is an AA use within the Commercial zone. The Mixed Business zone replaced the Service Industry zone as it better reflected the intended use of that portion of the site.

As part of the rezoning of the land the owners agreed to, at no cost to Council:

1. Create and transfer to Council the community purpose site.
2. Construct full earthworks, drainage facilities, a dual use path and one carriageway for Hepburn Avenue.
3. Cede to Council the portion of land which is required for the construction of Hepburn Avenue and cede to the Crown a portion of the land for a 0.1m pedestrian accessway.
4. cede and transfer to Council land required for the intersection modification at the corner of Hepburn Avenue and Wanneroo Road.

A legal agreement is in place to ensure the above requirements will be satisfied.

At its meeting on 9 February 1994 Council approved an application for earthworks and retaining walls greater than 2 metres in height on the subject land, subject to:

1. The City's community purpose site being cut to the levels previously agreed upon on the development application.
2. The applicant being advised that Council is prepared to defer the earthworks for the community purpose site providing them with the opportunity to dispose of the sand at a suitable location.

3. Council being able to remove any sand for its requirement from the community purpose site within the time-frame.

### Proposed Development

At this stage the applicant is seeking approval for a centre of 15,000m<sup>2</sup> of retail floorspace consisting of a discount department store of 6100m<sup>2</sup>, a supermarket of 3500m<sup>2</sup> and speciality shops of 5400m<sup>2</sup>.

Two access points are proposed via Wanneroo Road, two via Hepburn Avenue and one via a proposed road along the eastern boundary of the site.

A total of 975 car parking spaces are proposed.

Future uses include two service stations, a family restaurant, a fast food outlet, two auto shops, a mixed business development and further extensions to the shopping centre.

The site has a significant fall from east to west. The proposed finished floor level of the shopping centre is at RL40.70 and this compares with the RL of Wanneroo Road of approximately 35.00. The applicant advises that gently sloping embankments will be integrated into the overall design to minimise the need for retaining walls.

### ASSESSMENT

#### Floor Space/Carparking

Based on the plans and information supplied by the applicant, 15,000m<sup>2</sup> of retail floor space complies with the amount of floorspace allocated to the site under Schedule 5 of Council's Town Planning Scheme No 1.

The applicant proposes 975 car parking bays which is 225 bays short of Council's Scheme requirement which specifies one bay per 12.5m<sup>2</sup> of gross leasable floorspace.

The applicant has sufficient land to provide the required parking.

Referral to Main Roads WA/Department of Planning and Urban Development

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The modified plans have been forwarded to the Main Roads WA for comment as the development proposes two access points to Wanneroo Road which is under the jurisdiction of that department. It has also been referred to the Department of Planning and Urban Development in accordance with the requirements of Clause 32 of the Metropolitan Region Scheme.

Responses from the above departments are not expected for several weeks and the formal approval will not be issued until the responses have been received and any required conditions have been imposed.

#### Integration of Community Purpose Site

Although Council is not expected to develop its community purpose site for several years, further discussions are necessary with the applicant regarding the integration of Council's facility with the shopping centre. These discussions will be associated with proposals for Stage II of the shopping centre and will also take into consideration future residential development immediately north of the subject site. Although the applicants see Stage II being a substantial retail expansion, together with a number of other activities, this will all need to be justified when this later application is made. The retail component will no doubt require extensive justification.

#### Proposed Access Arrangements

The revised concept plan for the Landsdale District Shopping Centre proposes a number of access points as outlined below:

- (a) a left in - left out access approximately 200 metres east of Wanneroo Road
- (b) an access constructed at Giralt Road and
- (c) a possible future road in Kingsway Reserve adjacent to the eastern boundary of the Shopping Centre lot.

The developer's consultants have also negotiated with Main Roads WA for two access points from Wanneroo Road.

These proposed access points and layouts are shown on Attachment 2.

It has been indicated that the basis of the traffic strategy adopted is to distribute the traffic flows around the site and

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lessen the concentration at the Wanneroo Road and Hepburn Avenue intersection.

With regard to the main central access to the shopping centre along Hepburn Avenue, the option of staggered Tee junctions with Giralt Road was reviewed. It was considered for safety reasons, residential access from south of Hepburn Avenue and efficiency, a four-way intersection at Giralt Road with signals is the preferred strategy.

#### Hepburn Avenue Construction Works

The Deed of Agreement between the City and the shopping centre owner requires in part, that the developer constructs the full earthworks and a single carriageway (with a dual transition from the Wanneroo Road/Hepburn Avenue intersection) along the shopping centre frontage connecting to Giralt Road and to the existing access road to Kingsway.

This conceptual layout is shown on Attachment 3.

In view of this revised proposal, the extent of the dualling of Hepburn Avenue requires further consideration.

#### Access Implications

The main implications with the proposed access arrangements along Hepburn Avenue are that the new access leg at Giralt Road will convert this planned Tee junction into a four-way intersection. Therefore, there will be a need for a traffic control treatment of a roundabout or signals at this intersection. However, it is likely that this intersection will ultimately need traffic signals. Therefore, the cost of this signals treatment should be the responsibility of the developer.

This direct connection to Giralt Road can also result in the short term in higher traffic volumes along this road.

Initially, Giralt Road will provide the south east link to the shopping centre. As Hepburn Avenue is progressively extended east in the future, Highclere Boulevard and Mirrabooka Avenue will also provide connecting links for the south east catchment as shown on Attachment 4.

A previous traffic report indicated that the south east catchment would provide approximately 10% of the traffic generation to the shopping centre.

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Based on this prediction and previous land uses within the development, it was estimated that the overall site will generate 16,750 vehicles per day on a peak Thursday.

Depending on the development of the shopping centre and the future construction programme for Hepburn Avenue, Giralt Road could carry an estimated extra 1,675 vehicles per day. This figure can also vary depending on the percentage generated from the south east catchment.

Council has previously considered a petition from residents of Marangaroo (Item I110610 refers) regarding the traffic situation in Giralt Road. A recent survey of traffic volumes indicates that on a weekday traffic volumes range from 2,000 to 4,800 vpd in the northern and southern sections respectively.

A traffic management strategy has been identified for Giralt Road as shown on Attachment 3.

These works have been tentatively scheduled for the 1995/96 year in the Traffic Management Forward Plan.

It is difficult to determine the extra impact on Giralt Road due to the creation of the four-way intersection in comparison to the staggered Tee junction arrangement for the shopping centre access.

As an overall traffic management strategy for Hepburn Avenue, including rationalisation of traffic signal installations, the proposed shopping centre access at Giralt Road appears to be the preferred strategy.

The traffic calming of Giralt Road will therefore need to be co-ordinated with the shopping centre development.

With regard to the proposed western left in - left out access on Hepburn Avenue, this will initially require the dual carriageway construction to be extended east of this point. In the future, this access may be required to be closed when the interchange at the Wanneroo Road intersection is constructed.

The proposed north-south access road on Kingsway Reserve requires further consideration in relation to the structure planning for the adjacent northern cell, access considerations to the proposed community purposes site in the north eastern corner of the shopping centre site and also to Kingsway Reserve. A long term

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option to provide the northern access from Hepburn Avenue to Kingsway midway between Giralt Road and Skiet Road was reported to Council in April 1989 (Report D10413 refers).

Traffic Signals Contribution - Hepburn Avenue/Wanneroo Road

The developer is responsible, under agreement, to fund modification to these signals.

At its 10 November 1993 meeting, Council concurred to a joint one third contribution with Main Roads WA and the Landsdale Shopping Centre owner, for the actual cost of the modifications to the traffic signals at the Wanneroo Road and Hepburn Avenue intersection to enable advanced construction of the Hepburn Avenue extension, east of Wanneroo Road. This estimated cost was in the order of \$75,000 with Council's contribution being \$25,000.

The proposal to advance the Hepburn Avenue Road extension was to enable use of this alternative access to Kingsway Reserve for the 1994 Netball season between May and September.

However, in view of the delay to the shopping centre development, this offer to enable the advanced construction of Hepburn Avenue is no longer applicable. The developer has previously expressed a desire for this traffic signal funding arrangement to remain. In this regard, the developer should justify why this offer should not lapse.

It is recommended that Council approves the Landsdale District Shopping Centre subject to appropriate conditions.

RECOMMENDATION:

THAT Council:

48approves the revised design for the Landsdale District Shopping Centre on Lots 2 and 3 Wanneroo Road, Landsdale, as submitted by Coney Project Management Pty Ltd on behalf of Tah Land Pty Ltd, subject to:

- .1 the provision of a minimum number of 1200 car parking bays, to the satisfaction of Council;

- 
- .2 the approval of the Department of Planning and Urban Development and the Main Roads WA;
- .3 the dual carriageway of Hepburn Avenue being extended east of the western left in - left out access with no median opening at this access point;
- .4 the construction of the full earthworks for both carriageways of Hepburn Avenue and the construction of a single carriageway with a dual carriageway transition east of Wanneroo Road and a dual use path along the shopping centre frontage and to the existing access on the western boundary of Kingsway Reserve;
- .5 the western left in left out access being closed, should the future interchange at Wanneroo Road be constructed;
- .6 the Shopping Centre owner undertaking, at its expense, the channelisation works and future traffic signal installation at the Giralt Road and shopping centre intersection;
- .7 the location for the eastern access road, adjacent to the boundary of the shopping centre lot and Kingsway Reserve, being to the satisfaction of the City Planner and City Engineer;
- .8 standard and appropriate developments conditions.

49the shopping centre owner undertaking, at its expense, the modifications to the traffic signals at the Hepburn Avenue and Wanneroo Road intersection;

50requests the Landsdale Shopping Centre owner to justify the need for a joint one third contribution to the modification of the traffic signals at Hepburn Avenue and Wanneroo Road;

51modifies the legal agreement between Tah Land Pty Ltd to reflect the revised arrangements of this approval.

O G DRESCHER  
City Planner

tk:pp:gm  
pre94956

I30900A

CITY OF WANNEROO

FINANCE AND ADMIN RESOURCES SECTION

REPORTS FOR COUNCIL

28 SEPTEMBER 1994

I30913CITY OF WANNEROO REPORT NO: I30913

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 208-55-94/95

WARD: ALL

SUBJECT: ANNUAL TENDER - PROTECTIVE CLOTHING 1994/95  
TENDER NO 55-94/95

Tenders were called for the supply of protective clothing for the period 30/09/94 to 30/06/95. Attachment A shows the tenders received.

King Gee Clothing Co Pty Ltd submitted the lowest tender, and offers a further 2.5% discount for settlement within 30 days. The tender prices have been adjusted as indicated to reflect the discount.

King Gee Clothing Co Pty Ltd is the existing supplier to Council, and product quality and service has been satisfactory.

## RECOMMENDATION

That Council awards King Gee Clothing Pty Ltd the tender for protective clothing for the period 30/09/94 to 30/06/95.

T ORD  
Acting City Treasurer

KA:JW  
14 September 1994

tre0260

I30914

C I T Y   O F   W A N N E R O O   R E P O R T   N O : I30914

TO: TOWN CLERK  
FROM: ACTING CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
DATE: 28 SEPTEMBER 1994  
FILE REF: 021-1  
WARD: ALL  
SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING  
31 AUGUST 1994

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WARRANT OF PAYMENTS TO COUNCIL ON 28 SEPTEMBER 1994

INCORPORATING PAYMENTS TO 31 AUGUST 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	001062 - 002608	\$ 6,512,580.09
Municipal	000010 - 000021	\$15,926,857.72
Trust 30,373.19	000004 - 000005A	\$
		<hr/>
		\$22,469,811.00

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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.

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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 1 ACCOUNTING DIRECTIONS.

CERTIFICATE OF ACTING CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$22,469,811.00 which was submitted to each member of Council on 28 September 1994 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

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ACTING CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$22,469,811.00 as submitted on 28 September 1994 is recommended to Council for payment.

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MAYOR

RC:JW  
tre0010

I30915

CITY OF WANNEROO REPORT NO: I30915

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 009-1

WARD: CENTRAL, SOUTH AND SOUTH WEST

SUBJECT: DONATIONS

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Requests for financial assistance have been received from:-

1. Mr Alexis Anderson, 31 Woodland Loop, Edgewater 6027.

Alexis has been chosen to represent Western Australia in the Victorian International Open Judo Championships to be held in Melbourne between 17 - 18 September 1994.

2. Mr Damian Matacz, 59 Ashmore Way, Sorrento 6020.

Damian has been selected to represent Western Australia in the National Basketball Championships to be held in Perth in the first week of October 1994.

3. Miss Davina Pye, 28 Warrigal Way, Greenwood 6024.  
Miss Michele Matthew, 14 Brecknock Way, Girrawheen 6064.

Davina and Michele have been selected to represent Western Australia in the National Womens Soccer Championships to be held in Melbourne during 16 - 25 September 1994.

4. Mr Adrian Lomman, 4 McKee Place, Kingsley 6026.

Adrian has been selected to represent Australia in the World Rollersports Championships in Salsamajori, Italy early in October 1994.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-

Alexis Anderson  
Damian Matacz  
Davina Pye  
Michele Matthew  
Adrian Lomman

to assist with costs to participate in their respective sports. Such donation to be from Account No 29470 - Sundry Donations - Recreation Control.

T ORD  
Acting City Treasurer

JW  
6 September 1994

tre0002

I30916

CITY OF WANNEROO REPORT NO: I30916

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 862-1

WARD: ALL

SUBJECT: OUTSTANDING MEALS ON WHEELS ACCOUNT - MR BRIAN  
O'CONNOR

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The City's Manager Welfare Services has requested that due to the financial and health problems of Mr Brian O'Connor, 3/26 Denston Way, Girrawheen his outstanding meals on wheels account of \$266.40 be written off. This account is for the period 20 March 1994 to 30 June 1994.

Mr O'Connor is in receipt of a single pension and therefore has limited disposable income. He has no financial resources. Since the beginning of 1993, he has had regular contact with the City's Financial Counselling Service and with a Welfare Officer from the Aged and Disabled Services.

While Mr O'Connor has worked with the Financial Counselling Service in an attempt to stabilise his financial situation it is extremely unlikely that he will be in a position to repay the amount owing, due to his low fixed income.

Numerous attempts have been made to recover this amount without success and as Mr O'Connor's situation will not alter in the foreseeable future, it is suggested this amount be written off.

Mr O'Connor is no longer a recipient of the meals on wheels service.

RECOMMENDATION

That Council writes off \$266.40 being Mr Brian O'Connor's outstanding meals on wheels account.

T ORD  
Acting City Treasurer

TP:JW  
6 September 1994

tre0255

I30917

CITY OF WANNEROO REPORT NO: I30917

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 2856/853/44

WARD: CENTRAL

SUBJECT: RATE EXEMPTION - WANNEROO SOCIAL PLANNING INC

Council has received an application for rate exemption detailed below:-

OWNER : Wanneroo Social Planning Inc

ASSESSMENT NO :

1/21140119/9

PROPERTY : 44 Amadeus Gardens, Joondlaup

CURRENT RATES : \$771.89

CURRENT USE : Duplex used for an Independent Youth Accommodation project

Section 532 (3) (c) of the Local Government Act states:-

*"that land is not rateable property if it is land used and occupied exclusively for charitable purposes".*

The property detailed above falls within this provision and the application is supported by a statutory declaration.

Wanneroo Social Planning Inc is a registered charitable organisation.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on 44 Amadeus Gardens, Joondalup effective 1 July 1994; and
2. amends the rate book accordingly.

T ORD  
Acting City Treasurer

14 September 1994  
VS:JW

tre0261

I30918

CITY OF WANNEROO REPORT NO: I30918

TO: TOWN CLERK  
FROM: ACTING CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 345/ /220; 1591/ /193  
WARD: CENTRAL AND SOUTH WEST  
SUBJECT: RATE EXEMPTION - WANNEROO YOUTH ACCOMMODATION  
SERVICE INC

---

Council has received an application for rate exemption detailed below:-

OWNER : Wanneroo Youth Accommodation Service Inc  
ASSESSMENT NO :  
(1) 4/24129874/0  
(2) 1/21134161/9  
PROPERTY : (1) 220 Camberwarra Drive, Craigie  
(2) 193 Caridean Street, Heathridge  
CURRENT RATES : (1) \$409.10  
(2) \$447.70  
CURRENT USE : Residences used for accommodating homeless youth  
Section 532 (3) (c) of the Local Government Act states:-

*"that land is not rateable property if it is land used and occupied exclusively for charitable purposes".*

The property detailed above falls within this provision and the application is supported by a statutory declaration.

Council has previously granted rate exemption to the same organisation on 10 Lockeville Close, Beldon.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on -
  - (i) 220 Camberwarra Drive, Craigie effective 8 August 1994; and
  - (ii) 193 Caridean Street, Heathridge effective 1 July 1994.
2. amends the rate book accordingly.

T ORD  
Acting City Treasurer

14 September 1994  
VS:JW

tre0262

I30919

CITY OF WANNEROO REPORT NO: I30919

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 3226/ /10

WARD: NORTH

SUBJECT: RATE EXEMPTION - 10 CAM COURT, MERRIWA

Council has received an application for rate exemption detailed below:-

OWNER : Roman Catholic Archbishop

ASSESSMENT NO : 2/22129396/8

PROPERTY : 10 Cam Court, Merriwa

1994/95 RATES : \$409.10

CURRENT USE : Catholic Presbytery for Clarkson Parish

Section 532 (3) (a) of the Local Government Act states:-

*"land is not rateable property if it is land belonging to a religious body, and is used or held exclusively as a place of residence of a Minister of religion"*

A statutory declaration regarding the use of the property has been received to support this application.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (a) of the Local Government Act on 10 Cam Court, Merriwa effective 6 August 1994; and

2. amends the rate book accordingly.

T ORD  
Acting City Treasurer

VS:JW  
7 September 1994

tre0256

I30920

CITY OF WANNEROO REPORT NO: I30920

TO: TOWN CLERK  
FROM: ACTING CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 445/ /9  
WARD: NORTH  
SUBJECT: RATE EXEMPTION - 9 LEFROY ROAD, YANCHEP

Council has received an application for rate exemption detailed below:-

OWNER : Sisters of Mercy  
ASSESSMENT NO : 2/22125878/8  
PROPERTY : 9 Lefroy Road, Yanchep  
1994/95 RATES : \$374.00  
CURRENT USE : Dwelling for the Sisters of Mercy  
Section 532 (3) (a) of the Local Government Act states:-

*"land is not rateable property if it is land belonging to a religious body, and is occupied exclusively by a religious brotherhood or sisterhood"*

A statutory declaration regarding the use of the property has been received to support this application.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (a) of the Local Government Act on 9 Lefroy Road, Yanchep effective 1 July 1994; and

2. amends the rate book accordingly.

T ORD  
Acting City Treasurer

VS:JW  
7 September 1994

tre0257

I30921

CITY OF WANNEROO : REPORT NO I30921

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

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Various requests have been received for authorisation to reallocate funds within the 1994/95 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

Items approved by Council but not previously listed in the schedule are also included for consistency and to facilitate presentation of an accumulated balance.

The net result of these reallocations and adjustments is a budget deficit of \$2,400.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 28 September 1994.

T ORD  
Acting City Treasurer

TO:JW  
8 September 1994

tre0008

I30922

CITY OF WANNEROO : REPORT NO I30922

TO: TOWN CLERK  
FROM: ACTING CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 020-0  
WARD: ALL  
SUBJECT: OUTSTANDING GENERAL DEBTORS - AUGUST 1994

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Detailed below is a summary of the outstanding general debtors at the end of August together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 August 1994 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	185,175.21	44%
30 Days	32,294.11	8%
60 Days	42,322.32	10%
90 Days	153,205.85	37%
Deferred Debtors	5,337.29	1%
	<hr/>	<hr/>
	\$418,334.78	100%
	<hr/>	<hr/>

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Mansard Homes	\$ 22.81
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00

Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
	<hr/>
	\$ 5,337.29
	<hr/>

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

	\$
Sorrento Soccer Club	10,955.08
Wanneroo Districts Basketball Association	3,312.53
Wanneroo Districts Basketball Association	15,000.00
Wanneroo Football Club	11,772.82
Quinns Rocks Bowling Club	23,500.00
Eating House Licences and Registrations 1993/94	1,200.00
Sporting Clubs Clubrooms Facilities Contributions	38,143.23
S.G.I.O.	1,656.01
Citation Pty Ltd	627.60
Ertech Pty Ltd	3,938.48
S.E.C.W.A.	7,117.00
Sundry	35,983.10
	<hr/>
	<u>\$153,205.85</u>

SORRENTO SOCCER CLUB - \$10,955.08

The Club's **total** outstanding debt is \$11,316.85 dissected as follows:

Loan Repayments	\$ 2,799.37
Property Rental	\$ 4,025.00
Commercial Refuse Charges	\$ 357.80
Utility Charges	\$ 790.34
Interest on Debt	\$ 3,344.34
	<hr/>
	\$11,316.85
	<hr/>

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The May 1994 payment was received on 7 June 1994. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$12,316.85 in July 1994. Club paid \$200.00 in July 1994 and \$1,000.00 in August 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$3,312.53

Hire of basketball courts of Craigie Leisure Centre. The Association's total outstanding debt is \$3,606.03.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$15,000.00

Lease fee for the year 1 July 1993 to 30 June 1994 (\$30,000 less paid \$15,000). The Association made monthly payments of \$3,625.00 up to February 1994 to clear account. No payments were received in January, March, April, June and July 1994. Association paid \$5,000.00 in August 1994.

A letter was sent to the Association on 14 September 1994 requesting an increase in the monthly payments to address the outstanding balance.

WANNEROO FOOTBALL CLUB - \$11,772.82

The **total** amount outstanding on this account is \$17,187.66 dissected as follows:-

	\$
Lease Fees	13,822.44
Commercial Refuse Charges	840.95
Utility Charges	259.44
Interest on Debt	1,476.83
Property Rental	788.00
	-----
	\$17,187.65
	-----

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club has been advised of Council's acceptance to its payment proposal. Club paid a

total of \$1,500.00 in May 1994 and has since honoured its commitment to reduce its outstanding debt by paying \$10,000 on 8 June 1994. Club paid \$2,000 in July 1994.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum) and will submit a formal proposal to Council to restructure its debt. No payments were received in August 1994.

A deputation from the Club will address the Policy and Special Purposes Committee at its meeting on 5 October 1994.

#### QUINNS ROCKS BOWLING CLUB (Inc) - \$23,500.00

Council accepted the Club's proposal to repay the \$30,000 grant by annual repayments of \$6,500, providing that the repayments are strictly adhered to and that an interest charge equivalent to the Commonwealth Bank base rate - currently 9.2% is applied monthly to the balance outstanding effective 1 January 1994. The first payment of \$6,500 was paid on 26 July 1994.

#### EATING HOUSE LICENCES AND REGISTRATIONS - \$1,200.00

##### 1993/94 - \$1,500.00

4 accounts of \$300.00 outstanding:-

	\$
Pizza To Go	300.00
Great Australian Hamburger	300.00
Splitz Take Away	300.00
Monty Carlo Pizza	300.00
	-----
	\$1,200.00
	-----

Summonses have been issued for serving against the proprietors of the first, second and third named premises. Warrant of Executions against the proprietors of the second and third named premises have been lodged with the Local Court on 26 July 1994.

Council's Health Department is to prosecute Monty Carlo Pizza in Court on 13 September 1994.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$38,143.23

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$8,110.86), 1992/93 (\$8,110.86) and 1993/94 (\$31,241.79). Accounts raised totalled \$47,463.51. An amount of \$9,320.28 was written off in August 1994.

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are imminent.

When meeting with these clubs arrangements will be made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92 and 1992/93 years.

S.G.I.O. - \$1,656.01

Workers Compensation Claims - \$206.79

2 claims are being processed for payment.

General Claims - \$1,318.37

3 claims are being processed for payment.

<u>Motor</u>	<u>Vehicle</u>
<u>Claims</u>	<u>-</u>
\$130.85	

1 claim. To  
be written  
off.

S.E.C.W.A. - \$7,117.00

Oil spillage in Wild Road, Hillarys (\$6,872.00) and kerb and brick paving repairs (\$245.00). Invoice copies faxed on 06/09/94.

CITATION PTY LTD - \$627.60

Purchase of newspaper from recycling programme. Cheque payment of \$1,986.20 received in May 1994 dishonoured by Bank. Summons

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for \$627.60 plus dishonoured cheque amount of \$1,986.20 has been served. Warrant of Execution was sent to the Court on 26 July 1994. Bailiff advised 05/09/94 that a cheque for \$2,710.00 has been received and is awaiting bank clearance.

ERTECH PTY LTD - \$3,938.48

Hire of power shutdown equipment to protect Council's plant during the power shutdown on 28 November 1993. Subject to separate report to Council requesting account be written off.

SUNDRY - \$35,983.10

Other Recoupables - \$1,406.00

Road and footpath repairs, other works.

Subsidies - \$208.10

Vacation care fees.

Commercial Refuse - \$7,951.17

Payments being pursued.

Licences/Fines and Penalties - \$13,599.00

Dog registration fines and costs, food prosecutions and parking infringements.

Income from Property - \$8,501.61

Hire of various reserves and buildings.

W.A.W.A. - \$655.00

Footpath repairs.

Private Works - \$227.37

Other private works.

General - \$3,219.65

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment recoverable, development/building licence fee, child care

fee relief overpayment recoverable, membership fee Craigie Leisure Centre, meals on wheels charges, reimbursement training course fee and supervision fees.

Utilities - \$215.20

Electricity charges recoverable.

An amount of \$2,035.70 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

## RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$2,035.70 representing debts considered irrecoverable as detailed in Attachment B to this report.

T ORD  
Acting City Treasurer

HK:JW  
13 September 1994

tre0239

I30923

CITY OF WANNEROO REPORT NO: I30923

TO: CHAIRMAN  
FROM: TOWN CLERK  
FOR MEETING OF: COUNCIL  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 208-053-94/95  
WARD: ALL COUNCILLORS  
SUBJECT: PRINTING OF 1994/95 COMMUNITY DIRECTORY

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Tenders for the printing of Council's 1994/95 Community Directory closed on 29 August 1994 and a summary of the submissions received is appended as Attachment 1.

At the time tenders closed eight submissions were identified in the tender box. Subsequent to this a tender from Success Print was found to have been lodged but the envelope was incorrectly endorsed with contract number "055" rather than "053". As a consequence this tender was not discovered until submissions for contract 055 which is totally unrelated were processed on 13 September 1994.

Enquiries reveal that prior to Contract 053 closing on 29 August 1994 a representative from Success Print personally delivered his company's submission to the Council offices. Due to the large size the documents could not be deposited directly into the tender box. The representative requested a large envelope from an officer in Council's Purchasing Section and the representative endorsed it but with an incorrect contract number. The officer then immediately accessed the tender box by unlocking it, placing the tender inside and relocking the box.

Council's 'Condition of Tender' states that a tender shall be submitted in a sealed envelope which is clearly endorsed - "Printing of Community Directory 053-94/95".

In this instance the tender from Success Print was not lodged in accordance with the 'Conditions of Tender' and therefore fails to comply with the Local Government (Tenders for Contracts) Regulations 1983, Regulation 5(1)(e) states - "An invitation to

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tender shall, where the Council requires tenders to be submitted in a particular form or manner or to bear an identifying reference, state that requirement".

Should Council consider recalling tenders, production of the directory would be delayed by approximately one month with distribution commencing during early December 1994.

Pilpel Printing Company which undertook printing of last year's directory is the lowest valid tenderer. It is proposed that a two colour printing process be used again this year and it is considered Pilpel Printing Company is most capable of carrying out the work.

Artwork is currently being prepared and it is likely the total number of printed pages in the finished directory will be slightly less than originally anticipated. Latest distribution figures suggest the total number of directories required will also be less than originally estimated. Both these factors will have an effect of reducing the overall price.

**RECOMMENDATION:**

That Council -

- 1 appoints Pilpel Printing Company to print its 1994/95 Community Directory in two spot colour throughout; and
- 2 negotiates a reduced tender price commensurate with revised number of printed pages and the actual quantity required.

R F COFFEY  
TOWN CLERK

MWR:KD  
are94117

I40900A

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL

28 SEPTEMBER 1994

I40914CITY OF WANNEROO REPORT NO: I40914

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 30/829

WARD: CENTRAL

SUBJECT: APPLICATION - CARPORT  
APPLICATION - DECKING

---

Council is advised of the following applications:

- 1 West Coast Metals Pty Ltd on behalf of Mrs M Reynolds of Bay 10A Burns Beach Caravan Park to erect a carport. The carport will be of all metal construction.
- 2 Mr and Mrs Connar of Bay 41 Burns Beach Caravan Park for an enclosed deck area extending the existing park home. The deck area will be a timber frame with colourbond and glass cladding.

Both applications are in accordance with Council's By-laws Relating to Caravan Parks.

## RECOMMENDATION

That Council approves the application from:

- 1 West Coast Metals Pty Ltd of 49 Winton Road, Joondalup to erect a carport on behalf of Mrs M Reynolds at Bay 10A Burns Beach Caravan Park; and
- 2 Mr and Mrs Connar to erect an enclosed deck to Bay 41 Burns Beach Caravan Park;

subject to the issue of an appropriate building licence.

G A FLORANCE  
City Environmental Health Manager

hre09006  
tw:rej

I40915

CITY OF WANNEROO REPORT NO: I40915

TO: TOWN CLERK  
FROM: CITY ENVIRONMENTAL HEALTH MANAGER  
FOR MEETING OF: COUNCIL  
MEETING DATE: 28 SEPTEMBER 1994  
FILE REF: 447/199/28 c755-24921  
WARD: SOUTH  
SUBJECT: APPLICATION - PIGEONS

---

Council is advised of an application from Mr Steve Harding of Lot 199 (28) Kaiber Avenue, Yanchep to keep racing pigeons at the Landsdale Farm School, 80 Landsdale Road, Landsdale. Mr Harding is a member of the Wanneroo Pigeon Club and has received the written support of the School Principal.

As the Landsdale Farm School has no immediate neighbours, the loft proposal will be none other than a beneficial inclusion to the diversity of animals kept at the farm.

RECOMMENDATION

That Council approves the application of Mr S Harding of 28 Kaiber Avenue, Yanchep to keep up to 75 racing pigeons at the Landsdale Farm School subject to:

- 1 his continued membership of an affiliated pigeon club;  
and
- 2 the pigeon loft complying with Council's By-laws Relating to the Keeping of Pigeons.

G A FLORANCE  
City Environmental Health Manager

hre09004

dg:rej

I40916

CITY OF WANNEROO REPORT NO: I40916

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 880-12

WARD: ALL

SUBJECT: SENIOR CITIZEN'S WEEK

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The annual state wide Senior's Week celebration is scheduled for the week of Sunday, 16 October to Saturday, 22 October 1994.

The Senior's Week celebrations aim to promote the positive role of seniors in the community and to challenge and breakdown the myths and stereotyping associated with ageing.

The role of the Council is usually twofold.

. It supports senior organisations in the City of Wanneroo through the Senior Citizen's Association by assisting with coordination and promotion of activities. The City usually contributes funds of \$1,000 to help meet the costs of the Association's activities for the week. The Associations's activities for this year include:

Sunday, 16th	Concert at Wanneroo Civic Centre 2.00 - 5.00 pm
Thursday, 20th	Golf Day - Marangaroo Golf Course 7.00 am start
Thursday, 20th	Snooker Camp at Warwick Community Care Centre 9.00 am - 2.00 pm
Friday, 21st	Bowls Day at Ocean Ridge Recreation Centre 9.00 am 3.30 pm

Council's contribution assists with the cost of trophies and refreshments at these functions.

- . Council normally hosts a special function.

#### COUNCIL EVENT

Following consultation with the Senior Citizens Association it is being proposed that Council organises the following events.

- . A Photographic Display - This will be mounted in the main foyer of the Administration Building during the week 17 - 21 October. The display will focus on the positive contribution that Senior Citizens make to the community.
- . A full page advertisement in the "Wanneroo Times", again depicting the positive role that Seniors play in the community. Negotiations will be made with the Wanneroo Times to offer a reduced rate for the advertisement.
- . A Senior Citizens' Day will be declared on Thursday, 20 October. On this day, in recognition of its Senior Citizens, Council will randomly distribute a packaged flower to Senior Citizens in major shopping centres.

The cost of the above projects is as follows:

500 Packaged flowers	\$425.00
Advertising Costs	500.00
Photographic Display	75.00
TOTAL	\$1,000.00

#### RECOMMENDATION

That Council

- 1 approves a donation of \$1,000 to the Wanneroo Senior Citizens Association as a contribution towards the cost of Senior Citizen's Week activities - Allocation Number 25760;
- 2 approves the Council projects for Senior Citizen's Week as put forward in this report;

3        approves the expenditure of \$1,000 to cover the cost of  
Council projects during Senior Citizen's Week -  
Allocation Number 25760.

P STUART  
Manager Welfare Services

DL:CJ  
wre09007

I40917

CITY OF WANNEROO REPORT NO: I40917

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 AUGUST 1994

FILE REF: 264-3

WARD: ALL

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY  
COMMITTEES

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The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of Meeting held 20 July 1994.

*Item 3.1 Final Report - City of Wanneroo Inventory of Heritage Places*

The Committee redrafted the City Planner's recommendations and it was recommended Council endorses the following proposals for inclusion in the City of Wanneroo Inventory of Heritage Places:

- 1 that the Inventory be reviewed informally annually, and formally every five years;
- 2 that part of the annual review should include an exhibition of the places listed in the Inventory at the Perry's Paddock Picnic Day and opportunity given at that time for public comment on the matter;
- 3 that owners of places recommended in the Inventory be informed by letter that their property has been included in the Inventory and that a referral process is required for any place listed in relation to any development of a place, or sales or development of land where the place is situated;

- 
- 4 that Council's Town Planning Scheme be utilised to assist in the protection of cultural heritage places within the City and, to ensure this occurs as quickly as possible, consideration be given to an appropriate amendment being made to Town Planning Scheme No. 1;
  - 5 that Council develops a policy or guidelines, or management plan/strategy, for each place listed on the Inventory;
  - 6 that an education and information programme be developed to increase public awareness on the value of preserving heritage places;
  - 7 that a report be provided to the Historical Sites Advisory Committee on how Council could manage the education programme; and
  - 8 that the Historical Sites Advisory Committee be given the role of advising Council, through the regular reporting procedure, on the development, implementation and control of the significant cultural heritage places listed on the Inventory.

*Item 3.2 Inventory of Heritage Places - Hepburn Heights Conservation Area and Pinnaroo Valley Memorial Park*

It was recommended Council includes the Hepburn Heights Conservation Area and Pinnaroo Valley Memorial park in the City of Wanneroo Inventory of Heritage Places.

Gloucester Lodge Museum Management Committee

Minutes of meeting held 6 July 1994.

It was noted that Mr C Paley had been elected to the Committee.

RECOMMENDATION

That Council:

52endorses the recommendations for inclusion in the City of Wanneroo Inventory of Heritage Places, amended as follows:

- a the Inventory be reviewed informally annually, and formally every five years;

- 
- b part of the annual review should include an exhibition of the places listed in the Inventory at the Perry's Paddock Picnic Day and opportunity given at that time for public comment on the matter;
  - c owners of places recommended in the Inventory be informed by letter that their property has been included in the Inventory and that a referral process is required for any place listed in relation to any development of a place, or sales or development of land where the place is situated;
  - d Council's Town Planning Scheme be utilised to assist in the protection of cultural heritage places within the City and, to ensure this occurs as quickly as possible, consideration be given to an appropriate amendment being made to Town Planning Scheme No. 1;
  - e develops a policy or guidelines, or management plan/strategy, for each place listed on the Inventory;
  - f develops an education and information programme to increase public awareness on the value of preserving heritage places;
  - g a report be provided to the Historical Sites Advisory Committee on how Council could manage the education programme; and
  - h the Historical Sites Advisory Committee be given the role of advising Council, through the regular reporting procedure, on the development, implementation and control of the significant cultural heritage places listed on the Inventory;
- 2 includes the Hepburn Heights Conservation Area and Pinnaroo Valley Memorial park in the City of Wannon Inventory of Heritage Places;
- 3 endorses the appointment of Mr C Paley to the Gloucester Lodge Museum Management Committee.

R BANHAM  
City Recreation and  
Cultural Services Manager

RB:SS  
rre48006

I40918 CITY OF WANNEROO REPORT NO: I40918

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 264-3

WARD: ALL

SUBJECT: APPOINTMENT OF ADVISORY COMMITTEE

.....

The Cultural Development Advisory Committee conducted its inaugural meeting in June 1994 and thereby elected committee members for 1994/95.

As this group functions as an Advisory Committee pursuant to Section 180 of the Local Government Act, Council is requested to formally appoint each member to the Committee.

Cultural Development Advisory Committee

Chairman -

Cr F Freame Councillor Delegate

Committee -

Mr M Stanton	Cultural Services Co-ordinator
Ms N Clifford	City Librarian
Mr A True	Wanneroo Eisteddfod
Cr M Gilmore	Art Collection Advisory Committee
Ms O Birch	Cultural Development Fund
Mrs G Monks	Historical Sites Advisory Committee
Miss M Cockman	Heritage Officer
Ms K O'Neil	Joondalup Community Foundation
Ms J Abbott	Community Representative
Mrs H Tingay	Community Representative
Mr R Pascoe	Community Representative
Ms S Forde	Community Representative
Ms L Vendetti	Multicultural Advisory Committee

RECOMMENDATION

REPORT NO:

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That Council appoints:

Mr M Stanton	Ms N Clifford
Mr A True	Cr M Gilmore
Ms O Birch	Mrs G Monks
Miss M Cockman	Ms K O'Neil
Ms J Abbott	Mrs H Tingay
Mr R Pascoe	Ms S Forde
Ms L Vendetti	

as members of the Cultural Development Advisory Committee for 1994/95.

R BANHAM  
City Recreation and  
Cultural Services Manager

RB:SS  
rre49015

I40919

CITY OF WANNEROO REPORT NO: I40919

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: "LICENCE TO OCCUPY" AGREEMENTS - REQUESTS FOR  
ADJUSTED BOOKING HOURS

---

At its meeting on 24 August 1994, Council agreed to "write off" an amount of \$9,320.28 representing adjustments made to the booking requirements of five sporting clubs for the 1991/92, 1992/93 and 1993/94 financial years (Item I50810 refers).

When raising the revised accounts, it became apparent that the 1993/94 figures for Greenwood Cricket Club and Wanneroo Districts Hockey Association had been excluded from the calculations for "write off". Consequently, the following alterations to report number I50810 are advised.

Greenwood Cricket Club (Penistone Clubrooms)

Current outstanding	\$2712.96
Adjusted balance	\$1048.32 (3 years)
Request to "write off"	<u>\$1664.64</u>

Wanneroo Districts  
Hockey Association (Kingsway Hockey/Cricket Clubrooms)

Current outstanding	\$5326.62
Adjusted balance	\$1755.00
Request to "write off"	<u>\$3571.62</u>

Two other clubs have now also indicated their intention to reduce their booking requirements and seek a "write off" accordingly. These are as follows:

Girrawheen Cricket Club (Hudson Clubrooms)

Current entitlement	728 hours per year
Adjusted requirements	165 hours per year
Current outstanding	\$3592.08
Adjusted balance	\$1737.45 (3 years)

Request to "write off" \$1854.63

Wanneroo Amateur Football Club (Wanneroo Showground Clubrooms)

Current entitlement	863.2 hours per year
Adjusted requirements	325 hours per year (plus junior usage - 364 hrs/yr)
Current outstanding	\$4117.46
Adjusted balance	\$2310.75

Request to "write off" \$1806.71

As previously advised, the reduction in commitment for these clubs "frees up" time in these venues for greater community access.

RECOMMENDATION

That Council:

- 1 resolves to adjust the "write off" amounts for Greenwood Cricket Club and Wanneroo Districts Hockey Association to \$1664.64 and \$3571.62 respectively; and
- 2 agrees to "write off" an amount of \$3661.34 representing adjustments made to the booking requirements of the Girrawheen Cricket Club and Wanneroo Amateur Football Club for the 1991/92, 1993/93 and 1993/94 financial years.

R BANHAM  
City Recreation and  
Cultural Services Manager

DI:SS  
rre49013

I40920

CITY OF WANNEROO REPORT NO: I40920

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 262-1

WARD: SOUTH

SUBJECT: PRIVATISATION OF KINGSLEY AFTER SCHOOL CARE  
PROGRAMME

---

Council has sponsored the Kingsley After School Care programme for nearly ten years.

In the past year enrolment numbers have declined, partially due to transport problems associated with the service. However, due to a lack of community drivers, the programme, which originally catered for four schools, now caters for one school. As a result, there are fewer children attending the centre, which is affecting the programme's financial viability.

Consequently, it has become necessary to consider Council's future commitment to the above programme. Options were considered to either find an alternative sponsor to continue with the programme (and overcome the transport problems associated with it) or to close the centre.

The YMCA has been approached by Council staff as an obvious and appropriate candidate to take over the sponsorship of this programme as they already sponsor and operate the vacation child care programme at this venue.

The YMCA also sponsors two other after school care programmes in the metropolitan area. Preliminary discussions have taken place and the YMCA has offered the following comments.

. That the YMCA pays a subsidised rate for the hire of Kingsley Clubrooms for the purpose of operating the after school care programme. This rate to be 50% of the subsidised community rate, that is, \$3.15 per hour whilst

the programme is in its developmental stage. This rate to increase as the programme expands and enrolments increase and the current rate of \$6.30 per hour be in place no later than the end of Term 4, 1995.

- . Consumable items such as glue, felt and other craft materials already allocated to the Kingsley After School Care programme be donated to the YMCA upon hand over of the programme. This would amount to no more than \$300 worth of materials and equipment.
- . Major equipment items listed as assets of Council, such as the television and video be loaned to the YMCA until the end of the school year of 1994 for the purposes of the after school care programme only. These items to then be returned to Council.
- . Fitting of a sign (900mm x 900m) bearing the YMCA logo to the exterior wall of the clubrooms to publicise and promote the Kingsley After School Care programme and location and the YMCA's involvement in this service.

The YMCA has indicated that the current Council staff of the Kingsley After School Care programme, Brenda Smith and Paula Sheppard, will be employed under similar conditions to their current positions. Council will, however, need to pay out all wages, leave loading, holiday pay, long service leave, and any other entitlements to these staff prior to the hand over.

The funding body, the Department for Human Services and Health, has indicated its support of the transfer of sponsorship. The parents of children attending the centre are also happy with these arrangements.

Subject to Council approval, it is proposed that the changeover takes effect as of 17 October 1994 (beginning of Term 4).

#### RECOMMENDATION

That Council:

53 endorses the transfer of sponsorship for the Kingsley After School Care service as of 17 October 1994, in accordance with the arrangements outlined in Report No. ;

54 (i) agrees to charge the YMCA a subsidised rental rate of \$3 to be staged as follows:

0-20 participants per day - \$3.15 per hour  
20-30 participants per day - \$4.70 per hour  
30-40 participants per day - \$6.30 per hour  
(reviewed on a term basis); and

- (ii) the full rate of \$6.30 per hour to be in force within twelve months.

R BANHAM  
City Recreation and  
Cultural Services Manager

CS:SS  
rre49008

I40921

CITY OF WANNEROO REPORT NO: I40921

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 854-1

WARD: NORTH

SUBJECT: YMCA NORTHERN SUBURBS MOBILE YOUTH CENTRE

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Correspondence has been received from Ms Del Jenkins, Project Co-ordinator of the YMCA Northern Suburbs Mobile Youth Centre, requesting Council's continued support in the form of a donation to operate the mobile youth service within the City of Wanneroo (Attachment 1 refers).

The Mobile Youth Centre has been operating in the City of Wanneroo since 1986. The programme seeks to service localities within the City of Wanneroo where no other youth service is available.

The bus currently visits Forrest Park in Padbury, Moolanda Park in Kingsley, Kingfisher Park in Ballajura, Yanchep/Two Rocks and Barridale Oval in Kingsley.

The service provides unstructured and structured recreational activities and a support and referral service for young people aged 14-17 years. Young people experiencing hardships, experimenting with drugs and alcohol are offered support and referred as appropriate.

The YMCA has requested a donation of \$30 for each operating night to assist with project expenses and towards the cost of operating and maintaining the bus, ie

3 nights/week @ \$90/week = \$3690

In 1993 Council resolved to donate \$3690 to the YMCA to operate the service in the City of Wanneroo in the 1993-94 financial year (Report H40222 refers).

The YMCA mobile bus provides a valuable service for the City of Wanneroo's large youth population. The success of this service is in its ability to respond quickly to local youth needs. Funds for this project have been listed in the 1994/95 budget.

## RECOMMENDATION

That Council:

- 1 donates the sum of \$3690 to the YMCA Northern Suburbs Mobile Youth Centre for the 1994/95 operating year, from funds listed in the 1994/95 youth services budget - Allocation Number 26537.

R BANHAM  
City Recreation and  
Cultural Services Manager

KB:SS  
rre49011

I40922

CITY OF WANNEROO REPORT NO: I40922

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 902-1

WARD: ALL

SUBJECT: CONTRIBUTION FOR APPOINTMENT OF CONSULTANT -  
REVIEW OF FIRE SERVICES

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Council received a letter on 29 August 1994 from the Director of Policy & Advisory Services, Western Australian Municipal Association with regards to the above matter.

The Hon. Bob Wiese, Minister for Police and Emergency Services, has given support and has agreed to start the process of putting into place a form of review which looks at funding of fire services overall in Western Australia.

As indicated in the Western Australian Municipal Association's Executive Reports in April 1994 and again in August 1994, Member Councils will be required to contribute towards the appointment of a consultant to undertake the review.

This Council's contribution towards the review is \$1,197.47.

RECOMMENDATION

That Council authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$1,197.47 from Account Number 21153 Contribution to W.A. Fire Brigade for payment to the Western Australian Municipal Association towards the appointment of a Consultant for an overall review of fire services in Western Australia.

REPORT NO:

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T M TREWIN  
Manager - Municipal  
Law & Fire Services

2 September 1994

kws/dw/09003

I60900A

CITY OF WANNEORO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL

28 SEPTEMBER 1994

I60916CITY OF WANNEROO REPORT NO: I60916

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 018-20

WARD: ALL

SUBJECT: 1994/95 RATE INCENTIVE SCHEME - PRIZEWINNERS

Council's rate notices for the 1994/95 year were issued on 12 August 1994. This year 10 prizes were offered as an incentive for payment of rates within 21 days of the issue date.

By the close of the 21 day period (02/09/94) at which time full payment of rates and charges had to be made to be eligible for the draw, 17,640 ratepayers were entered. This represented an increase of 12% over last year.

Details since 1989/90 are:-

<b>Year</b>	<b>Number of Ratepayers</b>	<b>Amount Received</b>
1994/95	17,640	\$13.0 m
1993/94	15,741	\$ 9.7 m
1992/93	14,546	\$ 8.7 m
1991/92	12,835	\$ 8.1 m
1990/91	13,399	\$ 7.9 m
1989/90	15,959	\$ 8.3 m

The computer draw to select the 10 prizes winners was undertaken on Thursday, 8 September 1994.

The prize winners of which 4 were from Central Ward, nil from North Ward, 3 from South Ward and 3 from South West Ward will be invited to a Cocktail Party on Friday, 14 October 1994 at 6.00 pm

together with the prize donors. At that function the donors will draw the winners and present their respective prizes.

The winners are listed on Attachment A to this report.

Submitted for information.

T ORD  
Acting City Treasurer

TP:JW  
9 September 1994

tre0259

I60917

CITY OF WANNEROO : REPORT NO I60917

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -  
AUGUST 1994

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The staff overtime return for the month of August 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 1994/95 budget are also provided.

Submitted for information.

T ORD  
Acting City Treasurer

LC:JW  
10 September 1994

tre0011

**I60918**                      **CITY OF WANNEROO REPORT NO I60918**

TO:                              TOWN CLERK

FROM:                            CITY ENGINEER

FOR MEETING OF:            COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:              28 SEPTEMBER 1994

FILE REF:                      210-2

WARD:                          ALL

SUBJECT:                        ENGINEERING DEPARTMENT CURRENT WORKS

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The Engineering Department Current Works Report is valid for works during the period ending 9 September 1994.

**A            COUNCIL WORKS**

**55            MAJOR WORKS**

.1Joondalup Drive Duplication (Wedgewood Drive/Edith Cowan University Entrance Road)

All asphalt profiling, road resurfacing and line marking works have been completed on this project.

Landscaping has been commenced by Parks Department

Outstanding works of drainage outfall structures will be completed by early October.

.2Marmion Avenue Duplication - Ocean Reef Road to Prendiville Avenue, Heathridge

Mainline drainage construction between Rig Court sump and Ocean Reef Road has been completed leaving only minor road crossings to be constructed along the existing carriageway of Marmion Avenue. The road crossings will be completed when the new carriageway is open to traffic allowing half road closures on the existing carriageway.

The main roadworks are continuing along Marmion Avenue satisfactorily with asphalt and kerbing having been completed up to Prince Regent Drive. The project has been co-ordinated with Main Roads WA to ensure the Hodges Drive

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intersection roadworks and traffic light works are carried out over the October school holidays. This should minimise the impact of the intersection modifications on traffic from nearby schools. The new carriageway would essentially be open to traffic by the end of the October school holidays.

.3Marmion Avenue Dual Use Path - Ocean Reef Road to Hodges Drive, Heathridge

Construction of a 2.4m wide brown asphalt path on the eastern side of Marmion Avenue was commenced on 5 September and is programmed for completion by 7 October in time for the opening of the newly constructed carriageway.

.4Sydney Road Upgrade - Lakelands Drive to 300m north, Gnangara

The final tidy up and sealing of the newly reconstructed road has been finalised. The project is now 100% complete.

.5Beverley Crescent/Hall Road/Graham Road, Quinns Rocks

The upgrading of Hall Road/Beverley Crescent will commence upon the completion of the lowering of water services by the Water Authority of WA. This work has been scheduled for the week commencing 19 September.

.6Whitfords Avenue/Belrose Entrance Intersection, Kallaroo

The provision of a passing lane along Whitford Avenue at the Belrose Entrance intersection was commenced on 8 August and completed on 24 August. Line marking by Main Roads WA was undertaken on 9 September to complete this project.

56DRAINAGE

.1Raleigh Road, Sorrento

The construction of the outfall drainage line has been completed and a contractor has been arranged to construct the brick outfall structure by the end of September.

.2Wangara Outfall Sump Improvements

The floor level of the sump at the eastern end has been raised by 500mm due to a high ground water level. All gabions have been installed and the relevening of the apron has also been completed. Final levelling of the sump floor, along with outstanding minor works, will be completed by the end of September.

### .3 Hocking Road, Kingsley

Drainage works in Hocking Road were commenced on 5 September. The project involves the installation of gullies and associated main line drainage from Lakeway Drive for a distance of 200m east along Hocking Road. Upon completion of drainage works and the relocation of the light pole to be carried out by SECWA at the intersection of Wanneroo Road and Hocking Road, reconstruction of the road from Wanneroo Road to Lakeway Drive will commence. The programmed start date for roadworks is during the week commencing 4 October.

## 57 PEDESTRIAN AND CYCLE FACILITIES

### .1 Private

Clarkson	Footpath	Aldersea Circle (Pitchford Glade to Lot 1082)
Clarkson	Footpath	Pitchford Glade (Aldersea Circle to Trask Close)
Currambine	Dual Use Path	Connolly Dve (East side) south of Currambine Blvd
Currambine	Dual Use Path	Metroliner Dve (Currambine Blvd to Lot 125)
Currambine	Dual Use Path	Lucy Lane to Metroliner Dve
Currambine	Dual Use Path	Thow Lane to Metroliner Dve
Currambine	Dual Use Path	Christchurch Tce (Moore Dve to Lot 474 inc)
Iluka	Dual Use Path	Marmion Ave (Underpass to Lot 361)
Kinross	Dual Use Path	Edinburgh Ave (Marmion Ave to Kinross Dve)
Marangaroo	Footpath	Richenda Ct (Lot 415)

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Marangaroo	Dual Use Path	Decourcey Way to Ellenbrae Ct (half only)
Marangaroo	Footpath	Berkley Road

.2Council Contractor

Koondoola	Dual Use Path	Alexander Drive (Marangaroo Drive to Paradise Quays)
Duncraig	Footpath	Chessell Dve (West side) balance
Koondoola	Dual Use Path	Beach Road (eastward extension to Brinckley Cr)
Wanneroo	Footpath	Commencement of asphalt/slab replacement programme at Sinagra Street

.3Council's Workforce

Council's workforce has primarily been involved in footpath maintenance activities.

## 58 TRAFFIC MANAGEMENT

### .1 Dampier Avenue Traffic Management Scheme, Kallaroo

.1Work on the installation of the roundabouts in Dampier Avenue at Alicia Street and Afric Way is now complete.

.2Work on the installation of four pedestrian refuge islands between Afric Way and Mullaloo Drive commenced on 25 August.

Kerbing and footpath work is now complete. Outstanding work includes median painting and street lighting upgrade. Upgrading of the street lighting is expected to be completed by mid September. Median painting is expected to be completed by the end of September.

### .2Cliff Street/Sheppard Way Roundabout

Work on this project is now complete. However, a section of guard rail installed around a power pole on the south eastern corner of the roundabout is to be extended.

.3Springwood Way, Woodvale

Work on the installation of a cul-de-sac head at the Duffy Terrace/Springwood Way junction commenced on 22 August.

Pavement construction, asphaltting and kerbing have been completed. The installation of the footpath and bollards will be completed by mid September. Main Roads WA will install a chevron hazard board at the end of the cul-de-sac before the end of the month.

59CAR PARKS

.1Chichester Car Park, Woodvale

Work on this car park is practically complete. The linemarking of the car park has now been completed.

Outstanding work includes the installation of a Watt's profile speed hump, which will be installed later this month and stencil crete island infill. The inclusion of the island infill was subject to the availability of funds and can now be completed.

.2Mirror Park Car Park, Ocean Reef

Work on this project is now complete.

.3Littorina Car Park, Ocean Reef

Bollard installation, island infill and line marking have been undertaken to complete this project.

.4Mullaloo Point Stage 2 (Animal Beach Car Park and Access Road)

Clearing and main earthworks have been completed along with construction of the limestone sub-base. Water binding of the limestone will be completed shortly with

kerbing and asphaltting to follow. Dune stabilisation, fencing and pathway works will then be programmed.

It is anticipated that this project will be completed by the end of October.

60 MISCELLANEOUS

.1Maintenance

Major maintenance works have been carried out in Casilda Road, Duncraig with the installation of a drainage crossing to alleviate localised flooding.

Additional gullies, along with converting gullies to side entry pits, have been carried out in St Andrews Drive, Yanchep Beach Road and Brazier Road, Yanchep.

Twenty-four metres of slab path was replaced with concrete in Oxley Avenue, Padbury.

The table drains in Rosetta Rise, Gngangara were regraded and the shoulders were reinstated after heavy rains.

.2Kerbing Works

The following list shows the locations where Council's kerbing contractor has recently installed kerbing for the month of August 1994.

- Marmion Avenue, Heathridge - Mermaid Way to Hodges Drive
- Warwick Road/Ron Chamberlain Drive, Duncraig
- Springwood Way, Woodvale
- Dampier Avenue, Kallaroo - Pedestrian refuge islands between Afric Way and Mullaloo Drive

61 STREET LIGHTING

.11993/94 Arterial Roads Lighting Programme

All outstanding works on 1993/94 programme have now been completed and the street lights are now fully operational.

Works outstanding at the time of the last report were:

Connolly Drive (Burns Beach Road to Kinross Drive)  
Connolly Drive (Shenton Avenue to Meadowland Promenade)  
Shenton Avenue (Delamere Avenue to Ocean Reef Road)

.21994/95 Arterial Roads Street Lighting Programme

Council has approved several projects for inclusion in this year's programme. Estimated costs for these projects have been provided by SECWA and the following projects have been included in its street lighting programme:

Marmion Ave (Hodges Dve to Edinburgh Way)

Marmion Ave (Anchorage Dve to Santa Barbara Pde (nee Alcestis Pde)

Burns Beach Rd (Marmion Ave to Currambine Station)

Connolly Dve (Burns Beach Rd to Selkirk Dve)

Connolly Dve (Hester Avenue to Jenolan Way)

SECWA is about to commence the two Connolly Drive projects and it is expected they will be completed by the end of September.

It is anticipated that the Marmion Avenue projects will be commenced before the end of September and, on their completion, the Burns Beach Road project will be commenced.

SECWA does not anticipate the delays which occurred with last year's programme.

**B WASTE MANAGEMENT**

The new Award payment system was introduced this month. This has necessitated a review of the productivity agreements currently existing in the Waste Management

Section so that a formal enterprise agreement can be developed and registered. It is hoped to finalise this by the end of the month.

The domestic collection continues to expand in line with the construction of new homes. The introduction of narrow accessways off the end of cul-de-sacs has been handled by the introduction of "bin pads" so that all residents can be aware of where the carts will be placed on collection day. This seems to be working well.

In the commercial collection a recommendation from the crews is gaining welcome acceptance in Joondalup. The steel bulk bins are normally painted a bright yellow. It was suggested that they could be painted Joondalup Green to match the theme for the rest of Joondalup. This has now been made available to all Council's commercial customers in the Joondalup area.

The September edition of the Reeco Times will advise residents of Council's decision to stop collecting plastics in its recycling programme. During the transition period any PET or HDPE with bottles collected will be processed and recycled.

## **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 July 1994 and those subdivisions currently under or awaiting construction.

Submitted for information

R T McNALLY  
City Engineer

GR:DM:ABW:RWE:EMT

Bere0911

I60919                      CITY OF WANNEROO REPORT NO I60919

TO:                              TOWN CLERK

FROM:                            CITY ENGINEER

FOR MEETING OF:            COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:               28 SEPTEMBER 1994

FILE REF:                      510-0-8, 510-960

WARD:                           SOUTH-WEST

SUBJECT:                       GLENGARRY PRIMARY SCHOOL - PARKING EMBAYMENTS

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Council considered a report on the North East Duncraig Traffic Study, at its meeting on 13 July 1994, (Item I10706 refers) and resolved to construct parking embayments in Glengarry Drive and Doveridge Drive subject to a 50/50 cost sharing arrangement with the Education Department of WA.

The need for additional parking facilities at Glengarry Primary School has been acknowledged by the Education Department. The two projects have been approved in principle, however, sufficient funding is only available this financial year for the parking embayment in Glengarry Drive. Approval has been given to proceed with the project at an estimated cost of \$21,000 with a 50% contribution from the Education Department. Council's contribution will be funded from Account No 33082 - Glengarry Drive Traffic Management Scheme. Survey and design has commenced on this scheme with construction programmed later this year.

The Education Department has further advised that the Doveridge Drive parking embayment project will be listed for funding in 1995/96.

Submitted for information.

R T McNALLY

City Engineer

DRB:AT  
Bere0908

I60920

CITY OF WANNEROO REPORT NO: I60920

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES COMMITTEE

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 250-1

WARD: ALL

SUBJECT: SALE AND/OR CONVERSION TO ANY DRY PASSIVE  
PARKS WITHIN THE CITY OF WANNEROO

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A 327 signature petition was presented to Council on 23 March 1994 objecting to the sale and/or conversion of dry parks within the City of Wanneroo.

The petition was lodged at a time when Council was investigating, but not intending the wholesale development of its dry parks.

As it is not Councils intention to sell dry parks in the Duncraig and Padbury areas, no further action is required in regard to the petition.

Council should be aware that the Parks Department are working towards the upgrading and beautification of some of the dry parks in these areas with assistance from the local community and surrounding residents.

To date, Pentland Park, Duncraig was the scene of a very successful project involving the community and work is progressing on the planning stages for the replanting and other works on Barclay Park, Padbury involving local residents.

Subject for Councils information.

F GRIFFIN  
City Parks Manager

FG:VR  
gme0907

I60922

CITY OF WANNEROO REPORT NO: I60922

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 615-0-3

WARD: CENTRAL

SUBJECT: POSSIBLE NON-ORGANIC WASTE DISPOSAL SITE  
OCEAN REEF

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METRO SCHEME: Reserved for Public Purposes (Special Uses)

LOCAL SCHEME: Reserved for Public Purposes (Special Purposes)

OWNER: Water Authority of WA

REPORT WRITTEN: 9.9.94

#### INTRODUCTION

At its meeting on 27 July 1994, Council sought a report on the possibility of the Water Authority of WA land near the Ocean Reef Boat Launching Facility being used as a non-organic waste disposal site to assist the improvement of the area for recreation purposes and to assist in addressing the problem of illegal dumping of building materials on vacant blocks. The Water Authority has now advised that it would not be prepared to allow this proposal as it would conflict with its operational and maintenance requirements associated with the effluent pipes running under the site.

#### BACKGROUND

At its meeting on 27 July 1994 (Item I90756), Council resolved "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

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*waste disposal site to assist in improvement of the area for recreation purposes."*

The above resolution infers that the general subject of illegal dumping of building materials on vacant blocks be addressed in addition to the subject of possible use of the WAWA land for non-organic waste disposal. It is understood that this was not Council's intent so this report only addresses the former issue to the extent that the proposal to use the WAWA site for non-organic waste disposal may have assisted in addressing that issue.

The location of the WAWA land is shown on Attachment No 1. This land has been used by WAWA for the assembly of the two large waste water Ocean outfall pipes which run from this site out to the Ocean, discharging waste water treated at the Beenyup Waste Water Treatment Plant. The second pipe was completed in June 1992 and as no further pipes are intended, WAWA has recently completed rehabilitation works on the site.

Council's July resolution referred to above was conveyed to WAWA for advice. WAWA has responded that the two buried effluent pipelines and associated concrete channels and manholes need to be protected and maintained from time to time. Any use of the site would therefore need to allow adequate provision for the operation and maintenance of these services. The non-organic waste disposal proposal was considered to not allow such provision and it would therefore not be permitted by WAWA.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER  
City Planner

pjt:gm  
pre94943  
9.9.94

I60923

CITY OF WANNEROO REPORT NO: I60923

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT -  
MONTHLY ACTIVITIES REPORT

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**CULTURAL SERVICES**

ART COLLECTION EXHIBITION

An exhibition of selected works from Council's Art Collection will be held in the Function Room, Level 3, City Administration Centre from Friday 30 September 1994 to Sunday 9 October 1994. Opening night will be held on Thursday 29 September 1994 at 7.00 pm.

Forty works of art have been selected from the collection, representing purchases through the Art Collection Advisory Committee.

The Exhibition is open to the general public and is an ideal opportunity for community members to visually experience the collection.

GLOUCESTER LODGE MUSEUM - EXHIBITION SPACE

Arrangements are currently under way for a small room within Gloucester Lodge Museum to be converted into an intimate exhibition space.

The room has been painted and will be fitted with a picture rail and appropriate lighting track.

Over thirty local artists have expressed interest, therefore the space is already booked until late 1995.

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The space is due to feature its first exhibition on Sunday 25 September 1994. This opening will coincide with Gloucester Lodge's Open Day.

### YOUTH SERVICES

The Youth Services Co-ordinator, in conjunction with the Manager of Girrawheen-Koondoola Recreation Centre, the Youth Activities Officer - Anchors Youth Centre, and the Yanchep Community Reference Group, has submitted applications for funding to the Department for Community Development (Sumfun Programme) to operate a series of school holiday activity programmes for young people aged 12-16 years.

The Youth Services Co-ordinator has been looking to establish a reference group to identify youth needs in the Quinns Rocks, Merriwa and Clarkson areas and some strategies to meet these needs.

The Youth Services Co-ordinator, in association with the Yanchep Community Reference Group, has submitted an application for funding through the Gordon Reid Foundation for a youth services programme. If successful, this funding will be used to establish a youth service in the Yanchep-Two Rocks area.

#### *Anchors Youth Centre*

The Youth Activities Officer at Anchors Youth Centre has been preparing submissions to operate a young women's programme from the Centre.

Two youth work students from Edith Cowan University have been on placement at the Youth Centre and one of those students undertook a research project to identify the needs of young women in the area.

### **RECREATION SERVICES**

#### SORRENTO-DUNCRAIG ZONE

##### *Leisure Programme*

Term 3 1994 leisure course enrolments are complete, with over 1000 enrolments achieved for the first time. The programme will continue to grow and provide more leisure opportunities for residents of the area.

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### *Recreation Association*

The Sorrento Duncraig Recreation Association's second attempt at an Annual General Meeting on 31 August was also unsuccessful. With only three committee members in attendance, a quorum was not achieved. The future of this Recreation Association is now in doubt.

### *Park Allocations: 1994/95 Summer Season*

All park allocations for the coming season have been completed and the clubs concerned notified. Negotiations have resolved any conflicts that occurred between clubs and all is in readiness for another successful season.

### WARWICK/GREENWOOD ZONE

#### *Leisure Programme*

The last few weeks at the Warwick Leisure Centre have been extremely busy. Planning is well under way for the final term of the year. We are all quite excited about the up and coming programme as a number of workshops have been incorporated into the leisure programme, along with a number of classes with a Christmas theme.

#### *Children's Book Week*

The week of August 22-26 was Children's Book Week at Warwick Leisure Centre. The entire event was an absolute credit to the organisers. The event was conducted with minimal disruption to the everyday operations of the centre and provided an opportunity for a different range of users to patronise the facility. An estimated 3500 primary school children viewed the displays and attended the activity classes during the week. All in all the event was a complete success.

### GIRRAWHEEN-KOONDOOLA ZONE

Ground allocations for the 1994/95 summer season in the Girrawheen/Koondoola zone have been completed. No major problems were found and Parks Department is currently undertaking the park conversion for summer.

Advertising for the Centre's Programme Supervisor staff has been undertaken. It is hoped these appointments will be confirmed early in October.

Building Department is currently in the process of finalising the plans for the Reception and foyer area of the Recreation Centre. These renovations are due to begin on 31 October 1994 and are scheduled for completion by Christmas 1994.

The Recreation Centre staff are currently finalising the Leisure Course programme for Term 4. This programme will be slightly expanded due to the encouraging performance of the courses in Term 3.

### CRAIGIE LEISURE CENTRE

#### *Aquatic Centre*

Attendances in the aquatic centre are at a very encouraging level. An internal review of Craigie Leisure Centre's marketing strategy and standard of public relations, coupled with the onset of an early spring, it is anticipated will produce ongoing high results over the coming months.

The proposed pool hall shut down has been postponed due to delays in the work schedule on the part of the contractors. This venue will be fully operational through until April/May 1995.

#### *Fitness Centre*

The Health and Fitness Suite showed excellent returns in August as a result of a "2 for 1" offer on the 3 month membership package. Attendances increased by approximately 18% over the June/July period with total revenue exceeding \$50,000 for the month.

#### *Sports Hall*

Craigie's sports competitions have continued to expand with several competitions currently in finals season. The Joondalup Arena has just announced its intention to move into the area of social competition programming. Craigie Leisure Centre will step up its campaign of encouraging teams to patronise the facility.

Several major events, including a rock concert, have been hosted during the previous month.

#### *Aerobics*

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This month's attendance figures indicate a good response to the new aerobics programme launched in June 1994. Several spring promotions will continue to maintain the profile of this successful programme.

#### *Marketing Strategy*

The Centre is currently conducting an internal marketing review which will assess all aspects of venue and staff presentation, signage and displays, advertising and promotional material. A series of immediate changes will occur culminating in the preparation of a marketing strategy for Craigie Leisure Centre.

#### *Leisure Course Programme*

An introductory leisure course programme will commence in Term 4 1994 in the Craigie Zone. This programme will be further developed for a launch in 1995.

#### OUT OF SCHOOL CARE SERVICES

Council is again operating six vacation care programmes. Enrolments commenced on August 31st and within two weeks all 110 places in the Whitfords and Ocean Ridge Programmes were booked. Enrolments for the other four programmes are slowly but steadily coming in. It is anticipated all programmes will be running to full capacity as they were last July school holidays.

A new supervisor, Peter Dunning, has been appointed to co-ordinate the Greenwood Vacation Care Programme during the forthcoming October holidays. Peter has a degree in teaching and currently works as a Physical Education Co-ordinator at a local primary school. Peter has worked for Council on previous holiday programmes and is a very competent and experienced playleader. It is believed Peter will be an asset to Council's playleading team.

R BANHAM  
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