

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, 12 OCTOBER 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
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL from 9.08 pm	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	M E LYNN, JP	South-West Ward
Town Clerk:	R F COFFEY	
Deputy Town Clerk:	R E DYMOCK	
City Planner:	O G DRESCHER	
Acting City Engineer:	P PIKOR	
Acting City Treasurer:	T ORD	
City Building Surveyor:	R G FISCHER	
Deputy City Building Surveyor:	L CANDIDO	
Acting City Environmental Health Manager:	M AUSTIN	
City Parks Manager:	F GRIFFIN	
City Recreation and Cultural Services Manager:	R BANHAM	
Acting Manager, Municipal Law & Fire Services:	K SMITH	
Manager Welfare Services:	P STUART	
City Librarian:	N CLIFFORD	
Publicity Officer:	W CURRALL	
Committee Clerk:	J HARRISON	
Minutes Clerk:	V GOFF	

An apology for absence was tendered by Cr Curtis.

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

There were 22 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.33 pm.

CONFIRMATION OF MINUTES

I91001 MINUTES OF COUNCIL MEETING, 28 SEPTEMBER 1994

MOVED Cr O'Grady, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 28 September 1994, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

1994 AUSTRALIAN UNDER 16 MENS NATIONAL BASKETBALL CHAMPIONSHIPS

On Sunday, October 2nd I was at the Joondalup Arena to officially open the 1994 Australian Under 16 Mens National Basketball Championships.

The Championships brought together 12 teams representing all States of Australia - except the Northern Territory - for the competition.

Many basketball stars of the future were on show during the week.

The final was won by the South Australian team, who defeated a plucky Victorian outfit in an exciting finale to the weeks' competition.

1994/95 SEASON - SORRENTO BOWLING CLUB

On Sunday, October 9th I was invited to officially open the Sorrento Bowling Club's 1994/95 season.

The Sorrento Bowling Club has a track record that would make other Clubs feel envious.

It has experienced rapid growth since its inception in 1976 and now boasts more than 500 members.

HILLARYS YACHT CLUB OPEN DAY

The Hillarys Yacht Club held its Open Day on the same Sunday and the Deputy Mayor, Councillor Fleur Freame, and other South-West Ward Councillors attended.

According to all reports, the Opening Day and afternoon tea went well.

TROPHY PRESENTATION - CARRAMAR GOLF COURSE

Last Monday, I had the pleasure of presenting trophies at Carramar Golf Course for the Channel 10 Carramar Junior Open Golf Championship.

The day was fine and the Championship was well attended.

ANNUAL NEIGHBOURHOOD WATCH CO-ORDINATORS MEETING

On Monday night, Council hosted the Annual Neighbourhood Watch Suburb Managers and Area Co-ordinators Meeting.

The meeting was also used to hold a meeting of Regional Community Policing, Wanneroo Region. So, in effect, it was a combined meeting.

The Neighbourhood Watch Scheme started in the City of Wanneroo on 12 June, 1986.

To date, we have 25 suburbs involved in the scheme.

CHANGES TO COUNCIL'S WARD BOUNDARIES

On Tuesday morning the Town Clerk and I had a meeting with the Local Government Minister, Paul Omodei, to discuss the proposed changes to Council's Ward boundaries.

The meeting progressed well and the Minister was sympathetic to our cause.

OPENING - COMMON HEALTH GAMES

Earlier today, Councillor Freame deputised for me at the Opening of the Common Health Games, which was held at the Park Recreation Centre in East Victoria Park.

The games bring together a number of Senior Citizens' groups, who compete against one another in a friendly atmosphere.

PETITIONS, MEMORIALS AND DEPUTATIONS

191002 TRAINING VENUE FOR SPEED ROLLERSKATERS - [468-1]

Cr Wood submitted a letter from Mr Capponi of 11 Sherington Road, Greenwood on behalf of speed rollerskaters who are looking for a training venue.

MOVED Cr Lynn, **SECONDED** Cr Freame that letter from Mr Capponi be received requesting a training venue for speed rollerskaters and referred to Recreation and Cultural Services Department for action.

CARRIED

191003 PETITION OBJECTING TO PROPOSED PARKING PROHIBITIONS IN VENTURI DRIVE, OCEAN REEF - [510-1977]

A 38-signature petition has been received from residents in the vicinity of Ocean Reef Senior High School objecting to the proposed parking prohibitions in Venturi Drive, Ocean Reef.

The petitioners state that whilst they recognise that action is necessary to remedy the parking problems, they consider the proposed solution far from satisfactory and request Council investigates more satisfactory alternative.

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

MOVED Cr Lynn, **SECONDED** Cr Freame that the petition objecting to the installation of parking prohibitions in Venturi Drive, Ocean Reef be received and referred to Engineering Department for a report to Council.

CARRIED

PLAQUE PRESENTED BY "INTERWORKS" TO WANNEROO COMMUNITY CENTRE

Cr Freame presented a plaque from "Interworks" to Wanneroo Community Centre in recognition of their positive contribution of integrated employment for young people with disabilities.

191004 PETITION REQUESTING SERVICE ROAD ON MARANGAROO DRIVE, ALEXANDER HEIGHTS - [510-1403]

A 14-signature petition has been received from residents of Alexander Heights requesting a service road on Marangaroo Drive, between Northumberland Avenue and Alexander Drive.

The residents express concern at the proposed dual carriageway, in particular with regard to access to homes, safety of children and increased volume of traffic.

This petition will be referred to Engineering Department for action.

MOVED Cr Lynn, **SECONDED** Cr Freame that the petition requesting a service road on Marangaroo Drive between Northumberland Avenue and Alexander Drive be received and referred to Engineering Department for action.

CARRIED

I91005 PETITION REQUESTING RESURFACING OF TENNIS COURTS - BLACKBOY PARK, MULLALOO - [061-39-1]

An 11-signature petition has been received regarding the condition of the tennis courts at Blackboy Park, Mullaloo.

The petitioners state the courts have not been maintained for several years and request Council undertakes repairs to the playing surface.

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

MOVED Cr Lynn, **SECONDED** Cr Freame that the petition regarding the condition of the tennis courts at Blackboy Park, Mullaloo be received and referred to Engineering Department for a report to Council.

CARRIED

I91006 PETITION OBJECTING TO CONSTRUCTION OF THREE STOREY RESIDENCE ON LOT 285 (10) DENNIS STREET, QUINNS ROCKS - [0432/285/10]

An 18-signature petition has been received from residents objecting to the construction of a three storey residence on Lot 285 (10) Dennis Street, Quinns Rocks.

This petition will be referred to Building Department for action.

MOVED Cr Lynn, **SECONDED** Cr Freame that the petition objecting to the construction of a three storey residence on Lot 285 (10) Dennis Street, Quinns Rocks be received and referred to Building Department for action.

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.

LIONS CLUB OF WANNEROO - USE OF CITY OF WANNEROO CREST - ex I90967

"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."

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

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

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

The final draft has been sent to the Minister for Local Government for gazettal. A report will be submitted in due course.

BUILDING LICENCES: CREDIT FACILITIES - ex I10937

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

The trial concludes in March 1995. A report will be submitted during February 1995.

ST IVES RETIREMENT VILLAGE BOUNDARY FENCE - ex I90965

"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."

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

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

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

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 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 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."

CITY ENGINEER'S REPORT I11001.

EXCAVATION - FURNISS ROAD, LANDSDALE - ex I90963

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

This matter is currently being investigated for a report 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 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 November 1994.

LANDSCAPING OF MEDIAN STRIP WITHIN WANNEROO TOWNSITE - ex I90962

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

Report will be submitted in November 1994.

SENIOR SPORTS OVAL ADJOINING TENNIS CLUB, YANCHEP - ex I90966

"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."

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

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 has been 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.

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.

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 report will be prepared and submitted in due course.

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.

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 Town Planning 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.

PETITION SUPPORTING PROPOSED CLOSURE OF ACCESSWAY - BENBULLEN BOULEVARD AND GURIAN GARDENS, KINGSLEY - ex I90936

"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."

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

PETITION OPPOSING PROPOSED QUARRY - BERNARD ROAD SOUTH, CARABOODA - ex I90937

"that the petition opposing the quarry at Carabooda be received and referred to Town Planning Department for a report to Council."

A report is being prepared and will be submitted in due course.

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex I20944

"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."

A report will be submitted to Council in March 1995.

CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOT 550-551 MOFFAT PLACE, WARWICK - ex I90961

"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."

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."

ACTING CITY TREASURER'S REPORT I31002.

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 Freame, **SECONDED** Cr Moloney that the above matters be considered in the order in which they appear in the Agenda.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A BURNS BEACH RECREATION MANAGEMENT COMMITTEE
Meeting held 17 August 1994
- B WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held 20 September 1994
- C GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE
Meeting held 5 October 1994

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

CARRIED

ADVISORY COMMITTEES

- A MUNICIPAL WASTE ADVISORY COUNCIL
Meeting held 20 July 1994
- B WANNEROO ENVIRONMENTAL ADVISORY COMMITTEE
Meeting held 22 August 1994
- C CULTURAL DEVELOPMENT ADVISORY COMMITTEE
Meeting held 10 October 1994

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

CARRIED

OTHER COMMITTEES

- A JUNIOR COUNCIL
Meeting held 7 September 1994
- B OFFICE SITES SAFETY COMMITTEE
Meeting held 21 September 1994

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

CARRIED

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

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

DECLARATIONS OF PECUNIARY INTEREST

Cr Freame declared an interest in Items I21001, I21002 and I51002.

BUSINESS REQUIRING ACTION

I91007 TECHNICAL SERVICES

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

CARRIED

REPORTS

I11001 RAIL COMMUTER VEHICULAR PARKING CONIDAE DRIVE, HEATHRIDGE - [510-2234, 510-1984]

CITY ENGINEER'S REPORT I11001

Based upon a survey of residential and rail commuters' opinion, Council constructed parking embayments along the east side of Ellendale Drive, Heathridge with Transperth meeting 50% of the cost.

The City Engineer reports on subsequent problems which have occurred in this area, with the popularity of the footbridge access to Edgewater railway station.

Council's decision in June 1994 (Item I10610 refers) to convert the commuter parking to a five minute "kiss-n-ride" facility has resulted in commuters relocating their vehicles to the reserve on the corner of Conidae Drive and Ellendale Drive.

Residents of Conidae Drive have now petitioned Council for the installation of parking prohibitions along this street.

The City Engineer reports on an application for the development of the commercial lot on the corner of Ocean Reef Road and Joondalup Drive. He advises that the issue of the developer prefunding the traffic signals at the Edgewater Station access road and Joondalup Drive will be addressed as part of this proposal.

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

- 1 installs "NO PARKING ANY TIME CARRIAGEWAY OR VERGE" signs on the eastern side of Conidae Drive, between Faversham Way and Ellendale Drive, as shown on Attachment 3 to Report I11001;
- 2 advises the petitioners accordingly.

CARRIED

Appendix I refers.

**I11002 LIMESTONE BLOCK CUTTING QUARRY - LOT 22 FLYNN DRIVE,
NEERABUP - [30/1105, 30/1104]**

CITY ENGINEER'S REPORT I11002

The Industrial Lands Development Authority (ILDA), Gino Stati and his company, Gimela Nominees Pty Limited have applied jointly for renewal of approvals to operate a limestone block cutting quarry on Lot 22 Flynn Drive, Neerabup. The actual quarry area is 1 Km north of Flynn Drive and forms the northern portion of ILDA's quarry area.

The City Engineer provides details of the application which is supported subject to certain conditions.

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

approves the application by the Industrial Lands Development Authority and Gimela Nominees Pty Ltd to operate a limestone block cutting quarry on Lot 22 Flynn Drive, Neerabup, as shown on Attachment 1 to Report I11002 in accordance with the provision of its Town Planning Scheme No 1 for the period to 30 October 1996 subject to:

- (a) the use of the land for quarrying purposes ceasing by 30 October 1996 unless a further approval is granted by Council;
- (b) the operator of the quarry maintaining a water allocation or secure water supply for dust control;
- (c) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstanding area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- (d) submission of an annual rehabilitation report incorporating an updated site contour plan and statement of quantity of material removed from the site;
- (e) the applicant entering into an agreement with the City of Wanneroo, under Section 85 of the Road

Traffic Act, to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre, such payment to be made quarterly;

- (f) all stockpiles and work areas being stabilised and suitable dust suppression methods being used to prevent the movement of dust beyond the boundaries of the site;
- (g) hours of quarry operation being restricted to:

Monday to Friday	0700-1800 (except public hols)
Saturdays	0800-1700
Sundays	(work not permitted)
Public Holidays	(work not permitted)
- (h) all site equipment being suitably sound proofed so as to comply with the relevant sections of the Environmental Protection Act 1986;
- (i) maintaining a sealed crossover and sealing up to the first 30m of the quarry access road from the crossover to the satisfaction of the City Engineer to stop dust and material being tracked onto the road;
- (j) operating in accordance with the submitted report and documentation accompanying the application for Development Approval, except as modified by Council's specific approval conditions;
- (k) operator to give an undertaking not to cut capstone whenever it appears in the cutting face;
- (l) standard conditions.

NOTE: It is to be clearly understood that, regardless of the conditions imposed, these approvals do not indemnify the quarry operators from any future action under the provisions of the Environmental Protection Act 1986;

2approves an Extractive Industry Licence for Gimela Nominees Pty Ltd, for a limestone block cutting quarry on lot 22 Flynn Drive, Neerabup with the following conditions:

- (a) annual fee - \$300;
- (b) period of licence - 2 years to 30 October 1996;
- (c) rehabilitation bond - \$20,000;
- (d) under By-law 21 of the Extractive Industry By-laws agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

CARRIED

Appendix II refers.

I11003 PARKING EMBAYMENT - KESTREL MEWS EDGEWATER PRIMARY SCHOOL - [510-1925]

CITY ENGINEER'S REPORT I11003

The Edgewater Primary School Parents' and Citizens' Association recently sought the progressing of a proposal to construct a 22 bay verge parking facility off Kestrel Mews, Edgewater. This project had previously been identified in the 1992/93 financial year but had not been able to attract the necessary funding.

The Education Department of Western Australia has advised that it is now in a position to contribute 50% of the cost of this project. The total cost of the project is estimated to be \$14,000. Council's contribution to this project can be funded from Account No 33066 - Traffic Improvements Various Locations.

The City Engineer reports that traffic flows and parking patterns are similar to those recorded in a previous survey in October 1992.

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

- 1 approves the construction of a parking embayment on the south side of Kestrel Mews, Edgewater at an estimated cost of \$14,000 with a 50% contribution from the Education Department;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$7,000 from

Account No 33066 - Traffic Improvements - Various Locations, for Council's contribution to the construction of a parking embayment in Kestrel Mews, Edgewater;

3 advises the Edgewater Parents' and Citizens' Association accordingly.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**I11004 PROPOSED RETAINING WALL: LOT 155 (2) BARI PLACE,
MINDARIE - [2951/155/2]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11004

The owner of Lot 155 (2) Bari Place, Mindarie is seeking Council approval to construct a retaining wall which exceeds 2000 in height.

The City Building Surveyor reports on the proposal and advises that the adjoining owner has submitted written favourable comments.

MOVED Cr Freame, **SECONDED** Cr Wood that Council approves the proposed retaining wall to be constructed at Lot 155 (2) Bari Place, Mindarie, to a maximum height of 2400.

CARRIED

**I11005 COLLAPSED RETAINING WALL: LOT 74 (4) EXMOOR COURT,
HILLARYS - [2804/74/4]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11005

The owner of Lot 74 (4) Exmoor Court, Hillarys, entered into a contract with Conwood Fencing and Retaining Walls Pty Ltd to construct a 1500 high retaining wall on the boundary property which subsequently collapsed.

The collapse was allegedly caused by the builder's bobcat driver who drove his machine in close proximity to the wall. The builder indicated that he was prepared to reinstate the wall until he inspected the concrete posts used to hold the concrete panels in position.

The Deputy City Building Surveyor provides background details of the incident and seeks Council approval to instigate legal proceedings against the retaining wall manufacturer.

MOVED Cr Freame, **SECONDED** Cr Wood that Council instigates prosecution proceedings under Section 401(1)(b) of the Local Government Act against Conwood Fencing and Retaining Walls Pty Ltd for the construction of a retaining wall which was not in compliance with the approved details.

CARRIED

I91008 TOWN PLANNING

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

CARRIED

REPORTS

I21001 PROPOSED CHILD CARE CENTRE, PROPOSED LOTS 317 AND 318 EVANDALE ROAD, MARANGAROO - [30/502]

CITY PLANNER'S REPORT I21001

I B Gilyead is seeking Council approval for a Child Care Centre on Lots 317 and 318 Evandale Road, Marangaroo.

The City Planner provides details of the subject site and gives an assessment of the proposal.

He considers the frontage of 36.4m would compromise the carpark design and 1000m² is small for the size of centre proposed.

RECOMMENDATION

That Council refuses the application by I B Gilyead for a child care centre on proposed Lots 317 and 318 Evandale Road, Marangaroo on the grounds that the land available is insufficient to satisfactorily accommodate the proposed development.

Cr Freame declared an interest in this item.

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

- 1 advises the applicant of the draft Child Care Policy;
- 2 advertises the proposal for a child care centre on proposed Lots 317 and 318 Evandale Road; Marangaroo in accordance with Council's Policy.

CARRIED

Cr Freame abstained from voting.

I21002 PROPOSED CHILD CARE CENTRE, LOT 234 (174) MOOLANDA BOULEVARD, KINGSLEY - [30/4880]

CITY PLANNER'S REPORT I21002

Victor Ho, on behalf of A A and G M Pastore, is seeking Council approval for a Child Care Centre on Lot 234 (174) Moolanda Boulevard, Kingsley.

The City Planner provides details of the subject site and an assessment of the proposal.

He considers that the proposal lacks an adequate landscape buffer of 3.0 metres to street frontages and provides no on-site "vehicle set down and pickup" area. Given that this proposal is located on an extremely busy intersection, this would seem imperative.

Council's Engineering Department has recommended the proposal be refused on similar grounds.

Cr Freame declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council refuses the application for a child care centre on Lot 234 (174) Moolanda Boulevard, Kingsley on the following grounds:

- 1 the proposal is located at a busy intersection where traffic safety will be compromised;
- 2 the proposed car parking arrangements are inadequate to cater for peak traffic flows (between 8.30am - 9.00am);
- 3 the lot is too small to accommodate the development without compromising parking and landscaping requirements to the detriment of local amenity.

CARRIED

Cr Freame abstained from voting.

I21003 PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD, WANNEROO - [30/207]

CITY PLANNER'S REPORT I21003

An application has been received from Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Holdings Pty Ltd for approval to establish a delicatessen within Lot 1 (925) Wanneroo Road, Wanneroo.

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

He considers the proposed use is contrary to the approved zoning and it is not deemed appropriate that the area be rezoned.

ADDITIONAL INFORMATION

The Acting City Planner advises that paragraph 2 of the recommendation in Report I21003 is wrong. The Special Zone (Restricted Use) specifically excludes a lunchbar and paragraph 2 of the recommendation should be deleted.

RECOMMENDATION

That Council does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen or any other commercial use.

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

- 1 consideration of the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen be deferred;
- 2 a report be submitted to Council on a special zoning for a delicatessen to include details of the history of the site, traffic flows and future development of Wanneroo Road.

CARRIED

I21004 **ADDITIONS TO COLLEGE, LOT 16 (15) HOCKING PARADE, SORRENTO**
- [30/47]

CITY PLANNER'S REPORT I21004

Sacred Heart College is seeking Council approval for a reduced setback to its proposed Arts Building on Lot 16 Hocking Parade, Sorrento and a deferral of parking provisions.

The City Planner provides details of the subject site and an assessment of the proposal.

He considers that the reduced setback will not adversely affect the amenity of the surrounding residential area. He further

states that Clause 9.1 of Town Planning Scheme No 1 provides Council the discretion to modify car parking requirements.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council exercises its discretion under Clauses 5.9 and 9.1 of Town Planning Scheme No 1 to allow for a reduced setback and a relaxed car parking requirement respectively and approves the extensions to Sacred Heart College located on Lot 16 (15) Hocking Parade, Sorrento as submitted by Tom Rushton and Associates, subject to:

- 1 the provision of 28 car bays as part of the next stage of development or, alternatively, if a parking problem arises, these bays are to be provided to the satisfaction of the City Planner and the City Engineer;
- 2 standard and appropriate development conditions.

CARRIED

I21005 PROPOSED REZONING, PT LOT 15 WANNEROO ROAD, WANNEROO - AMENDMENT NO 695 - [790-695]

CITY PLANNER'S REPORT I21005

An application has been received from Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers for the proposed rezoning of Pt Lot 15 Wanneroo Road, Wanneroo from Rural to Residential Development R5 and R15. To support the proposed rezoning, the Consultant has submitted a draft local structure plan for the area bounded by Wanneroo Road, the Timberlands Special Residential Estate, Yellagonga Regional park and Ocean Reef Road.

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

He considers that the proposed residential development of the area is appropriate, subject to resolution of various issues prior to the structure plan being advertised and finalisation of the rezoning.

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

3in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:

- (a) supports the application submitted by Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers for the proposed rezoning of Pt Lot 15 Wanneroo Road, Wanneroo from Rural to Residential Development R5 and R15;

- (b) forwards the documentation for Amendment No 695 to the Minister for Planning for preliminary approval to advertise;

4advises 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 695 it will require:

- (a) an approved local structure plan for the area bounded by Wanneroo Road, the Timberlands Special Residential Estate, Yellagonga Regional Park and Ocean Reef Road which has been satisfactorily advertised and is in place. In this regard, the consultant is required to:

- (i) modify the current draft local structure by relocating 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) modify the proposed road structure to provide a more distinct hierarchy in accordance with the principles of road hierarchy set out in DPUD policy. In this regard, the consultant should consider providing a better more defined north-south road link through Pt Lot 15 while avoiding the creation of a "rat-run" between Ocean Reef Road and Wanneroo Road through this area, the extension of the cul-de-sac adjacent to the recreation reserve just north of this lot to connect with the proposed road directly south and other modifications as necessary;

- (b) the preparation of a surface and groundwater hydrological management plan to the satisfaction of the Council, EPA and Water Authority;

5advises Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers that:

- (a) there is a requirement for road closures to be undertaken prior to subdivision being contemplated for the area;
- (b) Council's support to the proposed R5 and R15 residential development of this site is subject to all lots being connected to a reticulated sewerage system;

6requests the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to rezone the land, subject to Amendment No 695 from Rural to Urban.

CARRIED

I21006 PROPOSED SUBDIVISION, LOT 84 CASUARINA WAY, WANNEROO - [740-95302]

CITY PLANNER'S REPORT I21006

Finlaysons Land Development Consultants are seeking Council approval to subdivide Lot 84 Casuarina Way, Wanneroo into two lots.

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

He considers that this application be refused on the grounds that the two lots do not comply with the minimum lot size requirement of Council's Rural Subdivision Policy and the site is affected by the East Wanneroo District Transport Study yet to be determined.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council does not support the application submitted by Finlaysons Land Development Consultants for the subdivision of Lot 84 Casuarina Way, Wanneroo for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares;
- 2 support for this proposal will establish an undesirable precedent for further subdivision in the locality;
- 3 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- 4 support for this proposal would be premature given that the future alignment and widening requirements for Dundobar Road have not been determined.

CARRIED

I21007 ALKIMOS/EGLINTON MAJOR METROPOLITAN REGION SCHEME AMENDMENT - [319-7-1]

CITY PLANNER'S REPORT I21007

The Alkimos/Eglinton Major Metropolitan Region Scheme (MRS) Amendment has now passed through Parliament and on 17 August took effect under the Metropolitan Region Scheme. The City's Town Planning Scheme No 1 will now be modified to reflect the regional reserves (being the Parks and Recreation, Public Purposes [WSD] Controlled Access Highways, Other Major Highways, Important Regional Roads and Railways Reserves).

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

In general, the Amendment is supported, but he expresses concern at the deletion of the proposed north-south Parks and Recreation 'green link' and the deletion of the east-west road link at Pipidiny.

RECOMMENDATION

That Council writes to the State Planning Commission advising of its disappointment with the lack of any detailed arrangements for the acquisition and construction of the Regional Roads in the Alkimos/Eglinton Metropolitan Region Scheme Amendment area and its concern with the deletion of the east-west Regional Road linking the Mitchell Freeway to Wanneroo Road in the Pipidiny area from the amendment.

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

- 1 writes to the State Planning Commission advising of its disappointment with the lack of any detailed arrangements for the acquisition and construction of the Regional Roads in the Alkimos/Eglinton Metropolitan Region Scheme Amendment area and its concern with the deletion of the east-west Regional Road linking the Mitchell Freeway to Wanneroo Road in the Pipidiny area from the amendment;
- 2 urges the State Planning Commission to:
 - (a) accommodate, through appropriate MRS amendment, the realignment of the foreshore reserves zoned Proposed Parks and Recreation to include areas of ecological importance that may be identified in the Perth Environmental Project currently being managed by the Department of Planning and Urban Development;
 - (b) complete the long planned north-south Parks and Recreation "green" link from Yellagonga Regional Park to Yanchep National Park;

3 writes to the Water Authority reinforcing the need for a co-ordinated approach on planning guidelines for the protection of the Priority 3 Groundwater Areas within the area covered by the Alkimos/Eglinton Major Metropolitan Region Scheme Amendment.

CARRIED

I21008 APPLICATION TO PURCHASE A PORTION OF PAVETA PARK, GREENWOOD - [787/195/9]

CITY PLANNER'S REPORT I21008

J and J Brown, owners of Lot 141 Tupelo Court, Greenwood are seeking Council approval to purchase a portion of Paveta Park for a tennis court.

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

He considers that the sale of a portion of the Park would set an undesirable precedent.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council does not agree to sell a portion of Paveta Park to the owners of Lot 141, Tupelo Court, Greenwood.

CARRIED

I21009 APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION RESERVE, BELDON - [609/604/243]

CITY PLANNER'S REPORT I21009

The proposed sale of a portion of a Public Recreation reserve to the adjoining property owner at Lot 604 Eddystone Avenue, Beldon was advertised in the Wanneroo Times to gauge the opinions of the residents in the vicinity.

Although no objections were received from the residents, the Water Authority of WA has objected to the proposed sale as it will affect its Beenyp Sewer Tunnel.

The City Planner provides details of the subject matter and advises that as the Water Authority of WA sewer tunnel traverses the reserve, it will not be possible to sell the portion of the reserve.

RECOMMENDATION

That Council does not agree to the disposal of the Public Recreation reserve on the corner of Gradient Way and Cumberland Way, Beldon, to the owners of Lot 604 Eddystone Avenue.

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

- 1 consideration of this item be deferred;
- 2 Council writes to the Water Authority of WA requesting reconsideration of its objection to the sale of a portion of Public Recreation Reserve to the owner of Lot 604 Eddystone Avenue subject to appropriate conditions as to usage being imposed.

CARRIED

I21010 CLEARING OF NATIVE VEGETATION - [305-6]

CITY PLANNER'S REPORT I21010

The Environmental Advisory Committee has advocated preparation of a land clearing issues paper as an initial step towards adoption by Council of a policy on the matter. Assessment of remnant native vegetation within the City of Wanneroo (as part of the Perth Environment Project) will form an important input to the Committee's recommended initiative.

The City Planner provides details of the subject matter and seeks Council's endorsement of the Policy and the approval of expenditure up to \$3,000 to assist in funding the field assessment of remnant native vegetation within the City of Wanneroo.

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

- 1 acknowledges the appropriateness of adopting a formal policy on remnant native vegetation protection and management, and endorses preparation (by the Environmental Advisory Committee) of a land clearing issues paper as an initial step towards such a policy;
- 2 endorses involvement (as appropriate) by the Environmental Advisory Committee in the Perth Environment Project remnant native vegetation assessment initiative;
- 3 authorises the Mayor and the Town Clerk to approve expenditure of up to \$3,000 (from Budget Account No 27609, from either the 'Community Environmental Grant Scheme' or 'Local Conservation Strategy' (Wanneroo Environmental Advisory Committee) project areas as appropriate) to assist in funding the field assessment

of remnant native vegetation within the City of Wanneroo as part of the Perth Environment Project.

CARRIED

I91009 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I31001 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

DEPUTY TOWN CLERK'S REPORT I31001

The Town Clerk submits a number of Civic Receptions and Functions for Council approval.

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

- 1 approves the inclusion of the following function in the 1994/95 Calendar of Civic Receptions and Functions:

<u>DATE</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
21 Oct 1994 Council	Senior Councillors vs. Junior Councillors 10 Pin Bowling Challenge at Craigie Bowl	30 - 40	

- 2 endorses the inclusion of the following function in the 1994/95 Calendar:

<u>DATE</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
27 Sept Council	Wanneroo Commonwealth Games Participants - Mayoral reception	14	

CARRIED

Appendix III refers.

I31002 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

ACTING CITY TREASURER'S REPORT I31002

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

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

MOVED Cr Cooper, **SECONDED** Cr Moloney 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 - 12 October 1994.

CARRIED BY

AN

ABSOLUTE

MAJORITY

I31003 DONATIONS - [009-1]

ACTING CITY TREASURER'S REPORT I31003

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

Jared and Ryan Mayvis of Connolly
(Tae Kwon Do National Championships in Sydney)

Richard Brown of Ocean Reef
(Tae Kwon Do Championships in Melbourne)

MOVED Cr Moloney, **SECONDED** Cr Hall that Council donates \$50.00 to the following:

Jared Mayvis
Ryan Mayvis
Richard Brown

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

CARRIED

I31004 ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS - [260-0, 010-0]

ACTING CITY TREASURER'S REPORT I31004

The Local Government Accounting Directions 1994, Clause 8 (3) (b) requires that orders for the supply of goods and services are issued only by authorised officers.

The position of Recreation Facilities Manager (North-Ward Zone) has recently been created.

The City Recreation and Cultural Services Manager has requested that this position be authorised to requisition goods and services to a limit of \$2,000.

Correction

Reference in Report I31004 to Recreation Facilities Manager (Wanneroo Zone) should be amended to read Recreation Facilities Manager (North Ward Zone).

MOVED Cr Moloney, **SECONDED** Cr Hall that Council includes the Recreation Facilities Manager (North-Ward Zone) on the register of officers authorised to requisition goods and services to a limit of \$2,000.

CARRIED

I91010 COMMUNITY SERVICES

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

CARRIED

REPORTS

I41001 APPLICATION CARPORT - [30/148]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41001

The City Environmental Health Manager reports on an application from Ms P Clough of Bay 23, Cherokee Caravan Park to erect a carport adjacent to her caravan.

The carport will be of metal construction and complies with Council's By-laws.

MOVED Cr MacLean, **SECONDED** Cr Wood that Council authorises Ms P Clough of Bay 23 Cherokee Caravan Park to erect a carport subject to the issue of an appropriate building licence.

CARRIED

I41002 TEMPORARY ACCOMMODATION - [475/35/539]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41002

Council is advised of a request from Mr D Sutherland of Lot 35 (539) Neaves Road, Mariginiup for an extension to his temporary accommodation approval which expired on 1 September 1994.

The City Environmental Health Manager reports on the request and advises that Mr Sutherland was permitted to occupy a shed while his new dwelling was constructed.

Construction at this stage is at wall plate height.

MOVED Cr Gilmore, **SECONDED** Cr Freame that Council authorises, Mr D Sutherland of Lot 35 (539) Neaves Road, Mariginiup to occupy a shed as temporary accommodation for a further period of six (6) months expiring on 31 March 1995.

**CARRIED BY AN
ABSOLUTE MAJORITY**

I41003 CALLING OF TENDERS - HOME SUPPORT CARE - [880-8-7]

MANAGER WELFARE SERVICES REPORT I41003

The Aged and Disability Services Programme of the Welfare Department is seeking Council's approval to call tenders for the provision of home cleaning, respite care and personal care for frail aged and disabled clients in the City of Wanneroo.

The Manager Welfare Services provides background details of the home support care programme and estimates that services to the value of \$130,000 will be contracted out.

MOVED Cr MacLean, **SECONDED** Cr Wood that Council authorises the calling of tenders for the supply of home help, respite and personal care services to aged and disabled residents of the City of Wanneroo for a period of twelve months.

CARRIED

I41004 JOONDALUP LIBRARY RESOURCES - [240-8]

CITY LIBRARIAN'S REPORT I41004

The City Librarian reports that correspondence has been received from the Minister for Arts advising that in 1994/95, LISWA will keep the provision of stock to the proposed Joondalup Library on schedule.

LISWA have advised the Minister 15,000 new volumes will be provided in 1994/95 to reinstate the schedule.

The City Librarian advises that to reinstate the full resource provision for Joondalup Library, 20,000 used stock would also be required prior to June 1995.

RECOMMENDATION

That Council corresponds to the Minister for the Arts:

- 1 acknowledging that should the 15,000 volumes be provided for the Joondalup Library by 30 June 1995, the 1994/95 new stock provision schedule will be maintained;
- 2 seeking clarification the 20,000 used stock will be provided prior to July 1995.

The Town Clerk asked that this report be withdrawn for redrafting.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Item I41004 be withdrawn.

CARRIED

I41005 WANNEROO AMATEUR FOOTBALL/WANNEROO CRICKET CLUB - APPLICATIONS FOR CLUB RESTRICTED LIQUOR LICENCES - [930-17, 322-9, 447-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I41005**

Council has received a request from the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for Club Restricted Liquor Licences. The licences are for Wanneroo Showgrounds Clubrooms, Wanneroo.

The City Recreation and Cultural Services Manager advises that the Clubs have exclusive use of the Clubroom throughout the football and cricket seasons each year.

He supports this request subject to certain conditions.

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

- 1 approves the applications by the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for Club Restricted Liquor Licences for Wanneroo Showgrounds Clubrooms, Wanneroo on Thursdays (5.00pm to 11.00pm) and Saturdays (1.00pm to 12.00am) throughout the sporting seasons each year;
- 2 informs the applicants that:
 - (a) no structural alterations are to be made to the building without Council approval;
 - (a) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

CARRIED

I41006 EDGEWATER CRICKET CLUB - APPLICATION FOR CLUB RESTRICTED LIQUOR LICENCE - [930-17, 471-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I41006**

Council has received a request from the Edgewater Cricket Club to apply for a Club Restricted Liquor Licence. This licence is for the Emerald Reserve Clubrooms, Emerald Way, Edgewater.

The City Recreation and Cultural Services Manager advises that the Club has exclusive use of the clubroom on Saturdays throughout the cricket season. He supports the application subject to certain conditions.

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

- 1 approves the application by the Edgewater Cricket Club to apply for a Club Restricted Liquor Licence for Emerald Reserve Clubrooms, Emerald Way, Edgewater on

Saturdays from 6.30pm to 8.30pm throughout the summer sporting season each year;

2 informs the applicant that:

- (a) no structural alterations are to be made to the building without Council approval;
- (b) in the event of any non-compliance with Council's policy relating to selling of canned alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

CARRIED

I41007 "LICENCE TO OCCUPY" AGREEMENTS - REQUESTS FOR ADJUSTED BOOKING HOURS - [260-0]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I41007**

Over the past few months Council has agreed to "write-off" funds representing adjustments made to the booking requirements of sporting clubs for the 1991/92, 1992/93 and 1993/94 financial years (Items I50810 and I40919 refer).

The Whitfords and Districts Senior Cricket Club has now indicated an intention to reduce its booking requirements.

The City Recreation and Cultural Services Manager provides details of the adjusted hours and the request to "write-off" \$1,473.50. As previously advised, the reduction in commitment for this Club will result in greater community access in these venues.

MOVED Cr MacLean, **SECONDED** Cr Wood that Council agrees to "write off" an amount of \$1473.50 representing an adjustment made to the booking requirements of the Whitfords and Districts Senior Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years.

CARRIED

I41008 APPOINTMENT OF MANAGEMENT COMMITTEE - [264-3]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I41008**

In accordance with Section 181 of the Local Government Act, the members of the Kingsway Sporting Complex Management Committee are submitted for formal appointment by Council.

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

Chairman -

Mr C Ross Wanneroo Football Club

Vice Chairman -

Mr D Thorp Wanneroo District Cricket Club

Secretary -

Mrs J Russell

Committee Members -

Mr B McIver Wanneroo District Hockey Association

Mr D Warren Wanneroo District Rugby Union

Mr B Winter Wanneroo District Touch Association

Mr J Delich Kingsway Little Athletics Centre

Mr A Chappell Wanneroo Baseball Association

Mr G Addison Kingsway Cricket Club

Mr N Trandos Olympic Kingsway Soccer Club

Mr R Smith Northern District Softball Club

Mr T Atkinson Wanneroo British Soccer Club

Mrs L Wishart Wanneroo District Netball Association

Mr A Clarke No. 2 Flight WA Air Training Corps

Ms C Newton Joondalup Jaguars Softball Club

as members of the Kingsway Sporting Complex Management Committee for 1994/95.

CARRIED

I91011

BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

I61001

1994/95 ROAD RESURFACING PROGRAMME - [540-2]

CITY ENGINEER'S REPORT I61001

Funds have been approved in the 1994/95 Budget for the annual Road Resurfacing Programme from the following sources:

Formula Local Road Grant	Account No 32633	\$411,760
Municipal Funds	Account No 32602	\$ <u>388,240</u>
	TOTAL	\$800,000

The City Engineer provides details of the Stage 1 and 2 Road Resurfacing Programme. He advises that the worst condition

roads are given highest priority and in areas where roads of similar conditions exist, preference is given to roads with greater traffic volumes.

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT I61001 be received.

CARRIED

I61002 COASTAL DUAL USE PATH - BIKEWEST FUNDING ASSISTANCE - [504-0]

CITY ENGINEER'S REPORT I61002

In past years, Bikewest has provided funding assistance for construction of cycling facilities in the City of Wanneroo.

The City Engineer reports on a submission which was made to Bikewest for a funding contribution to the extension of the Coastal Dual Use Path north from Ern Halliday Recreation Camp to Mullaloo Point.

Bikewest has advised that funding of \$20,000 has been approved for this project.

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT I61002 be received.

CARRIED

I61003 MONTHLY REPORT FOR SEPTEMBER 1994 - PARKS DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT I61003

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

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY PARKS MANAGER'S REPORT I61003 be received.

CARRIED

I61004 APPEAL DETERMINATION, LOT 26 (89) DAMIAN ROAD, JANDABUP - [740-93216]

CITY PLANNER'S REPORT I61004

Tuscom and Associates on behalf of K Chaplin-Ardagh sought Council approval to subdivide Lot 26 (89) Damian Road, Jandabup into two lots. This was refused.

The applicants subsequently appealed to the Minister for Planning, who has upheld Council's decision.

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY PLANNER'S REPORT I61004 be received.

CARRIED

I61005 **APPEAL DETERMINATION: LOT 67 (1) CARBRIDGE WAY, DUNCRAIG - [30/4630]**

CITY PLANNER'S REPORT I61005

The City Planner advises that the Minister for Planning has dismissed an appeal by Mr N V Jones against the Council's refusal to allow him to establish psychiatric consulting rooms on Lot 67 at the corner of Carbridge Way/Glengarry Drive, Duncraig. In dismissing the appeal the Minister was mindful of the Council's *"desire to concentrate such activities in the Arnisdale Road area"*.

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY PLANNER'S REPORT I61005 be received.

CARRIED

I61006 **METROPOLITAN DEVELOPMENT PROGRAMME 1994/95 TO 1998/99 'IMPLEMENTATION PLAN' - [019-7-1]**

CITY PLANNER'S REPORT I61006

The Metropolitan Development Programme 1994/95 to 1998/99, 'Implementation Plan' has recently been released. The 'Implementation Plan' shows development projects anticipated for Wanneroo for single and multi-residential lot production over the next five years.

The City Planner provides details of the 'Implementation Plan' which indicates that the bulk of new lot supply for the Metropolitan area will be provided in the north-west and south-east sectors (31.5% and 26% respectively).

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY PLANNER'S REPORT I61006 be received.

CARRIED

I61007 **ANNUAL REPORT - WELFARE SERVICES DEPARTMENT - [880-1]**

MANAGER WELFARE SERVICES REPORT I61007

The Manager Welfare Services submits the annual report of Welfare Services Department for Council's information.

The report details:

- . an overview of the Department's function for 1993/94;
- . an analysis of the Service Budget;
- . detail of individual Service programmes;
- . future directions for the Welfare Service.

MOVED Cr Lynn, **SECONDED** Cr Freame that **MANAGER WELFARE SERVICES REPORT I61007** be received.

CARRIED

I61008 **ANNUAL REPORT - CITY OF WANNEROO PUBLIC LIBRARY AND INFORMATION SERVICE, 1993/94 - [240-2]**

CITY LIBRARIAN'S REPORT I61008

The City Librarian submits an annual report detailing the operations of the City of Wanneroo Libraries during the period 1 July 1993 to 30 June 1994.

Annual loans now exceed 1.6 million and at 30 June 1994, a total of 19,413,783 items had been borrowed in the 33 years history of the City's libraries.

MOVED Cr Lynn, **SECONDED** Cr Freame that **CITY LIBRARIAN'S REPORT I61008** be received.

CARRIED

I61009 **PERRY'S PADDOCK PICNIC DAY - 23 OCTOBER 1994 - [703-1-12]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I61009

Council is staging its third annual "Perry's Paddock Picnic Day" on Sunday, 23 October 1993. The programme of events for the Day has been confirmed and articles appearing in the Wanneroo Times advertising this family event.

The City Recreation and Cultural Services Manager reports on the activities planned for the event and the effective advertising campaign which has been undertaken to make the general public aware of this free family picnic day.

He anticipates a large crowd and another successful event.

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I61009 be received.

CARRIED

I61010 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1994 TO 31 AUGUST 1994 - [002-3]

ACTING CITY TREASURER'S REPORT I61010

The recently introduced Local Government Accounting Directions 1994 specify precisely the format of quarterly financial statements but provides that all monthly financial reports may be presented to Council in the preferred form of the Council. The only proviso is that they must clearly show a comparison of the original budget estimates with the actual revenue and expenditure figures for the period of the year to the last date of the previously completed month together with a summary of the current assets and liabilities existing at that date.

For the 1994/95 transition year it is proposed that monthly reports be submitted to Council in a form similar to the Municipal Fund Summary of Financial Activity previously provided under the superseded Accounting Directions.

Accordingly, the Acting City Treasurer submits the Financial Statement for the period 1 July 1994 to 31 August 1994.

MOVED Cr Lynn, **SECONDED** Cr Freame that ACTING CITY TREASURER'S REPORT I61010 be received.

CARRIED

I91012 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Freame that the Report of the Policy and Special Purposes Committee Meeting, held on 5 October 1994, be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, JP - Mayor	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	G A MAJOR	South-West Ward
	K H WOOD - deputising for Ward	South
	Cr Gilmore from 5.39 pm	

L A EWEN-CHAPPELL - Observer from Ward	6.04pm	Central
S P MAGYAR - Observer		Central Ward
A B HALL - Observer from	5.39 pm	South Ward
F D FREAME - Observer from Ward	5.37 pm	South-West
G W CURTIS - Observer		South-West Ward
M E LYNN, JP - Observer		South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
Acting City Treasurer:	T ORD
Acting City Planner:	A SHEPPARD
City Engineer:	R MCNALLY
City Building Surveyor:	R FISCHER
Committee Clerk:	J HARRISON
Minute Clerk:	V GOFF

APOLOGIES

An apology for absence was tendered by Cr Gilmore; Cr Wood deputised from 5.39 pm.

Apologies for absence were tendered by Crs Moloney and Cooper.

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

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 21 September 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - WANNEROO FOOTBALL AND SPORTING CLUB

Mr Alan Carstairs, President of the Wanneroo Football and Sporting Club, Mr Wayne Hayes, Senior Vice President and Mr Brian Cornell, member of the Finance Committee, addressed the Committee in relation to the Wanneroo Football and Sporting Club.

Mr Carstairs reported that this was the third visit to Council in nine months regarding the viability and financial position of the Wanneroo Football and Sporting Club.

He advised that interest on a debt of \$15,000 (incurred some six years ago) had risen to \$18,000 by November last year and to \$20,000 by February/March of this year.

The club advised Council at its last visit, that it would initiate a scheme to clear the debt and instigated the 'Saviours Club' to raise \$20,000. \$10,000 was paid to Council in May as agreed, only to find that the debt had increased to \$23,000 with accrued interest.

The club agreed to pay Council a further \$10,000 by the end of the football season.

The club is paying \$18,000 a year to lease the premises at Kingsway and it is finding it impossible to sustain that type of rent, run an amateur football club and pay off a \$20,000 debt which is increasing with interest.

The Committee is seeking a review of the lease agreement.

Mr Carstairs believed that Wanneroo Football Club has been for the last 20 - 30 years, the flag bearer for senior football and sporting activities in the City of Wanneroo.

He advised that the club's facilities are used by Little Athletics, Junior Football, High Schools and other organisations and has borne the cost of excess water, maintenance and minor repairs, and can no longer afford to carry this expenditure.

Mr Wayne Hayes gave a brief history of the club, from the building of the clubrooms at Kingsway some 18 years ago and contributing factors to the ongoing debt problem.

Additional expenditure incurred by the club has been the landscaping of the surrounding gardens and the additional lighting for the grounds.

He stated that unless the club can make some satisfactory arrangement with Council, it will be impossible for the club to continue.

Mr Brian Cornell gave an overview of the financial status of the club and the initiatives undertaken to reduce expenses. He considers that no other savings can be made.

Following questions, the Committee thanked the deputation for their attendance.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.33 pm
Closed: 7.30 pm

I51001 CHILD CARE CENTRES POLICY - [702-1, 303-0-0]

CITY PLANNER'S REPORT I51001

Council requested a report to Policy and Special Purposes Committee to consider a policy on guidelines for suitable locations for Child Care Centres (Item H90639 refers). The suggested policy addresses size, location and car parking issues pertaining to Child Care Centres.

The City Planner provides background details to the subject matter and reports on a survey of Child Care Centres conducted by way of questionnaires to ascertain the views of operators.

He states that the viability of centres catering for less than 30 children is questionable. An appropriate number of children, therefore, seems to be 30 and the optimum lot size for a 40 place Centre is approximately 2,000m². An absolute minimum of 1,200m² should only be considered in exceptional circumstances.

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

- 1 Council adopts the proposed Child Care Centre policy (as outlined in Item I51001) as a draft planning policy and advertises under the provision of clause 5.11 of Town Planning Scheme No 1 before reconsidering the matter;
- 2 future applicants for Child Care Centres be made aware of the Draft Policy.

CARRIED

Appendix IV refers.

I51002 PROPOSED CHILD CARE CENTRE, LOT 192 (2) ALBACORE DRIVE, SORRENTO - [30/4672]

CITY PLANNER'S REPORT I51002

Art and Building, on behalf of M and S Moustafa are seeking Council approval for a Child Care Centre on Lot 192 Albacore Drive, Sorrento.

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

He considers that this application not be supported on Town Planning and Engineering Department grounds.

Cr Freame declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council refuses the development application for a child care centre at Lot 192 (2) Albacore Drive, Sorrento, submitted by Art & Building on behalf of Mr and Mrs M & S Moustafa for the following reasons:

- 1 the provision for traffic circulation and parking areas are considered to be inadequate for traffic associated with the proposal on the subject site;
- 2 the vehicle trips that will be generated by the proposal will adversely increase traffic congestion at the intersection of Harman Road and Albacore Drive;
- 3 the proposal, if approved, would be an over-development of the site as all services and facilities are unable to be contained on site.

CARRIED

Cr Freame abstained from voting.

I51003 REGIONAL ECONOMIC DEVELOPMENT GROUP - [253-7]

TOWN CLERK'S REPORT I51003

The Town Clerk reports on a letter received from the Chairman of the Regional Economic Development Group expressing concern regarding Council's commitment to the Jobskills Project.

He outlines the previous arrangements regarding the Jobskills Project and advises of concerns with certain aspects.

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

- 1 Council agrees to participate in any unemployment/Jobskills programmes subject to:
 - (a) the exigency of Council;
 - (b) no direct financial involvement required;
- 2 the RED Group be advised accordingly.

CARRIED

I51004 WANNEROO FOOTBALL AND SPORTS CLUB - LEASE AGREEMENT - [003-9]

MOVED Cr Wood, **SECONDED** Cr Hall that a report be submitted to Policy and Special Purposes Committee on the financial arrangements of the Wanneroo Football and Sporting Club.

CARRIED

151005 VENTURA HOMES - [210-0]

At its meeting on 28 September 1994, Council resolved to serve stop work orders on 11 projects being constructed by Ventura Homes Pty Ltd for failure to comply with the building licence conditions of approval (Item I10936 refers).

A stop work order can only be served if it can be proved that a structure is structurally inadequate.

The Deputy City Building Surveyor reports on the reasons given by the builders for not complying with building licence conditions and advises that engineers certificates were submitted on 30 September 1994 which indicate that the footings and slabs are structurally adequate.

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

1 rescinds Item I10936, viz:

"That Council:

1 instigates prosecution proceedings against Ventura Homes Pty Ltd for failing to comply with building licence conditions of approval for eleven dwellings;

2 serves stop work orders on Ventura Homes Pty Ltd for each of the projects;"

2 does not instigate prosecution proceedings against Ventura Homes Pty Ltd.

CARRIED

151006 LOCAL GOVERNMENT INITIATIVES/PROMOTIONS [202-1-4]

MOVED Cr Wood, **SECONDED** Cr Hall that a workshop be arranged for Councillors and staff to consider the design of a portable display (preferably involving the use of a vehicle) which can be used at local shopping centres, community fairs etc to promote Council's activities.

CARRIED

JUVENILE JUSTICE ADVISORY COUNCIL - [960-1]

The Mayor reported that the Juvenile Justice Advisory Council which meets regularly at its City headquarters, wishes to conduct occasional meetings at outer city locations and has

approached the City of Wanneroo and other municipalities for venues.

Juvenile Justice Advisory Council will be writing to Council with a formal request.

CALLING OF TENDERS - MOWING SCHOOL OVALS - [218-1-1]

The Town Clerk reported that the Education Department has now extended the tender submissions for mowing of school ovals to 20 October 1994.

The Town Clerk requested that the Committee authorised by Council, to consider tender documents for school mowing remain and it was agreed accordingly.

REGIONAL MARKETING GROUP - MARKETING OF CITY OF WANNEROO - [205-1, 704-1-2]

The Town Clerk reported that Cr Cooper is a member of the Regional Marketing Group which markets the City of Wanneroo as a whole.

The Group has suggested producing a video and brochure to promote real estate, tourism, industry and commerce which will be used to market the region both interstate and overseas. He has suggested that Council may be interested in a financial input into this. The Regional Marketing Group will be invited to write to Council with a proposal.

I51007 POLICY TO INCREASE REPRESENTATION OF POLICY AND SPECIAL PURPOSES COMMITTEE - [702-0]

Cr Freame requested that a report be submitted to the Policy and Special Purposes Committee to establish a policy to increase the membership of the Committee to one less than the majority which is required within the Local Government Act and to look at ways to achieve a balanced representation from all wards.

MOVED Cr Wood, **SECONDED** Cr Hall that a report be submitted to Policy and Special Purposes Committee to establish a policy to increase the membership of the Policy and Special Purposes Committee to one less than the majority which is required within the Local Government Act and look at ways to achieve a balanced representation from all wards.

CARRIED

POLICY AND SPECIAL PURPOSES COMMITTEE - "GENERAL BUSINESS" - [702-0]

Councillor Freame stated she felt that the section "General Business" within the Policy and Special Purposes Committee agenda was not being fully utilised by Councillors. She requested that in future Councillors not only use this area to bring up items of General Business, but also as a forum to promote ideas and discussions.

I91013 TOWN CLERK'S REPORT

MOVED Cr Dammers, **SECONDED** Cr Hall that the Town Clerk's Report be received.

CARRIED

I91014 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Transfer of Land
Parties: City of Wanneroo and Smith Corporation
Description: Part of Baltimore Parade, Merriwa
Date: 8 September 1994

Document: By-laws
Parties: City of Wanneroo and Delegate of Executive Director Public Health
Description: Amendment to Health By-laws Series "A"
Date: 15 September 1994

Document: Deed
Parties: City of Wanneroo and Western Australian Land Authority
Description: Lots 522 & 535 Davidson Terrace, Joondalup
Date: 28 September 1994

Document: Transfer of Land
Parties: City of Wanneroo and G & M Antonello
Description: Location 2928 Perry Road, Pinjar
Date: 29 September 1994

Document: Deed
Parties: City of Wanneroo and G E Dunjey
Description: Lot 155 (583) Alexandra Drive, Landsdale
Date: 4 October 1994

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

CARRIED

I91015 MOSQUITO CONTROL ADVISORY COMMITTEE VACANCY - [312-2]

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Member - Mosquito Control Advisory Committee.

The Committee was constituted to approve and supervise cooperative arrangements between Local Authorities to control mosquitos. These Contiguous Local Authority Groups (CLAGs) will submit grant applications and budgets to the Committee for consideration.

The Committee usually meets 3 to 4 times a year on an as required basis. The meetings are held at the Pest Control Unit of the Health Department on Brockway Road, Mt Claremont. The meetings are convened during working hours and are of 2 - 3 hour duration. There is no meeting fee connected with this appointment.

The term of the current vacancy is indefinite and is a result of the resignation of the present incumbent.

Cr Dammers nominated Cr Magyar.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council nominates Cr Magyar for consideration of appointment to the position of Member - Mosquito Control Advisory Committee.

CARRIED

191016 BICENTENNIAL TRUST GRANTS 1994 - [301-6-13]

On Friday 30 September 1994 the Board of Trustees of the City of Wanneroo Bicentennial Trust met to determine applications for grants under the 1994 Awards programme.

Eighteen applications were received this year, however the Trustees considered only four to be appropriate to be funded by the Trust. These applications, together with the funding granted, are detailed hereunder:

- 1 Crossroads West - Salvation Army to plant native trees and shrubs in the front paddock of their new residential unit in Landsdale. This unit is used for disadvantaged young people. The aim of the project is to beautify the streetscape for the enjoyment of the general community and visitors to the property. \$500
- 2 Gloucester Lodge Museum Management Committee to develop an exhibit combining photographs and militaria of the activities of the 10th Light Horse - a significant military unit based in the Wanneroo Area in World War II. The display will attempt to recognise the endeavour

and to record the history of this time for the residents and visitors to the City of Wanneroo.

\$3,000

- 3 Whitfords Volunteer Sea Rescue Group (Inc) to replace obsolete computer system used for recording boat and course details. The Whitfords Volunteer Sea Rescue Group (Inc) keeps records on over 2500 people with boats in the Northern Suburbs. This information is used to facilitate search and rescue operations.

\$3,500

- 4 Community Circus Programme to run a circus programme and inaugural performance. The programme is based in Clarkson and aims to develop a sense of community through the interaction of residents in this programme. The funds will be used to buy circus equipment.

\$1,500

The presentation of Awards by the Trust Patron Mrs Ruth Reid was scheduled for Friday 18 November 1994, however approval is sought to bring the function forward to Friday 4 November 1994.

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

- 1 endorses the 1993 grant allocations recommended by the Board of Trustees of the City of Wanneroo Bicentennial Trust and approves payments totalling \$8,500 from account 32505 - Wanneroo Bicentennial Trust Awards;
- 2 approves the rescheduling of the Awards Reception to Friday 4 November 1994.

CARRIED

I91017 PRINTING OF 1994/95 COMMUNITY DIRECTORY -
[208-053-94/95]

The Town Clerk submitted a Confidential Report concerning the printing of the 1994/95 Community Directory.

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

- 1 TOWN CLERK'S MEMORANDUM (attached hereto in the Minute Book) be received;
- 2 Council appoints Pilpel Printing Company to print its 1994/95 Community Directory in two spot colour throughout for the tendered price of \$35,456.00.

CARRIED

Appendix 1 refers.

191018 WARD BOUNDARIES REPRESENTATION - [801-5]

At its meeting on 14 September 1994, Council resolved:

- 1 a division of the municipal district into ten (10) wards each comprising approximately 20,000 electors and represented by two elected members such division to be in accordance with the plan forming Appendix I to Report 150905;
- 2 conducts the May 1995 municipal elections on the basis of a four (4) year term of office with elections to be held every two years to fill vacancies caused by the retirement of one half of the members of Council ;
- 3 seeks advice from the Hon Minister for Local Government as to the appropriate adjustment to the term of office of those members whose current term expires in 1996 in order to maintain stable and experienced representation during the transition to biennial elections ;
- 4 increases the numbers of members of Council from fifteen (15) to seventeen (17) for the May 1995 elections ;
- 5 authorises the Mayor and Town Clerk to take necessary action to implement 1 to 3 inc above ;
- 6 seeks a deputation with Hon Minister for Local Government to present to the Minister a submission to implement Council's decision

On Tuesday, 11 October 1994 the Mayor, Councillor Waters and myself, met with the Minister for Local Government, Hon Paul Omodei, MLA, the Chief Executive Officer of the Department, Mr John Lynch together with other Ministerial officers when Council's decision was discussed in full.

In particular, advice was sought in respect of Resolution (3) and reference was made to Department of Local Government Circular No. 740 - Local Government Election Bill - Biennial Elections which stated :

" It is intended that the Bill will be introduced and passed by Parliament before the end of 1994 so that councils may have the option of adopting the 4 x 2 biennial electoral system for the May 1995 elections.

Councils which decide to change to the 4 x 2 system will have the option of either of two methods for implementing the new system.

One option will enable councils to phase in the change for elections in May 1995. Members whose terms expire in 1997 will serve out their terms with their seats becoming vacant in that year. Members' terms expiring in 1996 will be reduced by one year so as to expire in May 1995. This will result in elections being held in May 1995 for those seats, together with seats normally expiring in May 1995.

This will automatically bring a council onto the biennial system. As it is anticipated that 1995 will be the commencement of the biennial election year, a council cannot change to the 4 x 2 system in intervening years, i.e. 1996, 1998.

The other option is for a council to have a complete spill of all members seats, with the election proceeding on the basis of half the seats having a two-year term and the other half having a four-year term, expiring in 1997 and 1999 respectively. "

It has therefore been confirmed that if Council wished to phase in the 4 x 2 commencing in May 1995, then the term of office of the five existing members whose term expires in 1996 would be reduced by one year and the vacancies created would be filled at the May 1995 election.

It was mentioned to the Minister that Council's resolution provided for an increase from 15 to 17 members for the May 1995 election but if, as it was understood new legislation would allow a maximum of 15 members only, then I felt Council might want to consider a move to 19 members in May 1995.

Accordingly, I undertook to clarify this aspect with Council and advise the Minister accordingly.

The Minister also sought Council's further position having regard to recommendation (3) and the information contained in Department of Local Government Circular No. 740.

The Minister indicated that the proposed new boundaries of the 10 wards would be assessed by Departmental Officers who would no doubt contact Council officers with any queries in this respect.

I felt quite optimistic that favourable consideration would be given by the Minister to Council's proposal immediately clarification was supplied on the increase to 19 members and a response concerning the proposed phase in arrangements (resolution 3).

MOVED Cr Freame, **SECONDED** Cr Gilmore that consideration of this item be held behind closed door.

CARRIED

191019 DOG ATTACK OF CHILD - McDONALD SPORTS COMPLEX PADBURY - [903-6-1]

The Town Clerk gave a verbal report on the dog attack of a little girl attending the Holiday Care Programme at McDonald Sports Complex, Padbury on Friday, 7 October.

He advised that on Monday he had visited the child in Princess Margaret Hospital and she appeared to be coping very well. However, it is understood she will need additional surgery in future months. Counselling has been arranged for the staff and the other children attending the Holiday Care Programme; also the Education Department counselling service had been contacted in order that appropriate arrangements could be made when the little girl returned to school.

The dog was surrendered on Sunday, 9th October and put down on Monday morning with the approval of the owners.

Cr Cooper expressed concern regarding Council's powers in such matters.

RESOLVED that a report be submitted to Council on its ability to impound a dog known to have attacked a person and hold until appropriate action can be taken.

191020 REPORT OF OCCASIONAL COMMITTEE

MOVED Cr Hall, **SECONDED** Cr Major that Report of the Joondalup Civic and Cultural Facilities Occasional Committee held on 12 October 1994 be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, Mayor, from 8.46 am;	
	Chairman from 9.32 am	North Ward
	A B HALL	South Ward
	L O'GRADY	North Ward
	A V DAMMERS - Acting Chairman	
	to 9.32 am	Central Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
City Building Surveyor:	R G FISCHER
City Planner:	O G DRESCHER

Acting City Treasurer:	T ORD
City Recreation & Cultural Services Manager:	R BANHAM
City Librarian:	N CLIFFORD
Special Projects Manager:	J SOBON
Committee Clerk:	J HARRISON

APOLOGIES

An apology for late attendance was tendered by Cr Waters.

CONFIRMATION OF MINUTES

The Minutes of the Joondalup Civic and Cultural Facilities Occasional Committee Meeting held on 30 June 1994 were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	8.42 am
Closed:	9.58 am

CITY BUILDING SURVEYOR'S REPORT I71001

The City Building Surveyor submits the Master Plan for Stage 1 of the development of Civic and Cultural Facilities at Joondalup, prepared by Hames Sharley.

The draft Master Plan had previously been presented by Hames Sharley to the Committee. The plan seeks to:

- contribute to the quality and life of the City and region in the realms of social, economic and cultural life;
- establish Joondalup as a major metropolitan centre for arts and cultural activity in terms of reputation and market share;
- be of a very high quality in comparison with other metropolitan regional facilities which can provide for a wide variety of uses over time;
- able to be efficiently managed and operated through a policy that encourages local usage alongside touring shows and exhibitions, and;
- minimise, as far as possible, the ongoing deficit funding of recurrent and operational expenditure.

The plan provides for the facilities to be grouped around two major courtyards with car parking beneath the courtyards and some of the buildings.

Some concern was expressed about the location of the library adjacent to Lakeside Drive and thought was given to exchanging it with the Performing Arts facility. This was not found to be acceptable and a proposal to locate the library on the corner of Boas Avenue and Lakeside Drive was considered. This latter issue will be taken up with the Architects for Stage 1.

MOVED Cr Hall, **SECONDED** Cr Major that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council:

- 1 receives the Joondalup Civic and Cultural Facilities Master Plan prepared by Hames Sharley and utilises it as the basis for the development of the Civic and Cultural Facilities sites in Joondalup;

- 2 investigates the feasibility of the library being relocated to the north-east corner of the site.

CARRIED

I71002 ARCHITECTURAL CONSULTANCY - STAGE 1 - [730-8-8-1]

CITY BUILDING SURVEYOR'S REPORT I71002

Council at its meeting of 22 June 1994 resolved to establish an interview panel and interview the following Architectural Consultancy teams for Stage 1 of the Joondalup Civic and Cultural Facilities Project:

Brand Deykin and Hay
Forbes and Fitzhardinge
Hames Sharley
James Christou and Partners
Oldham Boas Ednie Brown and Partners
R G Ferguson and Associates

Interviews were conducted on 5 and 6 September 1994 by a panel consisting of Crs Waters, Lynn and Dammers, the City Building Surveyor and the Quantity Surveyor. The panel took the view that further investigation was necessary and an inspection of Consultants' work was arranged for 30 September 1994. Each consultant was asked to nominate a building, provide certain details of the cost, clients brief and performance to time and budget.

The City Building Surveyor reports on the inspections and submits evaluation criteria for selection of the architectural consultants.

MOVED Cr Hall, **SECONDED** Cr Major that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council:

- 1 appoints James Christou and Partners as Architectural Consultants for Stage 1 of the Joondalup Civic and Cultural Facilities Project for a fee of \$1,169,500;
- 2 authorises the signing of the contract documents;
- 3 requires the Architect to complete the project by mid-1997.

CARRIED

MOTIONS FOR FURTHER ACTION

TRAFFIC LIGHTS - INTERSECTION BURNS BEACH ROAD AND MARMION AVENUE - [510-239-2]

Cr Waters requested a progress report for the installation of traffic lights at the intersection of Burns Beach Road and Marmion Avenue.

The Acting City Engineer advised he would investigate the matter with Main Roads WA.

ADDITIONAL INFORMATION ON PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD, WANNEROO - [30/207]

Cr Freame requested an addition to Report I21003 to include a list of appropriate businesses which could be carried out on that site.

The City Planner advised that he would take action in this matter.

MOTIONS FOR REPORT

I91021 PROVISION OF ACCESSWAY IN MEDIAN AT CHESSELL DRIVE FOR AGED PENSIONERS COMPLEX - [510-1467]

Cr Major requested that a report be submitted to Council on the cost and feasibility of providing an access through the median on Chessell Drive to service the aged pensioners complex.

RESOLVED that a report be submitted to Council on the cost and feasibility of providing an access through the median on Chessell Drive to service the aged pensioners complex.

I91022 PROCEDURES FOR COUNCILLORS ATTENDING TRAINING COURSES - [702-3]

Cr O'Grady requested a report for next Policy and Special Purposes Meeting clarifying the procedures for approving Councillors attending training courses particularly the appropriateness of the training, the cost and the alternatives available.

RESOLVED that a report be submitted to the Policy and Special Purposes Committee at its meeting on 19 October 1994 clarifying the procedures for approving Councillors attending training

courses particularly the appropriateness of the training, the cost and the alternatives available.

191023 TRAFFIC SPEEDS - PEREGRINE DRIVE, KINGSLEY - [510-2115]

Cr Hall requested a report on traffic speeds in Peregrine Drive, Kingsley and the feasibility of installing traffic calming measures in the vicinity of Dalmain Primary School and the Kingsley Family Centre.

RESOLVED that a report be submitted to Council on the feasibility of installing traffic calming measures in the vicinity of Dalmain Primary School and the Kingsley Family Centre.

191024 WANNEROO SHOWGROUNDS REPAIR TO BAR - [061-376]

Cr Cooper requested a report be submitted to Council on the cost of repairing the bar on the south side of the Showgrounds which has been vandalised.

RESOLVED that a report be submitted to Council on the cost and feasibility of repairing the bar at the Wanneroo Showgrounds prior to this year's Wanneroo Show.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

MOVED Cr Freame, **SECONDED** Cr Hall that the meeting be held behind closed doors, the time being 8.45 pm.

CARRIED

The public and members of the press left the Chamber at this point.

CONFIDENTIAL BUSINESS

Cr Ewen-Chappell entered the Chamber at this point, the time being 9.08 pm.

I91018 WARD BOUNDARIES - [801-5]

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

1 rescinds point 4 of Item I50905, viz:

"increases the numbers of members of Council from fifteen (15) to seventeen (17) for the May 1995 elections";

2 requests the Hon Minister for Local Government to increase the numbers of members of Council from fifteen (15) to nineteen (19) for the May 1995 elections.

CARRIED UNANIMOUSLY

MOVED Cr Freame, **SECONDED** Cr Hall that the meeting be held with the doors open.

CARRIED

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for on **WEDNESDAY 26 OCTOBER 1994.**

There being no further business, the Chairman declared the Meeting closed at 9.24 pm, the following Councillors being present at that time:

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

I11000

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I11001

CITY OF WANNEROO REPORT NO I11001

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 510-2234, 510-1984

WARD: CENTRAL

SUBJECT: RAIL COMMUTER VEHICULAR PARKING
CONIDAE DRIVE, HEATHRIDGE

In August 1993 Council first considered a report into rail commuter parking in Ellendale Drive, Heathridge (Item H10817 refers). Based upon a survey of residential and rail commuter opinion, Council resolved to construct embayments along the east side of Ellendale Drive. This option was the most favoured compromise preference indicated in the questionnaire response. Transperth subsequently agreed to a 50/50 cost sharing arrangement for construction of the embayments. (Item H11118 refers).

During this period the attractiveness of the footbridge access to the Edgewater Railway Station increased to the extent that up to thirty five rail commuter vehicles were being parked along Ellendale Drive and surrounding streets. However, residential opinion opposed this commuter parking in Ellendale Drive. The residents petitioned Council to remove all commuter parking rights and return to a "kiss 'n ride" facility. This was seen as the original intent of the footbridge connection.

Council subsequently considered a further report on this matter at its meeting on 22 June 1994 (Item I10610 refers). The installation of 5 minute parking prohibitions for the embayments, as shown on Attachment 1 were approved. It was also resolved that the parking situation be monitored for a period of three months.

The imposition of parking prohibitions had an immediate impact upon the number of commuter vehicles parked along Ellendale Drive. However, some 12-17 commuters simply relocated to the

reserve on the corner of Conidae Drive and Ellendale Drive (as shown on Attachment 2). This parking practise reduced sight lines for motorists turning into Conidae Drive. Accordingly, a bollard barrier fence was erected around the road perimeter of the reserve. Commuter motorists have since parked along the road verge in Conidae Drive, north of the reserve, as shown on Attachment 2. Their numbers have, however, reduced to approximately six vehicles. A number of these motorists represent long term rail commuters. As such they are unlikely to be dissuaded from continuing to park in Heathridge. Their parking patterns indicate they have attempted to be as non-confronting to residents as possible while retaining their right to park in Heathridge and use the footbridge. Recent surveys indicate their number is remaining fairly constant at about six vehicles.

Notwithstanding this, residents of Conidae Drive, opposite where these vehicles are parking, have petitioned Council to remove these vehicles (Item I90906 refers). They seek the erection of "NO PARKING" signs along Conidae Drive in the section adjacent to the freeway/railway reserve and stringent policing of parking in Conidae Drive. The extent of the proposed "NO PARKING CARRIAGEWAY OR VERGE" signs are shown on Attachment 3.

Previous reports have recognised the difficulty of discouraging commuter parking while maintaining the residential amenity of the area. It should be noted that the current location of these commuter vehicles does not pose a particular safety problem. Any parking prohibition may result in commuter parking being relocated to another residential area. This may require road and verge prohibitions on the southern sections of Ellendale Drive, including the western residential side and in Fairlawn Gardens, Kalgan Close and Prospect Gardens. These restrictive prohibitions will equally affect local residential and visitor parking. The extent of prohibitions may need to be widespread.

With regard to the conversion of the parking embayment in Ellendale Drive to a 'Kiss and Ride' facility, Westrail has indicated that while it would prefer for the parking facility to remain, it recognises that a limited time parking provision can minimise the local resident's concerns.

TRAFFIC LIGHTS JOONDALUP DRIVE

An application has been recently received for the development of the commercial lot on the corner of Ocean Reef Road and Joondalup Drive. The issue of the developer pre-funding the traffic signals at the Edgewater Station Access Road and Joondalup Drive will be addressed as part of this development proposal.

RECOMMENDATION

That Council:

7installs "NO PARKING ANY TIME CARRIAGEWAY OR VERGE" signs on the eastern side of Conidae Drive, between Faversham Way and Ellendale Drive, as shown on Attachment 3 to Report No

8advises the petitioners accordingly.

R T McNALLY
City Engineer

DP:PP:AT
Bere1002
I11002

CITY OF WANNEROO REPORT NO I11002

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 30/1105, 30/1104

WARD: NORTH

SUBJECT: LIMESTONE BLOCK CUTTING QUARRY - LOT 22 FLYNN DRIVE, NEERABUP

The Industrial Lands Development Authority (ILDA), Gino Stati and his company, Gimela Nominees Pty Limited have applied jointly for renewal of approvals to operate a limestone block cutting quarry on lot 22 Flynn Drive, Neerabup, as shown on Attachment 1. The actual quarry area is 1 Km north of Flynn Drive and forms the northern portion of ILDA's quarry area.

The current operation is quite small and no complaints have been received since the initial approval was issued in 1989. Standard noise conditions are proposed in case operating methods or other factors change.

The existing road maintenance agreement of \$0.16 per cubic metre of material removed will apply to this approval.

The intended future use for lot 22 is industrial and the quarrying will produce acceptable levels for this end use.

RECOMMENDATION

That Council:

9approves the application by the Industrial Lands Development Authority and Gimela Nominees Pty Ltd to operate a limestone block cutting quarry on lot 22 Flynn Driver, Neerabup, as shown on Attachment 1 to Report in accordance with the provision of its Town Planning Scheme No 1 for the period to 30 October 1996 subject to:

- .1 the use of the land for quarrying purposes ceasing by 30 0
- .2 the operator of the quarry maintaining a water allocation
- .3 all fuel storage on site being in approved underground tanks Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- .4 submission of an annual rehabilitation report incorporating
- .5 the applicant entering into an agreement with the City of the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre, such payment to be made quarterly;
- .6 all stockpiles and work areas being stabilised and suitably
- .7 hours of quarry operation being restricted to:

Monday to Friday 0700-1800 (except public hols)
Saturdays 0800-1700
Sundays (work not permitted)
Public Holidays (work not permitted)

- .8 all site equipment being suitably sound proofed so as to
.9 maintaining a sealed crossover and sealing up to the first
.10 operating in accordance with the submitted report and docu
.11 operator to give an undertaking not to cut capstone whenev
.12 standard conditions.

NOTE: It is to be clearly understood that, regardless of the conditions imposed, these approvals do not indemnify the quarry operators from any future action under the provisions of the Environmental Protection Act 1986;

10approves an Extractive Industry Licence for Gimela Nominees Pty Ltd, for a limestone block cutting quarry on lot 22 Flynn Drive, Neerabup with the following conditions:

- .1 annual fee - \$300
.2 period of licence - 2 years to 30 October 1996
.3 rehabilitation bond - \$20,000
.4 under By-law 21 of the Extractive Industry By-laws agreement repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

R T McNALLY
City Engineer

RWE:EMT
Berel006
I11003

CITY OF WANNEROO REPORT NO I11003

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994

FILE REF: 510-1925
WARD: CENTRAL
SUBJECT: PARKING EMBAYMENT - KESTREL MEWS
EDGEWATER PRIMARY SCHOOL

The Edgewater Primary School Parents' and Citizens' Association recently sought the progressing of a proposal to construct a 22 bay verge parking facility off Kestrel Mews, Edgewater. This project had previously been identified in the 1992/93 financial year but had not been able to attract the necessary funding. The Education Department of Western Australia has advised that it is now in a position to contribute 50% of the cost of this project. The total cost of the project is estimated to be \$14,000. Council's contribution to this project can be funded from Account No 33066 - Traffic Improvements Various Locations.

The results of a previous survey of traffic flows and parking patterns around the school is shown in Attachment 1. The school population has remained fairly static and consequently current trends are likely to be similar to those recorded in October 1992. The embayment proposal will formalise the existing verge parking in Kestrel Mews. The location and extent of the proposed works is shown on Attachment 2.

RECOMMENDATION

That Council:

11approves the construction of a parking embayment on the south side of Kestrel Mews, Edgewater at an estimated cost of \$14,000 with a 50% contribution from the Education Department;

12authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$7,000 from Account No 33066 - Traffic Improvements - Various Locations for Council's contribution to the construction of a parking embayment in Kestrel Mews, Edgewater;

13advises the Edgewater Parents' and Citizens' Association accordingly.

CITY OF WANNEROO REPORT NO: I11004

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL-TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 2951/155/2

WARD: NORTH

SUBJECT: PROPOSED RETAINING WALL: LOT 155 (2) BARI PLACE, MINDARIE

APPLICATION

An application has been submitted for approval to construct a retaining wall at Lot 155 (2) Bari Place, Mindarie, which will exceed 2000 in height (see Attachment 'A').

COUNCIL POLICY

Council Policy authorises the City Building Surveyor to approve retaining walls up to 2000 in height. Proposed retaining walls which exceed this height are to be submitted to Council for consideration. When a proposed retaining wall exceeds 1000 in height the written comments of the affected adjoining owners are to be submitted.

BACKGROUND

As indicated on the attachment, the proposed retaining wall is approximately 25000 in length. The front 4500 long section will taper up from the existing retaining wall on the adjoining property to 1900 high. A further 9500 long section will taper from 1900 to 2400 high for 5000 and return within the property. A further 7500 long section will taper from 600 to 400 high.

The written favourable comments of the adjoining owner have been submitted.

The level of the lot falls approximately 3000 from the rear right hand corner to the front right corner.

RECOMMENDATION

That Council approves the proposed retaining wall to be constructed at Lot 155 (2) Bari Place, Mindarie, to a maximum height of 2400.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre10006
I11005

CITY OF WANNEROO REPORT NO: I11005

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 2804/74/4

WARD: SOUTHWEST

SUBJECT: COLLAPSED RETAINING WALL: LOT 74 (4) EXMOOR COURT, HILLARYS

RETAINING WALL

The owner of Lot 74 (4) Exmoor Court, Hillarys, entered into a contract with Conwood Fencing and Retaining Walls Pty. Ltd. to construct a 1500 high retaining wall on the boundary property which subsequently collapsed.

The collapse was allegedly caused by the builder's bobcat driver who drove his machine in close proximity to the wall. The builder indicated that he was prepared to reinstate the wall until he inspected the concrete posts used to hold the concrete panels in position.

He found that the concrete footings provided to the posts were not in accordance with the engineer's approved details and refused to reinstate the retaining wall, claiming that the fence was structurally inadequate.

The Retaining Wall company has provided an engineer's certification indicating that even though the wall was not constructed in accordance with the approved details, it was structurally adequate.

The owner of the property also obtained an independent engineer's certification which indicated that the wall had not been constructed in accordance with the approved details.

The owners now intend to repair the wall by adding a limestone wall alongside the remnants of the failed wall. Council does not have the authority to seek compensation for the owners from the retaining wall company, but should instigate prosecution proceedings under Section 401 (1)(b) of the Local Government Act because the wall was not constructed in accordance with the approved details.

The owners will seek legal advice and implement civil action. The Court should decide on the matter because of the conflicting engineer's reports, the builder's bobcat and the concrete footings were not constructed in accordance with the approved details.

RECOMMENDATION

That Council instigates prosecution proceedings under Section 401 (1) (b) of the Local Government, against Conwood Fencing and Retaining Walls Pty Ltd for the construction of a retaining wall which was not in compliance with the approved details.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre10003
I21000

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I21001

CITY OF WANNEROO REPORT NO: I21001

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/502
WARD: SOUTH
SUBJECT: PROPOSED CHILD CARE CENTRE, PROPOSED LOTS 317
AND 318 EVANDALE ROAD, MARANGAROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: I B Gilyead
APPLICATION RECEIVED: 3.8.94
DAU/SCU: 9.8.94
APPLICANT CONTACTED: 11.8.94, 12.8.94, 9.9.94
ADVICE RECEIVED: 9.9.94
REPORT WRITTEN: 21.9.94

SUMMARY

This proposed child care centre is to be built over two adjacent lots which together do not meet the minimum lot size and street frontage recommended in the proposed new policy which the Council will be considering at Item I51002 of the agenda for this meeting.

PROPOSAL

Lots 317 and 318 are two new lots immediately adjacent to a Buddhist Centre. They will be created by an application to subdivide Lot 92 Berkley Road which has still to receive its clearances. Lots 317 and 318 total 1000m². The applicant proposes to accommodate 38 children and six staff. Hours of operation will be 0700 to 1800 Monday to Friday inclusive.

ASSESSMENT

The proposed new policy which Council is considering contains recommendations for:

- Lot size 1200-2000m² (preferably 1500m² plus)
- Frontage 50m² to facilitate desirable levels of access
- Car parking of 1:5 children and one per staff member.

Lots 317 and 318 have a frontage of only 36.4m which compromises car park design, and the 1000m² area is small for the size of centre proposed. Only eleven car parking bays are proposed whereas I believe a total of 15 or 16 should be required. Increased parking will compromise outside play areas. It should also be noted that whilst the proposed staff levels meet minimum Child Care Centre Board requirements for the age groups of the children, they are insufficient to cover relief and other administrative/catering duties.

In the circumstances the application has not been advertised in the normal manner. If Council does not wish to refuse the application outright, on-site advertising should be carried out before the matter is considered further.

RECOMMENDATION:

THAT Council refuses the application by I B Gilyead for a child care centre on proposed Lots 317 and 318 Evandale Road, Marangaroo on the grounds that the land available is insufficient to satisfactorily accommodate the proposed development.

O G DRESCHER
City Planner
hg:gm
22.9.94
pre94960
I21002

CITY OF WANNEROO REPORT NO: I21002

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/4880

WARD: SOUTH

SUBJECT: PROPOSED CHILD CARE CENTRE, LOT 234 (174)
MOOLANDA BOULEVARD, KINGSLEY

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: A A & G M Pastore
CONSULTANT: Victor Ho
APPLICATION RECEIVED: 22.8.94
DAU/SCU: 30.8.94
APPLICANT CONTACTED: 8.8.94
REPORT WRITTEN: 21.9.94

INTRODUCTION

An application has been received from Mr Victor Ho seeking planning approval for a child care centre. Given the proposal is not consistent with the new standards of the Child Care Centres Policy presently before Council, is located on a busy junction and does not meet the standards used under the Planning Department's present working practice, the proposal is not supported.

BACKGROUND

Lot 234 is located on the south-east intersection of Moolanda Boulevard and Whitfords Avenue. The site is currently occupied by a single house which the applicant wishes to extend. The proposal comprises a centre expected to accommodate 41 children with an eleven bay car parking area served by two separate crossovers. The one located nearest Whitfords Avenue already exists and both are proposed to be double width.

The subject property is zoned Residential Development under Town Planning Scheme No 1 where a child care centre is not permitted unless specifically approved by Council (an AA use). Normally, if a proposal was considered to have some merit it would have been advertised on site for a period of 30 days prior to a report being presented to Council.

Given that an examination of the proposal has found several areas of deficiency, normal working practice is to refer deficient applications directly to Council without on-site advertising where refusal is recommended.

ASSESSMENT

Policy Review

Council's working practices regarding child care centres have been under review and was the subject of a separate report to the Policy and Special Purposes Committee on 5 October 1994.

The proposal lacks an adequate landscape buffer of 3.0 metres to street frontages and provides no on-site "vehicle set-down/pick-up" area. Given that this proposal is located on an extremely busy intersection, this would seem imperative in this particular situation.

Further, although no formal on-site advertising has occurred on this site, given the predominantly residential nature of the proposal, the existence of similar facilities in the suburb and the large traffic volumes of this intersection, surrounding residents would probably object to this proposal.

This application was referred to the Council's Engineering Department and it has recommended that the proposal be refused on the following grounds:

.1The site is too small to adequately cater for peak traffic flows (between 8.30-9.00 am).

.2The site is deficient in parking bay numbers when compared to the 1:5 car bay/child ratio proposed by the new policy. Note the site provides a total of eleven bays, five of which have been generated by the present 1:8 car bay/child ratio. Another three bays would be generated by the 1:5 ratio.

.3No "set-down/pick-up" area being provided.

.4Extensive verge parking/traffic congestion already exists on the west side of this intersection generated by St Lukes Primary School.

The Engineering Department's comments are generally in keeping with those concerns which have prompted the proposed Child Care Centres Policy.

Applicant's Submission

The applicant believes the proposal warrants support for the following reasons:

1. Based on Australian Bureau of Statistics figures there is a demand for child care in the Kingsley locality.

2. Although the proposal is located on a busy intersection, this can be viewed as a convenient and accessible location for parents.
3. The applicant already operates two successful child care centres in Singapore and will meet any requirements regarding ameliorating traffic problems.

The site would not meet the main objective of proposed Child Care Centres Policy in that both in planning and engineering aspects it would erode the amenity of the surrounding residential neighbourhood. The site area of 1266 square metres is below the prescribed favourable size of 1500 square metres, and further, is located on an intersection that carries heavy traffic volumes. The traffic/parking problems of this site are further compounded by virtue of the proximity of an existing crossover (proposed to be retained) to Whitfords Avenue, the lack of a pick-up/set-down area for children and the deficiency of car parking bays based on the 1:5 car bay/child ratio proposed by the new policy.

The proposal does not comply with the current or proposed Child Care Centres Policy and it is therefore strongly recommended that it be refused.

RECOMMENDATION:

THAT Council refuses the application for a child care centre on Lot 234 (174) Moolanda Boulevard, Kingsley on the following grounds:

1. the proposal is located at a busy intersection where traffic safety will be compromised;
14the proposed car parking arrangements are inadequate to cater for peak traffic flows (between 8.30 am- 9.00 am);
15the lot is too small to accommodate the development without compromising parking and landscaping requirements to the detriment of local amenity.

O G DRESCHER
City Planner

vc:gm
pre941001
22.9.94
I21003

CITY OF WANNEROO REPORT NO: I21003

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/207
WARD: CENTRAL
SUBJECT: PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD, WANNEROO

LOCAL SCHEME: Special Zone (Restricted Use) Service Industrial excluding Light Industrial, Lunch Bar, Motor Repair Station, Petrol Filling Station and Service Station
METRO SCHEME: Urban
APPLICANT/OWNER: Gemworth Pty Ltd and Lansden Holdings Pty Ltd
CONSULTANT: R Donofrio
APPLICATION RECEIVED: 24.8.94
REPORT WRITTEN: 9.9.94

SUMMARY

An application has been received from Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Holdings Pty Ltd for approval to establish a delicatessen within Lot 1 (925) Wanneroo Road, Wanneroo. The proposed use is contrary to the approved zoning of Lot 1 and it is not deemed appropriate that the area be rezoned, therefore the application is not supported.

BACKGROUND

Lot 1 is zoned "Special Zone (Restricted Use) Service Industrial excluding Light Industrial, Lunch Bar, Motor Repair Station, Petrol Filling Station and Service Station". The special zone was created through Amendment No 375 to Town Planning Scheme No 1 in August 1988.

There have been two previous applications for delicatessens in this location including rezoning of the land, one in August 1990

(E20809) and the second in October 1992 (G21007). In both instances, Council resolved not to support the applications and in the latter resolution reiterated that it would not support the request to expand the current zoning to permit uses other than low traffic generating showroom uses.

ASSESSMENT

The applicant proposes to establish a delicatessen/lunch bar in Unit 6 of the existing development known as Wanneroo Gate, Lot 1 Wanneroo Road, Wanneroo (Attachment No 2). As the zone specifically excludes shops, in which classification a delicatessen falls, the use is prohibited and therefore the area would require rezoning as a prerequisite to allowing the use.

The applicant advises that he has canvassed the surrounding area with the result showing that ten of the thirteen people contacted do want some sort of shop in the area. In addition to this, the current application is for a unit fronting Wanneroo Road as opposed to previous applications which were for rear units. The applicant feels that a delicatessen will draw more people to the centre and therefore increase the overall viability.

The restricted special zone was specifically designed to exclude shops and light industrial uses because of vehicular access difficulties and the concerns of adjacent residents.

When Council initiated Amendment No 375 (B20227), it originally proposed a restricted commercial zone. It was, however, unable to obtain permission to advertise the amendment in this form and it was modified to promote a restricted service industrial zone. The Council saw the restricted service industrial zone as the means of providing for the development of three separate buildings which would enhance the appearance of the entrance to the Wanneroo Townsite and provide the area west of Wanneroo Road for low intensity showroom uses. Agents for the landowners at the time specifically requested that the squash courts building should be permitted to develop with retail uses (shops and restaurants), they were advised that this was not considered appropriate.

In addition, there is also an outstanding issue of access to the area which has never been provided in accordance with the structure plan (Development Guide Plan) which was adopted for the area. A legal agreement to ensure reciprocal access and parking has not been finalised due to one of the key land owner's (Lot 2) reluctance to sign a legal agreement or to develop his land. Access to Lot 1 is still via Wanneroo Road with temporary access connecting the showroom development on Lot 300 to the south which in turn has temporary access via the veterinary consulting rooms on the corner of Wanneroo Road and Noonan Drive.

Overall I am of the same opinion as in 1992, that no factors have changed since Council's previous assessment of the situation which would warrant any change to the current zoning.

RECOMMENDATION:

THAT Council:

16does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen or any other commercial use;

17advises Mr R Donofrio of its decision and further advises that in accordance with his application a lunch bar is already a permitted use under the current zoning.

O G DRESCHER
City Planner

mab:gm
pre94942
9.9.94
I21004

CITY OF WANNEROO REPORT NO: I21004

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 30/47

WARD: SOUTH WEST

SUBJECT: ADDITIONS TO COLLEGE, LOT 16 (15) HOCKING
PARADE, SORRENTO

METRO SCHEME: Urban

LOCAL SCHEME:	Public Use Reserve - Private School
APPLICANT/OWNER:	Institute of Notre Dame Des Miss
CONSULTANT:	Tom Rushton & Associates
APPLICATION RECEIVED:	20.7.94
DAU/SCU:	26.7.94
APPLICANT CONTACTED:	10.8.94
ADVICE RECEIVED:	19.8.94
REPORT WRITTEN:	12.9.94

INTRODUCTION

Sacred Heart College is requesting a reduced setback to a proposed Arts Building and wishes to defer parking provisions to a future date. This is unlikely to have any detrimental impact on the surrounding area.

PROPOSED DEVELOPMENT

The proposed extensions will be located on the north easternmost side of the site off Hocking Parade and will comprise at ground level, four classrooms, a dark room, a preparation area, kiln, stores and a mezzanine level. Covered accessways will provide linkage for the proposed building with the rest of the college.

ASSESSMENT

The Arts Building extension encroaches within the 9.0 metre setback prescribed by Table 2 of Town Planning Scheme No 1. The building floor level averages 900mm below the entrance driveway level and averages an 8.3m setback from the street boundary at its nearest point to the street boundary. A gross floor area of 1.65m² encroaches the 9.0m setback area.

The setback variation of this proposal is less than a similar one granted in December 1986 for a 7.5m setback for the Manual Arts Building, located immediately south of these extensions. Given that the Arts Building is set well below street level and is screened by fencing and mature landscaping it will not adversely affect the amenity of the surrounding residential area.

The proposed location of the Arts Building will displace a 20 bay car parking area, which is proposed to be relocated temporarily on the college's southern lawn area located east of the Boarding House. The college has also submitted a preliminary proposal for the future relocation of car bays and road access on the site. This proposal represents a total provision of 107 car parking bays and linkages via a new access road connecting West Coast Highway and Hocking Parade and will be the subject of a future application. The present car parking arrangement provides 90 car bays.

The proposed extensions generate a car parking requirement of eight car bays under Town Planning Scheme No 1. This is based on two car bays per classroom. No provision has been made on this proposal for the extra car parking generated by these extensions. The applicant argues that as the present art rooms will be converted to a portion of relocated Administration, the extensions themselves also comprise a relocation of an existing facility and thus would not generate an additional car parking requirement.

Clause 9.1 of Town Planning Scheme No 1 provides Council the discretion to modify car parking requirements. Further, Clause 5.2 of Council's Cash-in-Lieu of Car Parking Policy G3.08, allows the car parking requirement to be reduced without a cash-in-lieu payment where the parking demand can be estimated with a high degree of confidence. This is specifically for purpose-built single occupancies and although it could be argued that Sacred Heart is predominantly a school function, there is also a residential element by virtue of the boarding house. Nonetheless, the applicant has demonstrated that the displaced bays can be temporarily accommodated and further, that a future car parking proposal will provide an additional 17 car bays on the site. Thus, this proposal could be supported, conditional upon Council being permitted to require more car parking if considered necessary in the future.

RECOMMENDATION:

THAT Council:

18exercises its discretion under Clauses 5.9 and 9.1 of Town Planning Scheme No 1 to allow for a reduced setback and a relaxed car parking requirement respectively and approves the extensions to Sacred Heart College located on Lot 16 (No 15) Hocking Parade, Sorrento, as submitted by Tom Rushton and Associates, subject to:

- .1 the provision of 28 car bays as part of the next stage of development or, alternatively, if a parking problem arises, these bays are to be provided to the satisfaction of the City Planner and the City Engineer;
- .2 standard and appropriate development conditions;

O G DRESCHER
City Planner

vc:gm
pre94947
12.9.94I21005

CITY OF WANNEROO REPORT NO: I21005

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 790-695

WARD: CENTRAL

SUBJECT: PROPOSED REZONING, PT LOT 15 WANNEROO ROAD, WANNEROO -
AMENDMENT NO 695

METRO SCHEME:	Rural
LOCAL SCHEME:	Rural
APPLICANT/OWNER:	Mr L J Spiers
CONSULTANT:	Chappell & Lambert Planning and Design Consultants
APPLICATION RECEIVED:	July 1994
REPORT WRITTEN:	14.9.94

INTRODUCTION

An application has been received from Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers for the proposed rezoning of Pt lot 15 Wanneroo Road, Wanneroo from Rural to Residential Development R5 and R15. To support the proposed rezoning, the consultant has submitted a draft local structure plan for the area bounded by Wanneroo Road, the Timberlands Special Residential Estate, Yellagonga Regional Park and Ocean Reef Road.

BACKGROUND

Following the review of the Perth Corridor Plan, the Department of Planning and Urban Development (DPUD) released a new

metropolitan planning strategy for the Metropolitan Region entitled Metroplan. The North West Corridor Structure Plan (NWCSP) was also subsequently released which set out in more detail specific development options for this corridor. The NWCSP identified Pt lot 15 Wanneroo Road and the surrounding area (Attachment No 2) ie: bounded by Wanneroo Road, Ocean Reef Road and Lake Joondalup as 'Subject to City of Wanneroo Local Structure Planning'.

In response to this, the Council prepared a report on draft planning proposals for the various areas of land between Wanneroo Road and Lake Joondalup which were designated as subject to City of Wanneroo structure planning in the NWCSP. This report was prepared and endorsed as a draft by Council as a supplementary report to the Draft East Wanneroo District Structure Plan and was submitted to DPUD for approval to advertise for public comment. Council will note that this report was not endorsed by DPUD and consequently, was never advertised.

In the report referred to above, the subject area around pt lot 15 was proposed as a low density development in the form of a Special Residential Zone. Special Residential was considered the most appropriate use for this area for several reasons. The lower density of development was believed would reduce the incidence of unwanted pressures on the adjacent conversation zone. The area was also recognised for its scenic views that were available of Lake Joondalup and the Parks and Recreation Reserve from Wanneroo Road. Such views were seen as an asset, best maintained by this form of development. This area was also seen to be a logical southern extension of the existing Special Residential Zone to the north.

Although the Council's position in regard to the future potential of this area was acknowledged by the consultant, it was indicated that the extension of services, particularly a main sewer would not be commercially viable under Council's option. The construction costs associated with the extension of the sewer represents a significant development cost that could only be justified by the predominantly residential development of this area. This position was accepted in principle by DPUD and the other relevant authorities.

Therefore, in light of the future provision of a reticulated sewerage system into this area in addition to the high groundwater levels and potential for nutrient impact on the lake, it is recommended that all lots within this area (including the 2000m² plus lots) be connected to the reticulated sewerage system.

The Health Department of WA and Department of Environmental Protection have also expressed similar concerns and have supported this view.

THE STRUCTURE PLAN

The draft local structure plan involves a total area of approximately 51 hectares. The subject lot comprises approximately half of the structure plan area, ie 22.1103 hectares. This lot is currently zoned Rural under the Metropolitan Region Scheme (MRS) and the Council's District Town Planning Scheme.

The consultant has consulted with officers of Council and the relevant state government agencies in the preparation of the plan. This has included the various servicing authorities who have indicated that the zoning of this area as proposed by the consultant at this time is appropriate and that the land can be economically serviced.

In examining this draft plan, there are several issues that require specific consideration.

Public Open Space

The public open space (POS) has generally been located along the extremities of the structure plan: ie Wanneroo Road, Ocean Reef Road and adjacent to Yellagonga Regional Park, with the exception of one 'pocket park' located centrally within the cell. It is generally considered that the allocation of POS south of Pt Lot 15 is not satisfactory and consequently, the consultant should liaise with Council's Town Planning and Parks Departments to overcome the Council's concerns. In this regard, the consultant should consider greater consolidation of the southern areas of POS.

The disposition of POS on Pt Lot 15 is in two main areas, adjacent to Wanneroo Road and abutting the Parks and Recreation Reserve. In general, the provision of POS in these areas is supported. The area of POS adjacent to Wanneroo Road has been provided due to the elevation of this position, therefore, providing some opportunity for the retention of views from Wanneroo Road toward the lake. The area adjacent to the reserve is considered appropriate as it will provide an increased buffer between the proposed residential development and the lake. It should also be noted that the adjacent portion of reserve is proposed as an area for recreation and leisure purposes, therefore the additional POS abutting will complement such likely land-uses.

Groundwater and Drainage

Comments from the Water Authority of Western Australia have suggested that the treatment of stormwater runoff and the removal

of nutrients will require further consideration with the need for stormwater intercepting facilities being appropriately provided. In this regard, it has been suggested that a stormwater management plan will be required to be produced and approved by the Water Authority and EPA.

WAWA has also indicated that groundwater modelling has suggested that a maximum groundwater level of 18.8 m can be achieved in Lake Joondalup and therefore, development around the perimeter of the lake should be restricted to a minimum level of RL 20m. This statement was further qualified however with the comment that urban development of this area and east Wanneroo generally would be likely to result in increased rainfall recharge and a rise in groundwater levels that may affect the subject site.

Available groundwater information suggests that previous groundwater levels have risen to a peak of RL 22m in this vicinity. The consultant has suggested that the western portion of the site will need to be filled to a minimum level of RL 23.5m to provide a 1.5 m freeboard (ie: area between suggested maximum water level and minimum level of development). It is clear that at this time there is some uncertainty in relation to groundwater levels in this area. The likely future construction of a main drainage system to control levels in Lake Joondalup adds to this uncertainty. It is therefore recommended that prior to finalisation of this amendment and local structure plan, this matter is required to be satisfactorily resolved by the consultants by the preparation of a surface and groundwater hydrological management plan to the satisfaction of the Council, EPA and Water Authority.

Unutilised Road Reserve

Pt Lot 15 is currently divided into two portions across an existing unutilised portion of road reserve. This road reserve is no longer required for connection from Wanneroo Road to Scenic Drive due to the construction of such a connection just to the north, along the southern boundary of the Timberlands estate. The current configuration of the local structure plan proposes this land being used for road, POS and drainage purposes. Council will note that the use of this reserve for road purposes is acceptable. The remaining proposed land uses (ie: POS and drainage) however, are required for subdivisional purposes and therefore will require the closure and acquisition of the respective sections of road reserve and subsequent revesting for these respective purposes. Whilst such closures are necessary prior to the development of the site proceeding, it is believed this requirement can be adequately resolved at the subdivisional stage. The applicant should be advised accordingly.

R5 Buffer

The local structure plan includes a row of 2000m² lots between the existing special residential lots to the north and the proposed residential development. A group of similar sized lots has also been provided adjacent the area of POS along Wanneroo Road. In general, it is believed that such lot sizes are adequate to maintain a satisfactory buffer to the existing special residential lots. They will also serve the dual function of helping to preserve the current vistas from Wanneroo Road down to the lake. The R5 density coding prescribes minimum lot sizes of 2000m² and therefore is considered satisfactory in these locations.

Road Hierarchy

In general the structure plan reflects a poor hierarchy. The local structure plan should therefore be modified to provide a more distinct north-south link through pt lot 15 while at the same time avoiding provision of a "rat-run" between Ocean Reef Road and Wanneroo Road through this area. The cul-de-sac adjacent to the recreation reserve just north of this lot should also be extended to connect with the proposed road directly to the south. This will provide better north-south movements and greater access to this site. Other general modifications should also be considered to accord with the principles of road hierarchy as set out in DPUD policy.

INFRASTRUCTURE CONTRIBUTIONS

As Council is aware, the majority of land within East Wanneroo that is proposed for either Urban or Industrial purposes is subject to developer infrastructure contributions for arterial roads (and associated facilities) POS and primary school sites. Initially, when Scheme No 21 was still being promoted, it was also intended that those pockets of land between Wanneroo Road and Yellagonga Regional Park be the subject of a similar requirement.

Following the submission of Scheme No 21 to DPUD for approval to advertise, it was made clear by the Minister that the levying of developer charges against any land west of Wanneroo Road towards infrastructure in east Wanneroo was considered inappropriate and would not be supported. As a consequence, the subject area has been excluded from any form of developer infrastructure contributions in east Wanneroo. It should be noted however that whilst pt lot 15 is relatively large and therefore can proceed independently, some arrangement similar to that in east Wanneroo will be required for the balance of the structure plan area to ensure the POS is provided on an equitable basis. Contributions toward school sites will be administered by the Education Department.

Finally, Council is advised that an inspection of the adjoining properties has identified the existence of several commercial poultry sheds. A closer examination and subsequent interviews with the owners has revealed that the sheds have not been used for poultry production for many years and consequently are now dilapidated. It is considered that the sheds are not capable of further poultry production without considerable upgrading. Given the current development proposals for the area it is considered very unlikely that the owners would pursue this option and in any case, may be restricted from doing so by current EPA guidelines.

CONCLUSION

Whilst the Council has initially promoted the subject area as Special Residential, the development would not be economically feasible and could not proceed. On balance, it is therefore believed that the proposed residential development of the area is appropriate and can proceed.

The Council will note that the various issues discussed in the report are important and will require some resolution prior to the structure plan being advertised, and before the finalisation of the rezoning is contemplated. The initiation of a rezoning of Pt 15 however, is not significantly affected by these matters and therefore it is believed that an amendment can be initiated as proposed.

RECOMMENDATION:

THAT Council:

1. in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:

1. supports the application submitted by Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers for the proposed rezoning of Pt Lot 15 Wanneroo Road, Wanneroo from Rural to Residential Development R5 and R15;

2. forwards the documentation for Amendment No 695 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 695 it will require:

.1 an approved local structure plan for the area bounded by Wanneroo Road, the Timberlands Special Residential Estate, Yellagonga Regional Park and Ocean Reef Road which has been satisfactorily advertised and is in place. In this regard, the consultant is required to:

.1 modify the current draft local structure by r

.2 modify the proposed road structure to provide providing a better more defined north-south road link through Pt Lot 15 while avoiding the creation of a "rat-run" between Ocean Reef Road and Wanneroo Road through this area, the extension of the cul-de-sac adjacent to the recreation reserve just north of this lot to connect with the proposed road directly south and other modifications as necessary;

.2 the preparation of a surface and groundwater hydrological management plan to the satisfaction of the Council, EPA and Water Authority;

3advises Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers that:

.1 there is a requirement for road closures to be undertaken prior to subdivision being contemplated for the area;

.2 Council's support to the proposed R5 and R15 residential development of this site is subject to all lots being connected to a reticulated sewerage system;

4requests the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to rezone the land, subject to Amendment No 695 from Rural to Urban.

O G DRESCHER
City Planner
rwz:jw/pre94955

I21006

CITY OF WANNEROO REPORT NO: I21006

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 740-95302
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION, LOT 84 CASUARINA WAY,
WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Finlaysons Land Development Consultants
APPLICATION RECEIVED: 1.9.94
DAU/SCU: 8.9.94
REPORT WRITTEN: 20.9.94

INTRODUCTION

The subdivision proposal is for the creation of two lots that do not comply with the minimum lot size requirement of Council's Rural Subdivision Policy. The site is affected by the East Wanneroo District Transport Study and the extent of road widening requirements for Dundobar Road is undetermined. Refusal of the application is recommended.

BACKGROUND

Lot 84 has been the subject of a previous subdivision application, which was not supported by Council because it did not comply with Council's Rural Subdivision Policy (June 1990 - E20626). The application was similarly refused by the State Planning Commission.

ASSESSMENT

The location of the subject site is shown on Attachment No 1. Lot 84 is currently zoned Rural and is subject to Council's Rural Subdivision Policy, which specifies a minimum lot size of 4 hectares for this locality. The site is 2.0538 hectares and the applicant proposes subdividing it to create two lots of 1.050 ha and 1.002 ha (Attachment No 2).

Council's Engineering Department has advised that the subject land is affected by the East Wanneroo District Transport Study (which is yet to be finalised) and that Dundobar Road may require realigning and widening in the future. Design details for the widening and realignment of Dundobar Road cannot be determined until the Transport Study has been finalised. It is therefore considered that this application should not be supported.

RECOMMENDATION:

THAT Council does not support the application submitted by Finlaysons Land Development Consultants for the subdivision of Lot 84 Casuarina Way, Wanneroo for the following reasons:

20the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares;

21support for this proposal will establish an undesirable precedent for further subdivision in the locality;

22the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;

23support for this proposal would be premature given that the future alignment and widening requirements for Dundobar Road have not been determined.

O G DRESCHER
City Planner

lk:gm
pre94957
21.9.94
I21007

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 319-7-1

WARD: NORTH

SUBJECT: ALKIMOS/EGLINTON MAJOR METROPOLITAN REGION
SCHEME AMENDMENT

INTRODUCTION

The Alkimos/Eglinton Major Metropolitan Region Scheme (MRS) Amendment has now passed through Parliament and on 17 August took effect under the Metropolitan Region Scheme. The City's Town Planning Scheme No 1 will now be modified to reflect the regional reserves (being the Parks and Recreation, Public Purposes [WSD] Controlled Access Highways, Other Major Highways, Important Regional Roads and Railways Reserves) shown on the MRS Amendment on Attachment No 1. (Reserves under the MRS automatically apply to local schemes). On the whole, the amendment was supported by Council. However, the modification of the amendment to delete the proposed north-south Pipidinny Parks and Recreation 'green' link, delete the east-west Pipidinny road link, without any further road traffic analysis for future requirements within the area and the lack of any detail as to arrangements for the acquisition and cost of construction of Regional Roads are of concern and may have repercussions for Council in the future. Possibilities for the protection of the wetlands and intrinsic environmental qualities of the Pipidinny green' link can be considered as a part of the preparation of the Local Rural Strategy. Council should also advise the State Planning Commission (SPC) of its outstanding concerns with arrangements for Regional Road acquisition/construction and contributions in the area and the future need for an east-west link road in the Pipidinny area.

BACKGROUND

Council last considered the Amendment at its May meeting prior to it being laid before Parliament (Report No I60525). That report described the amendment's final form and discussed the modifications to the amendment which the SPC had introduced

following the public submission period. On the whole, the amendment was supported by Council. There were though, some modifications which were not in line with Council's former resolutions.

Council was advised that the only opportunity left available to it, should it seek to affect the progress of the amendment, was to lobby Members of Parliament. This would have been appropriate if Council had wished to promote the finalisation of the amendment as it currently stood (ie discourage Parliament from disallowing the amendment), or wished to promote the disallowance of the amendment. It should be noted that Parliament can only allow the amendment to be finalised as it currently stood or to disallow it in total (ie it cannot make further changes to the amendment). If the amendment was disallowed, the amendment process has to start from the beginning of the process (if any amendment is still sought by the Minister).

DEBATE IN PARLIAMENT

A motion (Hon Jim Scott) seeking disallowance of the amendment and ensuing debate against the amendment occurred. It centred on the general disbenefits of Perth's continued urban sprawl and focused in particular on the loss of native vegetation and the Minister for Planning's decision not to seek a formal Environmental Assessment as part of the amendment. The Quinns Rocks Environmental Research Group's (QEREG) criticism that much of the proposed 'green' Parks and Recreation link in the Pipedinny area between Yanchep and Neerabup national Parks was deleted from the amendment was raised in Parliament. So too were concerns about the adequacy of the planning process to address specific environmental concerns such as the long-term protection of Karli Spring, a small coastal wetland about 5km north of Quinns Rocks (Karli Spring has been discussed in previous Council reports). A copy of the Hansard notes detailing the debate is attached.

In the end, the motion to disallow the passing of the amendment through Parliament was defeated.

THE PIPIDINNY NORTH-SOUTH 'GREEN' PARKS AND RECREATION LINK BETWEEN NEERABUP AND YANCHEP NATIONAL PARK

When the amendment was initially released for advertising in the latter half of 1993, it proposed a large north-south linear Parks and Recreation link between Neerabup and Yanchep National Parks. The final amendment now only shows portions of this previously intended 'green' link as future 'Parks and Recreation'. It is not a continuous link and in essence does not achieve what was originally intended and planned for since the 1970s (ie to form an uninterrupted green link from Yellagonga Regional Park in the

south to Yanchep National Park and Walbinga Regional Open Space in the North). DPUD modified the original MRS Amendment because of the strong opposition from residents in this area to their land being reserved as Parks and Recreation.

Aware of these concerns, Council has advised the State Planning Commission that rather than delete the proposed Parks and Recreation Reserve, funds should be made available to these affected residents to allow early acquisition of their properties by the State Government to avoid any undue hardship. Council has always supported the 'green' link and has written to the State Planning Commission advising this. This area contains significant wetlands and has intrinsic environmental qualities worthy of retention even though large portions of the area are in private ownership and have been cleared for agricultural purposes. As well as this, the idea of creating the 'green' north-south link, something which has been postulated in public planning documents since the Metropolitan Region Planning Authority released the "Planning Structure for the North West Corridor" in 1977 has always been supported by Council and seen to be in the best long term interests of the City. Further, should urban development eventually occur in the Carabooda area, the green link would form a beneficial 'green' buffer between residential suburbs in Alkimos/Eglinton and the future residential suburbs of Carabooda.

In debate in Parliament, the Hon Scott quoted comments written by QRERG in respect to the deleted 'green' Parks and Recreation link. QRERG, supporters of the link, write that:

"We urge the City of Wanneroo and the State Government to now implement planning controls for the private land to try to protect landscape amenity and ensure urban development does not occur east of the freeway"

The MRS Amendment represented the best opportunity to reserve this area for regional conservation and regional recreational purposes. Because of its regional significance, ideally the responsibility for the conservation of the area's environmental and recreational qualities should be a State Government concern. However, this is now not the case. The responsibility then to try to retain the qualities of this area and pursue the general 'principle' of the green link (ie conservation of the wetlands and landscape) tend to fall on Council.

Should Council wish to pursue this, and I believe it should, then it must determine an alternative planning mechanism (other than the MRS Amendment) to control land use in the area to prevent inappropriate development.

This may be best achieved by the imposition of some form of protective zoning under the local Town Planning Scheme for the area (ie a Special Rural Zone with particular conditions) or perhaps as a second, less preferable option, by the adoption of a Council policy to be applied to future development applications/approvals in the area.

The City is presently in the process of preparing a Local Rural Strategy. It is envisaged that the Rural Strategy will consider and recommend on this issue.

REGIONAL ROADS

1. Regional Road Contributions

Council previously advised the SPC that the amendment should not be finalised until arrangements have been determined and agreed for the acquisition and construction of all regional roads within the area and confirmed at a Ministerial level using either the Metropolitan Region Infrastructure Fund (MRIF) for acquisition, a town planning development scheme and/or landowner agreements. In response, the SPC has advised Council that whilst formal arrangements for the construction of regional roads need to be addressed at an early stage, these arrangements do not need to be determined prior to finalisation of the MRS Amendment. The SPC will need to be satisfied that appropriate arrangements are in place prior to granting approval to subdivision.

Given the SPC stance, Council should ensure that arrangements for the contributions for regional roads are determined and agreed to early at the local Town Planning Scheme rezoning stage.

2. Pipidiny Road

The amendment originally proposed an east-west road link in the Pipidiny area to connect Wanneroo Road with the Mitchell Freeway. Council supported this as it saw the long term need for access to the freeway for possible future residents in Carabooda. In response to opposition from residents, however, the SPC modified the amendment and no road link was shown. Traffic studies forecasted low-ultimate volumes (8-9,000 vpd) for the roadway and the State Planning Commission considers that if additional road capacity is needed in the future, then this capacity should be provided by upgrading the existing Pipidiny Road. But the amendment does not preclude any modifications to the present Pipidiny Road

Reserve, modifications which would be required if these upgradings should be required.

The best opportunity to reserve this road link under the Metropolitan Region Scheme as a Regional Road has now passed. This is of concern as there may well be demand in this area for the link across the Parks and Recreation and private rural lots in the very long term. Council may find itself responsible for the costs of land acquisition and construction of this road, a responsibility which should not lie with Council given the roadway's regional function.

ALKIMOS CITY CENTRE

The amendment includes the Alkimos City Centre zone. Finalisation brings with it the need to consider the City Centre in more detail. To this end, LandCorp has recently written to the City (in reply to a query by the City Planner) advising that it is in the process of appointing consultants to assist progress rezoning under the City's Local Town Planning Scheme No 1.

LandCorp advises that with particular reference to the Alkimos City Centre it will be forming a committee to assist in the process of planning. LandCorp advises that 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 possible

CONCLUSION

Generally, the Alkimos/Eglinton MRS amendment has previously received Council's support. However, the modification of the amendment to delete the proposed north-south Parks and Recreation 'green' link, delete the east-west road link at Pipidinny and the lack of any detail as to arrangements for the acquisition and cost of construction of Regional Roads are of concern and may have repercussions for Council in the future. Possibilities for the protection of the wetlands and intrinsic environmental qualities of the Pipidinny 'green' link will be considered as part of the preparation of the Local Rural Strategy. It is also recommended that Council writes to SPC advising of its concerns with arrangements for Regional Road acquisition/construction and contributions in the area and the future need for an east-west link road in the Pipidinny area.

RECOMMENDATION:

THAT Council writes to the State Planning Commission advising of its disappointment with the lack of any detailed arrangements for the acquisition and construction of the Regional Roads in the

Alkimos/Eglinton Metropolitan Region Scheme Amendment area and its concern with the deletion of the east-west Regional Road linking the Mitchell Freeway to Wanneroo Road in the Pipidiny area from the amendment.

O G DRESCHER
City Planner

pjn:gm
pre94954
14.9.94
I21008

CITY OF WANNEROO REPORT NO: I21008

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 787/195/9

WARD: SOUTH

SUBJECT: APPLICATION TO PURCHASE A PORTION OF PAVETA PARK, GREENWOOD

LOCAL SCHEME: RESIDENTIAL
APPLICANT/OWNER: J & J BROWN/CROWN
APPLICATION RECEIVED: 18 JULY 1994
REPORT WRITTEN: 26 SEPTEMBER 1994

INTRODUCTION

One of the residents adjoining Paveta Park has applied to purchase a portion of the park for a tennis court. The sale of a portion of the park would set an undesirable precedent and the sale should therefore not be supported.

APPLICATION

The owners of Lot 141 Tupelo Court, Greenwood wish to purchase a portion of the public recreation reserve known as Paveta Park. Their written application does not state the purpose for which they require the land, however a verbal discussion with one of the applicants reveal that they want to use the land for a tennis court.

SECTION 20'A'

The reserve was created as a condition of subdivision under Section 20A of the Town Planning and Development Act. As such its use and disposal is subject to stringent conditions laid down by the Department of Land Administration (DOLA). If Council decided to consider selling a portion of the reserve the proposed sale would need to be extensively advertised seeking the public's comments. The Department of Planning and Urban Development (DPUD) and the Minister for Lands would also need to approve the sale. DPUD and the Minister would need to be satisfied that the reserve has no recreational use and its disposal to the owners of Lot 141 would have no effect on the community.

ASSESSMENT

The reserve is a dry park with natural vegetation. Removal of the trees for a private tennis court is likely to be of concern to the surrounding residents.

As no restrictions could be placed on the use of the land once it has been amalgamated with Lot 141, the applicants may simply strata title or subdivide the lot. Public recreation reserves should not be sold off to enable individual residents to make financial gains.

Another factor to consider is that the sale of the subject land would set an undesirable precedent. If the sale of this portion of the reserve proceeded, on what grounds would any future applications to purchase public recreation land be refused?

RECOMMENDATION:

THAT Council does not agree to sell a portion of Paveta Park to the owners of Lot 141, Tupelo Court, Greenwood.

O G DRESCHER
City Planner

cad:jw
pre941006b
27.9.94

I21009

CITY OF WANNEROO REPORT NO: I21009

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 609/604/243
WARD: CENTRAL
SUBJECT: APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION RESERVE, BELDON

LOCAL SCHEME: RESIDENTIAL DEVELOPMENT
APPLICANT/OWNER: D & A JESSAMINE/CROWN
REPORT WRITTEN: 22 SEPTEMBER 1994

INTRODUCTION

The proposed sale of a portion of a Public Recreation reserve to the adjoining property owner in Beldon was advertised in the Wanneroo Times to gauge the opinions of the residents in the vicinity. Although no objections were received from the residents the Water Authority of WA has objected to the proposed sale as it will affect its Beenyup Sewer Tunnel.

APPLICATION

The owners of lot 604 Eddystone Avenue, applied to purchase a portion of the public recreation reserve adjoining their property. The applicants are experiencing access problems from Eddystone Avenue and the acquisition of a portion of the reserve will enable them to access their property from Gradient Way.

The proposed sale was referred to the Department of Planning and Urban Development (DPUD) and advertised in the local newspaper. DPUD supported the sale and no objections were received from residents in the vicinity. The matter was also referred to the Water Authority of WA who objected to the sale. The Authority's 1950mm Beenyup Sewer Tunnel traverses the reserve. The Beenyup Effluent Outfall-Tunnel pipeline is also located beneath the

reserve. The reserve is where the pipeline ends and the tunnel begins and it is important that WAWA can access this point should maintenance be necessary. In view of the existence of WAWA's plant it will not be possible to sell the portion of the reserve.

WAWA is currently acquiring an easement over the reserve for the protection and maintenance of the sewer.

RECOMMENDATION:

THAT Council does not agree to the disposal of the Public Recreation reserve on the corner of Gradient Way and Cumberland Way, Beldon, to the owners of lot 604 Eddystone Avenue.

O G DRESCHER
City Planner

cad:jw
pre941003
23.9.94
I21010

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 305-6
WARD: ALL
SUBJECT: CLEARING OF NATIVE VEGETATION

SUMMARY

The Environmental Advisory Committee has advocated preparation of a land clearing issues paper as an initial step towards adoption by Council of a policy on the matter. Assessment of remnant

native vegetation within the City of Wanneroo (as part of the Perth Environment Project) will form an important input to the Committee's recommended initiative.

Council's endorsement of the Committee's suggested initiative is recommended, as is Council's support for the Committee's involvement in the Perth Environment Project remnant native vegetation assessment (including approval for the provision of up to \$3,000 for the field assessment process).

INTRODUCTION

At its 25 July 1994 meeting, the Environmental Advisory Committee considered the question of clearing of land in advance of any specific planning/development proposal being considered and whether there was a mechanism through which a policy linking clearing of land to planning/development approval processes could be implemented. The following points were raised in the ensuing discussion -

- . vegetation clearing is one of a range of land use planning and development issues that will need to be addressed through the Local Conservation Strategy (LCS);
- . because of the expense involved in clearing land, there must be some ulterior motive for doing so considerably in advance of a development proposal being submitted;
- . Council does not have any general provisions relating to the control of vegetation clearing within its present Town Planning Scheme (although it does have some specific provisions on this matter for certain Special Rural and Special Residential zones) and although such provisions could be added (subject to acceptance by Council, the State Planning Commission and the Minister for Planning), careful consideration of the potential ramifications (eg compensation claims) would be necessary;
- . issue is somewhat analagous to that of protecting sites of historic significance through the planning process and in this context, an inventory of significant vegetation is perhaps necessary;
- . clearing controls can be exercised through the Soil Conservation Act although the efficacy of this mechanism seems limited;
- . an issues paper addressing current practices and options for controlling vegetation clearing is needed as a basis for further consideration of this matter;

. the practicality of retaining native vegetation within urban development sites given current development standards and practices.

The Committee adopted a motion that it recommends to Council that a land clearing issues paper be prepared as an initial step towards formulation of an overall Council policy on this matter.

DISCUSSION

In an attempt to accelerate progress on the LCS, the Environmental Advisory Committee has given much consideration at its recent meetings to a range of matters relating to the scope, format and content of the strategy, including identification of priority issues for attention through the strategy. In so doing, the possibility of selecting a particular environmental issue as a basis for developing both the broad principles and methodologies that will underpin the LCS more generally, and specific policies and programmes relating to that particular issue has been canvassed.

In essence, the suggestion is that by focusing on a particular issue, a model that will facilitate the process of preparing the overall strategy will be developed, and this is the context in which the Committee's motion can be regarded.

The rate of progress on the LCS is a source of frustration to both Committee members and officers servicing the Committee. The suggestion for increasing the rate of progress, by initially focusing on a particular issue, can be regarded as a positive one and remnant native vegetation would, as outlined hereunder, be considered an appropriate issue to pursue in this context.

The protection and management of remnant native vegetation is certainly a topical environmental issue which will inevitably be addressed through the forthcoming LCS.

The recently released Draft Urban Bushland Strategy outlines the State Government's proposals for protecting regionally and locally significant areas of remnant bushland through the planning process. In its submission on the draft strategy, Council outlined a number of instances in which the planning (and environmental) processes were perceived to have diminished opportunities for protecting areas of remnant native vegetation.

Legislative amendments proposed under the Planning Legislation Bill 1994 (which establish the rezoning process as the appropriate time to resolve environmental issues, such as vegetation protection), combined with the current advanced state of the major Metropolitan Region Scheme amendments for the North West Corridor, further limits opportunities for the effective

protection of remnant native vegetation within the City through the regional planning process.

On the other hand, however, the State Government is progressing the Perth Environment Project, an important element of which is a quantitative and qualitative assessment of remnant native vegetation within the Perth metropolitan area. The Department of Planning and Urban Development which is co-ordinating the Perth Environment Project is, in fact, seeking the assistance of Local Government in undertaking the assessment process.

Remnant native vegetation is an important environmental resource, and the initiative recommended by the Environmental Advisory Committee should, it is considered, be supported by Council. Results from the remnant native vegetation assessment being undertaken through the Perth Environment Project will be a valuable input to the Committee's initiative and accordingly, Council support for the assessment initiative would also be considered appropriate.

CONCLUSION

In terms of the Committee's recommendation (that a land clearing issues paper be prepared as an initial step towards formulation of an overall Council policy on this matter), the only specific action required by Council is to acknowledge the appropriateness of eventual adoption of a formal policy on remnant native vegetation and endorse preparation of the issues paper.

However, in terms of the Perth Environment Project remnant native vegetation assessment, in addition to endorsing Environmental Advisory Committee involvement in the initiative, some direct Council support for the initiative (such as the allocation of funding to assist in field assessment of remnant vegetation within the City) would be considered appropriate. Funding (to a maximum of say \$3,000) could be made available either from the Committee's consultancy budget (1994/95 Budget Account No 27609)

with an allocation of \$20,000) or the uncommitted funds (\$4,500) in the Community Environmental Grant Scheme budget (also 1994/95 Budget Account No. 27609).

As arrangements regarding the vegetation assessment initiative have yet to be finalised, if Council is prepared to allocate \$3,000 towards this initiative, it is suggested that authority for ultimate approval of any grant/s actually made pursuant to such a decision by Council be granted to the Mayor and the Town Clerk.

RECOMMENDATION:

THAT Council:

24acknowledges the appropriateness of adopting a formal policy on remnant native vegetation protection and management, and endorses preparation (by the Environmental Advisory Committee) of a land clearing issues paper as an initial step towards such a policy;

25endorses involvement (as appropriate) by the Environmental Advisory Committee in the Perth Environment Project remnant native vegetation assessment initiative;

26authorises the Mayor and the Town Clerk to approve expenditure of up to \$3,000 (from Budget Account No 27609, from either the 'Community Environmental Grant Scheme' or 'Local Conservation Strategy' (Wanneroo Environmental Advisory Committee) project areas as appropriate) to assist in funding the field assessment of remnant native vegetation within the City of Wanneroo as part of the Perth Environment Project.

O G DRESCHER
City Planner
ph:gm
pre94948
I31000

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I31001

CITY OF WANNEROO REPORT NO: I31001

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

Council approval is sought for the following functions to be included in the 1994/95 calendar:

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
21 Oct 1994	Senior Councillors vs. Junior Councillors 10 Pin Bowling Challenge at Craigie Bowl	30 - 40	Council

Submitted for consideration.

Councils endorsement is required for the inclusion in the 1994/95 Calendar of Events for a Mayoral Reception held on Tuesday, 27 September 1994 at 6.30pm for the Wanneroo participants who took part in the recent Commonwealth Games. Mayoral approval was given prior to endorsement due to time constraints.

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
27 Sept	Wanneroo Commonwealth Games Participants - Mayoral reception	14	Council

Submitted for endorsement.

R F COFFEY
Town Clerk

prre0132
I31002

CITY OF WANNEROO : REPORT NO I31002

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

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 \$61,425.

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 - 26 October 1994.

T ORD
Acting City Treasurer

TO:JW
7 October 1994

tre0008
I31003

CITY OF WANNEROO REPORT NO: I31003

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 12 OCTOBER 1994
FILE REF: 009-1
WARD: CENTRAL
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Jared and Ryan Mayvis, 24 Harbour Town Heights, Connolly 6027.

Jared and Ryan have been chosen to represent Western Australia in the Tae Kwon Do National Championships to be held in Sydney between 26 - 27 November 1994.

2. Mr Richard Brown, 7A Keel Place, Ocean Reef 6027.

Richard has been selected to represent Western Australia in the Australian Tae Kwon Do Championships to be held in Melbourne in early October 1994.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-

Jared Mayvis
Ryan Mayvis
Richard Brown

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
5 October 1994

tre0002

I31004

CITY OF WANNEROO REPORT NO: I31004

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 12 OCTOBER 1994

FILE REF: 260-0; 010-0

WARD: ALL

SUBJECT: ORDERS FOR GOODS AND SERVICES -
APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions 1994, Clause 8 (3) (b) requires that orders for the supply of goods and services are issued only by authorised officers.

The City Recreation and Cultural Services Manager advises that the position of Recreation Facilities Manager (Wanneroo Zone) has been recently created.

This position is required to requisition goods and services, to a limit of \$2,000 in line with the existing Zone Managers' positions.

RECOMMENDATION

That Council includes the Recreation Facilities Manager (Wanneroo Zone) on the register of officers authorised to requisition goods and services to a limit of \$2,000.

T ORD
Acting City Treasurer

KA:JW
23 September 1994

tre0263
I41000

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I41001

CITY OF WANNEROO REPORT NO: I41001

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/148
WARD: SOUTH
SUBJECT: APPLICATION CARPORT

Council is advised of an application from Ms P Clough of Bay 23, Cherokee Caravan Park to erect a carport adjacent her caravan.

The carport will be of metal construction and complies with Council's By-laws.

RECOMMENDATION

That Council authorises Ms P Clough of Bay 23 Cherokee Caravan Park to erect a carport subject to the issue of an appropriate building licence.

G A FLORANCE
City Environmental Health Manager

hre09008
ma:rej
I41002

CITY OF WANNEROO REPORT NO: I41002

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994
FILE REF: 475/35/539
WARD: NORTH
SUBJECT: TEMPORARY ACCOMMODATION

Council is advised of a request from Mr D Sutherland of Lot 35 (539) Neaves Road, Mariginiup for an extension to his temporary accommodation approval which expired on 1 September 1994.

Mr Sutherland was originally authorised by the City Environmental Health Manager under delegated authority to occupy a shed from 1 March 1994 in accordance with Council Policy whilst construction of a permanent dwelling was carried out. The applicant is an owner/builder and the building has taken longer than anticipated. Construction at this stage is at wall plate height.

Council's By-laws Relating to Caravan Parks and Camping Grounds provide for a person to occupy temporary accommodation during construction for a period up to six months at any one time. Council may give its consent more than once, but only by absolute majority of Council.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, Mr D Sutherland of Lot 35 (539) Neaves Road, Mariginiup to occupy a shed as temporary accommodation for a further period of six (6) months expiring on 31 March 1995.

G A FLORANCE
City Environmental Health Manager

hre09007
ma:rej
I41003

CITY OF WANNEROO REPORT NO: I41003

TO: TOWN CLERK
FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING
MEETING DATE: 12 OCTOBER 1994
FILE REF: 880-8-7
WARD: ALL
SUBJECT: CALLING OF TENDERS - HOME SUPPORT CARE

The Aged and Disability Services Programme of the Welfare Department is seeking Council's approval to call tenders for the provision of home cleaning, respite care and personal care for frail aged and disabled clients in the City of Wanneroo.

BACKGROUND

The Community Options Programme receives funding through the Home and Community Care Programme to provide personal care and home support to frail aged and disabled persons living in the City of Wanneroo.

The Community Aged Care Package Programme receives funding through the Department of Human Services and Health. The programme provides comprehensive personal care and home support services to frail aged persons who have been assessed as eligible for hostel accommodation.

Until January 1994 individual contractors were employed by both programmes to provide the majority of home based services to clients. However, changes to Australian Taxation office requirements meant that the use of contractors had to be phased out.

As a result, a small number of contractors were employed by the City as Casual Care Workers to provide a flexible service to the more complex cases. In August 1993 Expressions of Interest were called for cleaning services. All home help services have since been directed through the private home help agency which successfully competed for the contract.

It is envisaged that both programmes will continue to retain a small pool of casual care workers. However, it is more effective if the majority of the programmes' services are delivered by a private agency.

The services to be provided by private care agencies will fall into three main categories, namely

- . housing cleaning
- . respite care
- . personal care

It is envisaged that the majority of the personal care will be carried out by Council's own casual workers. This allows for closer supervision and monitoring, particularly where clients are of high dependency.

However, this category has been included because of the high costs of employing Council's workers after hours and in isolated areas where travelling expenses have to be met.

It is estimated that services to the value of \$130,000 will be contracted out to the successful tenderer/tenderers.

Supporting documentation and contract conditions are included in Attachment 1.

RECOMMENDATION

That Council authorises the calling of tenders for the supply of home help, respite and personal care services to aged and disabled residents of the City of Wanneroo for a period of twelve months.

P STUART
Manager Welfare Services

GM:CJ
wrell001
I41004

CITY OF WANNEROO REPORT NO: I41004

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 240-8

WARD: ALL

SUBJECT:

JOONDALUP LIBRARY RESOURCES

Further to report number _____, correspondence has now been received from the Minister for the Arts advising that in 1994/95, LISWA will keep the provision of stock to the proposed Joondalup Library on schedule.

LISWA have advised the Minister 15,000 new volumes will be provided in 1994/95 to reinstate the schedule. This information is a little unclear as the ordering schedule does not reflect actual provision. Although LISWA may commence ordering the next 15,000 immediately, it will be at least six months before a steady flow of these orders occurs.

To reinstate the full resource provision would also require 20,000 used stock prior to June 1995. No advice on commencement of this selection has been received. It is also unlikely the quantity, quality and range required will be available from current resources in the next nine months.

The Minister's advice that 15,000 new volumes are to be provided is good news. It is unfortunate however, that the lack of a formal LISWA forward planning process necessitates concerted lobbying by Councils to ensure projects such as Woodvale, Morley, Altone Park and Joondalup eventually receive the stocks required.

Recommendation:

That Council corresponds to the Minister for the Arts:

1. acknowledging that should the 15,000 volumes be provided for the Joondalup Library by 30 June 1995, the 1994/95 new stock provision schedule will be maintained
2. seeking clarification the 20,000 used stock will be provided prior to July 1995.

N CLIFFORD
City Librarian

nfc:mdp
whre090294
I41005

CITY OF WANNEROO REPORT NO: I41005

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 930-17 c322-9 c447-1

WARD: CENTRAL

SUBJECT: WANNEROO AMATEUR FOOTBALL/WANNEROO CRICKET CLUB - APPLICATIONS FOR CLUB RESTRICTED LIQUOR LICENCES

Council has received a request from the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for Club Restricted Liquor Licences. The licences are for Wanneroo Showgrounds Clubrooms, Wanneroo.

The days and times requested are:

Thursday	5.00 pm to 11.00 pm
Saturday	1.00 pm to 12.00 am

The Clubs have exclusive use of the clubroom throughout the football and cricket season each year at the above times.

The Clubs will not be storing alcohol on the premises.

As Council is aware, for a Club Restricted Liquor Licence to be granted, the Liquor Licensing Division requires written endorsement from Council stating that the club in question has full and exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no persons, other than the authorised club, may utilise the premises on the dates or at the times approved on the licence.

RECOMMENDATION

That Council:

27approves the applications by the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for

Club Restricted Liquor Licences for Wanneroo Showgrounds Clubrooms, Wanneroo on Thursdays (5.00pm to 11.00pm) and Saturdays (1.00pm to 12.00am) throughout the sporting seasons each year; and

28informs the applicants that:

- (i) no structural alterations are to be made to the building without Council approval;
- (ii) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre41005
I41006

CITY OF WANNEROO REPORT NO: I41006

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 930-17 c471-1

WARD: CENTRAL

SUBJECT: EDGEWATER CRICKET CLUB - APPLICATION FOR CLUB RESTRICTED LIQUOR LICENCE

Council has received a request from the Edgewater Cricket Club to apply for a Club Restricted Liquor Licence. This licence is for the Emerald Reserve Clubrooms, Emerald Way, Edgewater.

The Club requires a licence to sell alcohol on Saturdays only from 6.30 pm to 8.30 pm. The Club's President has stated that the Club will only be selling canned alcohol.

The Club has exclusive use of the clubroom for the times stated above throughout the cricket season (second Saturday in October to last Sunday in March).

As Council is aware, for a Club Restricted Liquor Licence to be granted, the Liquor Licensing Division requires written endorsement from Council stating that the Club in question has full exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no persons, other than the authorised club, may utilise the premises on the dates or at the times approved on the licence.

RECOMMENDATION

That Council:

- 1 approves the application by the Edgewater Cricket Club to apply for a Club Restricted Liquor Licence for Emerald Reserve Clubrooms, Emerald Way, Edgewater on Saturdays from 6.30 pm to 8.30 pm throughout the summer sporting season each year; and
- 2 informs the applicant that:
 - a no structural alterations are to be made to the building without Council approval; and
 - b in the event of any non-compliance with Council's policy relating to selling of canned alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS

rre41001

I41007

CITY OF WANNEROO REPORT NO: I41007

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: "LICENCE TO OCCUPY" AGREEMENTS - REQUESTS FOR
ADJUSTED BOOKING HOURS

Over the past few months Council has agreed to "write off" funds representing adjustments made to the booking requirements of sporting clubs for the 1991/92, 1992/93 and 1993/94 financial years (Items I50810 & I40919 refer).

The Whitfords and Districts Senior Cricket Club has now also indicated an intention to reduce its booking requirements and seek a "write off" accordingly. Details are as follows:

Whitfords and Districts Senior Cricket Club
(MacDonald Sports Clubrooms)

Current entitlement	478.4 hours per year
Adjusted requirements	312 hours per year
Current outstanding	\$3589.10
Adjusted balance(*)	\$2115.60 (3 years)

Request to "write off" \$1473.50

("*" NB includes waiver of 1992/93 fees due to clubrooms being unavailable during construction period of extensions to building)

As previously advised, the reduction in commitment for these clubs "frees up" time in these venues for greater community access.

RECOMMENDATION

That Council agrees to "write off" an amount of \$1473.50 representing an adjustment made to the booking requirements of the Whitfords and Districts Senior Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rre41004
I41008

CITY OF WANNEROO REPORT NO: **I41008**

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 264-3

WARD: ALL

SUBJECT: APPOINTMENT OF MANAGEMENT COMMITTEE

.....

The Kingsway Sporting Complex Management Committee conducted its Annual General Meeting on 5 September 1994 and thereby elected committee members for 1994/95.

As this group functions as an Management Committee pursuant to Section 181 of the Local Government Act, Council is requested to formally appoint each member to the Committee.

Kingsway Sporting Complex Management Committee

Chairman -
Mr C Ross Wanneroo Football Club

Vice Chairman -
Mr D Thorp Wanneroo District Cricket Club

Secretary -

Mrs J Russell

Committee Members -

Mr B McIver	Wanneroo District Hockey Association
Mr D Warren	Wanneroo District Rugby Union
Mr B Winter	Wanneroo District Touch Association
Mr J Delich	Kingsway Little Athletics Centre
Mr A Chappell	Wanneroo Baseball Association
Mr G Addison	Kingsway Cricket Club
Mr N Trandos	Olympic Kingsway Soccer Club
Mr R Smith	Northern District Softball Club
Mr T Atkinson	Wanneroo British Soccer Club
Mrs L Wishart	Wanneroo District Netball Association
Mr A Clarke	No. 2 Flight WA Air Training Corps
Ms C Newton	Joondalup Jaguars Softball Club

RECOMMENDATION

That Council appoints:

Chairman -

Mr C Ross Wanneroo Football Club

Vice Chairman -

Mr D Thorp Wanneroo District Cricket Club

Secretary -

Mrs J Russell

Committee Members -

Mr B McIver	Wanneroo District Hockey Association
Mr D Warren	Wanneroo District Rugby Union
Mr B Winter	Wanneroo District Touch Association
Mr J Delich	Kingsway Little Athletics Centre
Mr A Chappell	Wanneroo Baseball Association
Mr G Addison	Kingsway Cricket Club
Mr N Trandos	Olympic Kingsway Soccer Club
Mr R Smith	Northern District Softball Club
Mr T Atkinson	Wanneroo British Soccer Club
Mrs L Wishart	Wanneroo District Netball Association
Mr A Clarke	No. 2 Flight WA Air Training Corps
Ms C Newton	Joondalup Jaguars Softball Club

as members of the Kingsway Sporting Complex Management Committee for 1994/95.

R BANHAM

City Recreation and

Cultural Services Manager

RB:SS
rre41002
I61000

CITY OF WANNEROO
BUSINESS FOR INFORMATION SECTION
REPORTS FOR COUNCIL
12 OCTOBER 1994

I61001

CITY OF WANNEROO REPORT NO I61001

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 540-2
WARD: ALL
SUBJECT: 1994/95 ROAD RESURFACING PROGRAMME

Funds have been approved in the 1994/95 Budget for the annual Road Resurfacing Programme from the following sources:

Formula Local Road Grant	Account No 32633
	\$411,760
Municipal Funds	Account No 32602
	\$388,240

	TOTAL
	\$800,000
	=====

The proposed Stage 1 Road Resurfacing Programme for 1994/95 is outlined at Attachment 1 and is based on the WA Urban Road Needs Study and ongoing visual assessments accompanying road maintenance operations.

The estimated cost of Stage 1 is \$647,609. The Stage 2 programme utilising the remainder of the Budget funds will be prepared on completion of Stage 1 and further evaluation of roads.

Areas which have roads in similar condition were further ranked in accordance with the road hierarchy status outlined below:

- 1 District Distributor - Highest Priority
- 2 Local distributor
- 3 Access ways
- 4 Access places - Lowest Priority

The overriding philosophy is that the worst condition roads be given highest priority and, in areas where roads of similar condition exist, preference be given to the roads with greater traffic volumes.

The 1994/95 Resurfacing Programme includes the continuation of the crack sealing treatment programme, 25mm asphalt overlays for urban roads and chip seal treatment of rural roads.

A preparatory work allowance provides for road sweeping, gully adjustment and crossover fillet removal. Costs associated with the upgrading of kerbing will be charged to the kerbing maintenance account as this work is seen as a specific maintenance activity.

The State Energy Commission, Telecom and Water Authority of Western Australia will be liaised with to enable co-ordination of any projects proposed by these authorities that conflict with Council's Resurfacing Programme.

The Stage 1 works commenced in July with the resurfacing of part of Gngarara Road (completing the section from Alexander Drive east to the Council boundary), Whitfords Avenue (the east bound carriageway between Dampier Avenue and Belrose Entrance) and the Kingsway Road intersections with Carripan Road, Driver Road and Alexander Drive.

Submitted for information.

R T McNALLY
City Engineer

GR:AT
Berel004
I61002

CITY OF WANNEROO REPORT NO I61002

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994

FILE REF: 504-0
WARD: ALL
SUBJECT: COASTAL DUAL USE PATH - BIKEWEST FUNDING ASSISTANCE

Funding assistance through Bikewest for the construction of cycling facilities has been provided for the following projects:

<u>Yea</u>		\$
<u>r</u> 1987/ 88	Various Cycle Facilities	20,0 00
1988/89	Mitchell Freeway Dual Use Path Doveridge Drive to Hepburn Ave	23,500
1990/91	Beach Road Dual Use Path Wanneroo Road to Girrawheen Ave	35,000
1991/92	Beach Road Dual Use Path Mirrabooka Ave, Girrawheen Ave	18,500
1992/93	Beach Road Dual Use Path Erindale Road to Mitchell F'way	31,500

In these years Bikewest sought funding submissions from Local Authorities and, generally, a 50% contribution was approved for projects of a regional significance.

Submissions have not been sought by Bikewest in the past two financial years as the approved funds have been allocated to major regional bicycle projects such as the dual use paths along the Mitchell and Kwinana Freeways and the Swan River.

Council approved \$80,000 in the 1994/95 Budget for the Stage 1 extension of the Coastal Dual Use Path north from the Ern Halliday Recreation Camp to Mullaloo Point.

While submissions were not sought from Bikewest, I considered the Coastal Dual Use Path to be of such regional significance that financial assistance was sought from Bikewest.

Bikewest advised on 20 September 1994 that funding of \$20,000 has been approved as a contribution to the Coastal Dual Use Path. This path is currently under construction in conjunction with

the car park, pathway and dune stabilisation works at the animal beach and Mullaloo Point.

Submitted for information.

R T McNALLY
City Engineer
I61003

DRB:EMT
Bere1001

CITY OF WANNEROO REPORT NO: I61003

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 201-5
WARD: ALL
SUBJECT: MONTHLY REPORT FOR SEPTEMBER 1994 - PARKS DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

PARKS MAINTENANCE

Restoration of turf following winter sports program is in progress.

Excessive wear occurred at Admiral Park and large areas required returfing. This work is in progress.

PLAY EQUIPMENT

Extensive vandalism has occurred at Nannatee Park, Wanneroo and Whitfords Nodes, Hillarys.

The mobile play unit is currently having hydraulic lift seals repaired. It will take approximately one week.

WATER TANKERS

Due to dry September conditions summer plant watering program has commenced. This program is being monitored to reflect the current daily climatic conditions.

Commencement of this program in September is approximately 6 weeks earlier than normal.

RETICULATION

Due to current dry conditions summer watering has commenced.

Systems are programmed for 3 nights per week, Sunday, Tuesday and Thursday for 15-20 minutes per line.

BORES AND PUMPS

Noal Gannon Park bore failed at start up and a replacement bore is being installed.

New bores have been installed at Gascoyne Park, Woodvale and Whitfords Sailing Club as per capital works program.

Reticulation and bore has been commissioned at Arthur Waring Park, Clarkson and operation is effective.

CAPITAL WORKS

Play equipment has been ordered for the following parks and installation is due to commence from 28 September 1994:

- Falkland Park, Kinross
- Arthur Waring Park, Clarkson
- Tarolinta Park, ocean Reef
- Blackall park, Greenwood
- Yanchep Foreshore
- James Cook Park, Hillarys
- Kelvin park, Duncraig

New cricket facilities have been completed at Falkland Park, Callander Park, Addison park and Whitfords Park.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crews include:

- Road verge clean up at Hepburn Avenue and Allenswood Drive.
- Rock picking and mulching Joondalup Drive median and verges.
- Clean up after vandalism in Warwick Open Space.
- Bollard installation at Gerda Park.
- Removal of lupins from Marangaroo Conservation Reserve, Lilburne Conservation Reserve, Shepherds Bush park and Hepburn Heights.

Planting and reticulation installation on Warwick Road median.

3 Home Support Services jobs totalling 5 working days.

CONTRACT WEED CONTROL

Spraying for the month included sumps, fencelines, Lovegrass control, Fusilade spraying for veldt grass, wild oats and couch.

F GRIFFIN
City Parks Manager

DHC:JB
gre1000
I61004

CITY OF WANNEROO REPORT NO: I61004

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 740-93216

WARD: NORTH

SUBJECT: APPEAL DETERMINATION, LOT 26 (89) DAMIAN ROAD,
JANDABUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: K Chaplin-Ardagh
CONSULTANT: Tuscom & Assoc
APPLICATION RECEIVED: 10.3.94
ADVICE RECEIVED: 19.9.94
REPORT WRITTEN: 20.9.94

SUMMARY

Council did not support this proposal at its meeting on 9 March 1994 (I20310) and the applicant appealed to the Minister for Planning who has not upheld the appeal.

BACKGROUND

The proposal was to subdivide the subject lot of 4.2161 hectares into two lots of 2.1853 and 2.0494 hectares.

Council subsequently refused the application on the following grounds:

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

.2support for this proposal will establish an undesirable precedent for further subdivision in the locality.

DECISION

The Minister advised by letter dated 10 September 1994:

"Investigation reveals that the Committee's refusal is consistent with the recommendation it received from the Shire of Wanneroo and, as the decision is consistent with the current policy on subdivision in this locality, I have concluded that it would not be appropriate to determine the matter differently.

In the circumstances, I regret I must advise that the appeal is not upheld."

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

hjc:gm
pre94958
21.9.94
I61005

CITY OF WANNEROO REPORT NO: I61005

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 30/4630

WARD: SOUTH WEST

SUBJECT: APPEAL DETERMINATION : LOT 67 (1) CARBRIDGE
WAY, DUNCRAIG

The Minister for Planning has dismissed an appeal by Mr N V Jones against the Council's refusal to allow him to establish psychiatric consulting rooms on Lot 67 at the corner of Carbridge Way/Glengarry Drive, Duncraig. In dismissing the appeal the Minister was mindful of the Council's "*desire to concentrate such activities in the Arnisdale Road area*" and he concluded that the Council's refusal in this case was soundly based from a planning point of view.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

acs:gm
pre94959
I61006

CITY OF WANNEROO REPORT NO: I61006

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 019-7-1

WARD: ALL

SUBJECT: METROPOLITAN DEVELOPMENT PROGRAMME 1993-94 TO
1997-98 'IMPLEMENTATION PLAN'

The Metropolitan Development Programme 1994-95 to 1998-99, 'Implementation Plan' has recently been released. The 'Implementation Plan' shows development projects anticipated for Wanneroo for single and multi-residential lot production over the next five years.

The 'Implementation Plan' is based on information contained in a previously released document, the 'Developers Intentions Report' which was released in June 1994. Servicing authorities (such as WAMA, SECWA, Local Government - City of Wanneroo) were asked to assess the viability of each development project identified in the 'Developers Intentions Report' with regard to meeting the projected lot production within the proposed time frame. The 'Implementation Plan' is the result of this review.

The 'Implementation Plan' reflects constraints to immediate development (such as rezonings, structure planning, and lack of connection to sewer mains etc) and the resultant delays to some projects. Whereas, in the 'Developers Intentions Report', developers estimated that in the North West Corridor they would produce approximately 4920 lots in the first year of the programme, the implementation plan indicates the development's ability to produce approximately 4875 lots in the first year of the programme (1994/95).

A copy of the Developers' Intention Report has been placed in the Councillors' reading room.

The Implementation Plan shows that the north-west and south-east sectors will provide the bulk of new lot supply for the Metropolitan area with contributions of 31.5% and 26% respectively (see Attachment No 1). Within the North West Corridor, some 25,123 lots (27,885 dwelling units) are anticipated to be developed. Of these, 22,197 are to be developed in Wanneroo (average of 4439 per year). Of those, about 39% (8655 lots) will occur in the Clarkson/Butler area, 26% (5714 lots) in East Wanneroo and 18% (4114 lots) in the suburbs of Kinross, Iluka and Currambine. The location of this growth and development is shown in the map included in the Implementation Plan shown on Attachment No 2.

Note that detailed consideration of the map reveals some errors and inaccuracies in areas shaded. These include NW 18 shows Emerald Reserve in edgewater shaded when, in fact the development should occur on the south-eastern corner of Joondalup Drive and Treetop Avenue. NW 1 includes portions of Percy Doyle Reserve

which is incorrect. NW 6 incorrectly includes the western conservation area of Hepburn Heights. NW 10 wrongly includes a large recreation reserve on Landsdale Road. NW 28 includes land on the eastern side of the freeway alignment which is incorrect. The future of NW 70 is still to be determined and a report to Council will be prepared in the near future.

The Department of Planning and Urban Development (DPUD) will be advised of these errors and inaccuracies.

Councillors should also note site NW 69. This site relates to Lot 17 (jointly owned by Cities of Wanneroo, Perth and Stirling). The figures given in the 'Implementation Plan do not reflect a formal position by the owners - the Councils, but rather, estimates given to DPUD by this Department as to what the likely development time-frame could be.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pjn:gm
pre94952
14.9.94
I61007

CITY OF WANNEROO REPORT NO: I61007

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING

MEETING DATE: 12 OCTOBER 1994

FILE REF: 880-1

WARD: ALL

SUBJECT: ANNUAL REPORT - WELFARE SERVICES DEPARTMENT

The annual report of the Welfare Services Department is attached for Council's information. The report details

- . an overview of the Department's function for 1993/94;
- . an analysis of the Service budget;
- . detail of individual Service programmes;
- . future directions for the Welfare Service.

Submitted for Council's information.

P STUART
Manager Welfare Services

PS:CJ
wrell1002

I61008

CITY OF WANNEROO REPORT NO: I61008

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 14 OCTOBER 1994

FILE REF: 240-2

WARD: ALL

SUBJECT: ANNUAL REPORT - CITY OF WANNEROO PUBLIC
LIBRARY AND INFORMATION SERVICE, 1993-1994

The attached report details the operations of the City of Wanneroo Libraries during the period 1 July 1993 to 30 June 1994.

The first library opened in Wanneroo on 3 May 1961. Although it took seventeen years to record the first million, issues, annual

loans now exceed 1.6 million. At 30 June 1994, a total of _____ items had been borrowed in the 33 year history of the City of Wanneroo Libraries.

Wanneroo Libraries currently hold 10.14% of the Library and Information Service of Western Australia public library stock in the field at account for 11.36% of loans.

The annual report is comprehensive as it is intended for wide distribution.

The main issues faced by the library service in 1993/94 were the continuing effects of several years of poor stock turnover and adjustment and planning to ensure the service is appropriate to the City's rapid population growth. The restructure of the Mobile Library service and the Joondalup City Library were the two major projects addressed.

Submitted for information.

N CLIFFORD
City Librarian

nfc:mdp
whre090394
I61009

CITY OF WANNEROO REPORT NO: I61009

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 703-1-12

WARD: ALL

SUBJECT: PERRY'S PADDOCK PICNIC DAY - 23 OCTOBER 1994

Council is staging its third annual "Perry's Paddock Picnic Day" on Sunday, 23 October 1993. The programme of events for the Day has been confirmed (Attachment 1 refers) and articles appearing in the Wanneroo Times advertising this family event.

As in the previous year, there will be plenty of activity throughout the day, including entertainment on stage around the Paddock, historical and other static displays and food and craft stalls.

Highlights of the day include the Children's foot races, horse racing events and a new event this year will be a football kicking competition. The Minister for Planning and Heritage, the Hon. K R Lewis, MLA, will also be attending to sign the lease documents for Perry's Paddock, transferring the lease to Council.

Presentation of the Children's Literacy Awards, organised by the Children's Advisory Committee, will also take place as part of the official opening ceremony. The Minister for Community Development the Family and Seniors, the Hon. R K Nicholls, MLA, has been invited to make the presentation; however, the Minister is unable to attend and a member of the Government will be in attendance to represent him.

An effective advertising campaign has been designed to make the general public aware of this free family picnic day. Press releases and editorials will continue to be sent to local newspapers, and radio stations will be advised of the event.

Information will be sent to schools in the City of Wanneroo for inclusion in their newsletters.

A two-page spread (centrefold) has been designed by Graphics Section in consultation with the Recreation and Cultural Services Department and stories are presently being written by Council's Publicity Officer on past and future events at Perry's Paddock.

Community interest is already high and, combined with the promotional activities already planned, a large crowd is anticipated for another successful event.

Submitted for information.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:SS

rre41006

Att.

P R O G R A M M E

ON STAGE

- 10.30 am Challenge Brass Band
11.00 am Short and Tall of Clowning with
"AO" the Clown
11.15 am Challenge Brass Band
12.00 pm Sounds of Dalmatia Band
- 12.30 pm Official Opening by Mayor of Wanneroo
Cr Rita Waters, JP
and Lease Signing Ceremony with the
Minister for Planning and Heritage,
Hon. K R Lewis, MLA
followed by presentation of "Children's
Literacy Award" by representative of the
Minister for Community Development, Family and
Services, Hon. R K Nicholls, MLA**
- Pigeon release by Wanneroo Racing Pigeon Club.
- 1.00 pm Mustang Bootscooters
1.20 pm City of Wanneroo Pipe Band
1.45 pm Mustang Bootscooters
2.05 pm Wanneroo Civic Choir
2.35 pm Mustang Bootscooters
- 2.55 pm 1920's Costume Parade and
Cruikshank's Bush Band
(prizes for Best Costumes donated by
Commonwealth Bank, Joondalup)**
- 3.40 pm Punch and Judy

AROUND GROUND

- 10.30 am Novelty Mounted Horse Games
(Wanneroo Horse and Pony Club)

11.00 am Longest Footy Kick
14-15 years) prizes donated by
16-18 years) Tony Villanova Snr

Open Section - Martinovich Medal donated by
Tony Martin

12.00 pm Children's and Family Foot Races
"AO" The Clown

12.30 pm Face Painting

1.00 pm Marching Band and Display
TS Marmion Naval Cadets

1.30 pm Punch and Judy

2.00 pm Tug-O-War Teams of 10
(prizes donated by Kingsley Woodvale
Recreation Association)

2.30 pm Marching Band and Display
TS Marmion Naval Cadets

3.30 pm - Horse Races
4.30 pm (Trophies donated by Wanneroo Times Community)

DISPLAYS STALLS BLACKSMITH

ABSEILING BY STATE EMERGENCY SERVICES

PONY RIDES

AND MUCH, MUCH MORE

**HISTORICAL DISPLAY IN THE BIG TENT
AND SCHOOL ROOMS**

I11000

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I11001

CITY OF WANNEROO REPORT NO I11001

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 510-2234, 510-1984

WARD: CENTRAL

SUBJECT: RAIL COMMUTER VEHICULAR PARKING
CONIDAE DRIVE, HEATHRIDGE

In August 1993 Council first considered a report into rail commuter parking in Ellendale Drive, Heathridge (Item H10817 refers). Based upon a survey of residential and rail commuter opinion, Council resolved to construct embayments along the east side of Ellendale Drive. This option was the most favoured compromise preference indicated in the questionnaire response. Transperth subsequently agreed to a 50/50 cost sharing arrangement for construction of the embayments. (Item H11118 refers).

During this period the attractiveness of the footbridge access to the Edgewater Railway Station increased to the extent that up to thirty five rail commuter vehicles were being parked along Ellendale Drive and surrounding streets. However, residential opinion opposed this commuter parking in Ellendale Drive. The residents petitioned Council to remove all commuter parking rights and return to a "kiss 'n ride" facility. This was seen as the original intent of the footbridge connection.

Council subsequently considered a further report on this matter at its meeting on 22 June 1994 (Item I10610 refers). The installation of 5 minute parking prohibitions for the embayments, as shown on Attachment 1 were approved. It was also resolved that the parking situation be monitored for a period of three months.

The imposition of parking prohibitions had an immediate impact upon the number of commuter vehicles parked along Ellendale Drive. However, some 12-17 commuters simply relocated to the

reserve on the corner of Conidae Drive and Ellendale Drive (as shown on Attachment 2). This parking practise reduced sight lines for motorists turning into Conidae Drive. Accordingly, a bollard barrier fence was erected around the road perimeter of the reserve. Commuter motorists have since parked along the road verge in Conidae Drive, north of the reserve, as shown on Attachment 2. Their numbers have, however, reduced to approximately six vehicles. A number of these motorists represent long term rail commuters. As such they are unlikely to be dissuaded from continuing to park in Heathridge. Their parking patterns indicate they have attempted to be as non-confronting to residents as possible while retaining their right to park in Heathridge and use the footbridge. Recent surveys indicate their number is remaining fairly constant at about six vehicles.

Notwithstanding this, residents of Conidae Drive, opposite where these vehicles are parking, have petitioned Council to remove these vehicles (Item I90906 refers). They seek the erection of "NO PARKING" signs along Conidae Drive in the section adjacent to the freeway/railway reserve and stringent policing of parking in Conidae Drive. The extent of the proposed "NO PARKING CARRIAGEWAY OR VERGE" signs are shown on Attachment 3.

Previous reports have recognised the difficulty of discouraging commuter parking while maintaining the residential amenity of the area. It should be noted that the current location of these commuter vehicles does not pose a particular safety problem. Any parking prohibition may result in commuter parking being relocated to another residential area. This may require road and verge prohibitions on the southern sections of Ellendale Drive, including the western residential side and in Fairlawn Gardens, Kalgan Close and Prospect Gardens. These restrictive prohibitions will equally affect local residential and visitor parking. The extent of prohibitions may need to be widespread.

With regard to the conversion of the parking embayment in Ellendale Drive to a 'Kiss and Ride' facility, Westrail has indicated that while it would prefer for the parking facility to remain, it recognises that a limited time parking provision can minimise the local resident's concerns.

TRAFFIC LIGHTS JOONDALUP DRIVE

An application has been recently received for the development of the commercial lot on the corner of Ocean Reef Road and Joondalup Drive. The issue of the developer pre-funding the traffic signals at the Edgewater Station Access Road and Joondalup Drive will be addressed as part of this development proposal.

RECOMMENDATION

That Council:

1installs "NO PARKING ANY TIME CARRIAGEWAY OR VERGE" signs on the eastern side of Conidae Drive, between Faversham Way and Ellendale Drive, as shown on Attachment 3 to Report No

2advises the petitioners accordingly.

R T McNALLY
City Engineer

DP:PP:AT
Bere1002
I11002

CITY OF WANNEROO REPORT NO I11002

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 30/1105, 30/1104

WARD: NORTH

SUBJECT: LIMESTONE BLOCK CUTTING QUARRY - LOT 22 FLYNN DRIVE, NEERABUP

The Industrial Lands Development Authority (ILDA), Gino Stati and his company, Gimela Nominees Pty Limited have applied jointly for renewal of approvals to operate a limestone block cutting quarry on lot 22 Flynn Drive, Neerabup, as shown on Attachment 1. The actual quarry area is 1 Km north of Flynn Drive and forms the northern portion of ILDA's quarry area.

The current operation is quite small and no complaints have been received since the initial approval was issued in 1989. Standard noise conditions are proposed in case operating methods or other factors change.

The existing road maintenance agreement of \$0.16 per cubic metre of material removed will apply to this approval.

The intended future use for lot 22 is industrial and the quarrying will produce acceptable levels for this end use.

RECOMMENDATION

That Council:

approves the application by the Industrial Lands Development Authority and Gimela Nominees Pty Ltd to operate a limestone block cutting quarry on lot 22 Flynn Driver, Neerabup, as shown on Attachment 1 to Report in accordance with the provision of its Town Planning Scheme No 1 for the period to 30 October 1996 subject to:

- .1 the use of the land for quarrying purposes ceasing by 30 October 1996;
- .2 the operator of the quarry maintaining a water allocation licence;
- .3 all fuel storage on site being in approved underground tanks in accordance with Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- .4 submission of an annual rehabilitation report incorporating the cost of rehabilitation;
- .5 the applicant entering into an agreement with the City of Geraldton for the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre, such payment to be made quarterly;
- .6 all stockpiles and work areas being stabilised and suitably landscaped;
- .7 hours of quarry operation being restricted to:

Monday to Friday 0700-1800 (except public hols)
Saturdays 0800-1700
Sundays (work not permitted)
Public Holidays (work not permitted)

- .1 all site equipment being suitably sound proofed so as to
- .2 maintaining a sealed crossover and sealing up to the first
- .3 operating in accordance with the submitted report and docu
- .4 operator to give an undertaking not to cut capstone whenev
- .5 standard conditions.

NOTE: It is to be clearly understood that, regardless of the conditions imposed, these approvals do not indemnify the quarry operators from any future action under the provisions of the Environmental Protection Act 1986;

approves an Extractive Industry Licence for Gimela Nominees Pty Ltd, for a limestone block cutting quarry on lot 22 Flynn Drive, Neerabup with the following conditions:

- .1 annual fee - \$300
- .2 period of licence - 2 years to 30 October 1996
- .3 rehabilitation bond - \$20,000
- .4 under By-law 21 of the Extractive Industry By-laws agreement repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the rate of \$0.16 per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

R T McNALLY
City Engineer

RWE:EMT
Berel006
I11003

CITY OF WANNEROO REPORT NO I11003

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 510-1925
WARD: CENTRAL
SUBJECT: PARKING EMBAYMENT - KESTREL MEWS
EDGEWATER PRIMARY SCHOOL

The Edgewater Primary School Parents' and Citizens' Association recently sought the progressing of a proposal to construct a 22 bay verge parking facility off Kestrel Mews, Edgewater. This project had previously been identified in the 1992/93 financial year but had not been able to attract the necessary funding. The Education Department of Western Australia has advised that it is now in a position to contribute 50% of the cost of this project. The total cost of the project is estimated to be \$14,000. Council's contribution to this project can be funded from Account No 33066 - Traffic Improvements Various Locations.

The results of a previous survey of traffic flows and parking patterns around the school is shown in Attachment 1. The school population has remained fairly static and consequently current trends are likely to be similar to those recorded in October 1992. The embayment proposal will formalise the existing verge parking in Kestrel Mews. The location and extent of the proposed works is shown on Attachment 2.

RECOMMENDATION

That Council:

1approves the construction of a parking embayment on the south side of Kestrel Mews, Edgewater at an estimated cost of \$14,000 with a 50% contribution from the Education Department;

2authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$7,000 from Account No 33066 - Traffic Improvements - Various Locations for Council's contribution to the construction of a parking embayment in Kestrel Mews, Edgewater;

3advises the Edgewater Parents' and Citizens' Association accordingly.

CITY OF WANNEROO REPORT NO: I11004

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL-TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 2951/155/2

WARD: NORTH

SUBJECT: PROPOSED RETAINING WALL: LOT 155 (2) BARI PLACE, MINDARIE

APPLICATION

An application has been submitted for approval to construct a retaining wall at Lot 155 (2) Bari Place, Mindarie, which will exceed 2000 in height (see Attachment 'A').

COUNCIL POLICY

Council Policy authorises the City Building Surveyor to approve retaining walls up to 2000 in height. Proposed retaining walls which exceed this height are to be submitted to Council for consideration. When a proposed retaining wall exceeds 1000 in height the written comments of the affected adjoining owners are to be submitted.

BACKGROUND

As indicated on the attachment, the proposed retaining wall is approximately 25000 in length. The front 4500 long section will taper up from the existing retaining wall on the adjoining property to 1900 high. A further 9500 long section will taper from 1900 to 2400 high for 5000 and return within the property. A further 7500 long section will taper from 600 to 400 high.

The written favourable comments of the adjoining owner have been submitted.

The level of the lot falls approximately 3000 from the rear right hand corner to the front right corner.

RECOMMENDATION

That Council approves the proposed retaining wall to be constructed at Lot 155 (2) Bari Place, Mindarie, to a maximum height of 2400.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre10006
I11005

CITY OF WANNEROO REPORT NO: I11005

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 2804/74/4

WARD: SOUTHWEST

SUBJECT: COLLAPSED RETAINING WALL: LOT 74 (4) EXMOOR COURT, HILLARYS

RETAINING WALL

The owner of Lot 74 (4) Exmoor Court, Hillarys, entered into a contract with Conwood Fencing and Retaining Walls Pty. Ltd. to construct a 1500 high retaining wall on the boundary property which subsequently collapsed.

The collapse was allegedly caused by the builder's bobcat driver who drove his machine in close proximity to the wall. The builder indicated that he was prepared to reinstate the wall until he inspected the concrete posts used to hold the concrete panels in position.

He found that the concrete footings provided to the posts were not in accordance with the engineer's approved details and refused to reinstate the retaining wall, claiming that the fence was structurally inadequate.

The Retaining Wall company has provided an engineer's certification indicating that even though the wall was not constructed in accordance with the approved details, it was structurally adequate.

The owner of the property also obtained an independent engineer's certification which indicated that the wall had not been constructed in accordance with the approved details.

The owners now intend to repair the wall by adding a limestone wall alongside the remnants of the failed wall. Council does not have the authority to seek compensation for the owners from the retaining wall company, but should instigate prosecution proceedings under Section 401 (1)(b) of the Local Government Act because the wall was not constructed in accordance with the approved details.

The owners will seek legal advice and implement civil action. The Court should decide on the matter because of the conflicting engineer's reports, the builder's bobcat and the concrete footings were not constructed in accordance with the approved details.

RECOMMENDATION

That Council instigates prosecution proceedings under Section 401 (1) (b) of the Local Government, against Conwood Fencing and Retaining Walls Pty Ltd for the construction of a retaining wall which was not in compliance with the approved details.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre10003
I21000

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I21001

CITY OF WANNEROO REPORT NO: I21001

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/502
WARD: SOUTH
SUBJECT: PROPOSED CHILD CARE CENTRE, PROPOSED LOTS 317
AND 318 EVANDALE ROAD, MARANGAROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: I B Gilyead
APPLICATION RECEIVED: 3.8.94
DAU/SCU: 9.8.94
APPLICANT CONTACTED: 11.8.94, 12.8.94, 9.9.94
ADVICE RECEIVED: 9.9.94
REPORT WRITTEN: 21.9.94

SUMMARY

This proposed child care centre is to be built over two adjacent lots which together do not meet the minimum lot size and street frontage recommended in the proposed new policy which the Council will be considering at Item I51002 of the agenda for this meeting.

PROPOSAL

Lots 317 and 318 are two new lots immediately adjacent to a Buddhist Centre. They will be created by an application to subdivide Lot 92 Berkley Road which has still to receive its clearances. Lots 317 and 318 total 1000m². The applicant proposes to accommodate 38 children and six staff. Hours of operation will be 0700 to 1800 Monday to Friday inclusive.

ASSESSMENT

The proposed new policy which Council is considering contains recommendations for:

- Lot size 1200-2000m² (preferably 1500m² plus)
- Frontage 50m² to facilitate desirable levels of access
- Car parking of 1:5 children and one per staff member.

Lots 317 and 318 have a frontage of only 36.4m which compromises car park design, and the 1000m² area is small for the size of centre proposed. Only eleven car parking bays are proposed whereas I believe a total of 15 or 16 should be required. Increased parking will compromise outside play areas. It should also be noted that whilst the proposed staff levels meet minimum Child Care Centre Board requirements for the age groups of the children, they are insufficient to cover relief and other administrative/catering duties.

In the circumstances the application has not been advertised in the normal manner. If Council does not wish to refuse the application outright, on-site advertising should be carried out before the matter is considered further.

RECOMMENDATION:

THAT Council refuses the application by I B Gilyead for a child care centre on proposed Lots 317 and 318 Evandale Road, Marangaroo on the grounds that the land available is insufficient to satisfactorily accommodate the proposed development.

O G DRESCHER
City Planner
hg:gm
22.9.94
pre94960
I21002

CITY OF WANNEROO REPORT NO: I21002

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/4880

WARD: SOUTH

SUBJECT: PROPOSED CHILD CARE CENTRE, LOT 234 (174)
MOOLANDA BOULEVARD, KINGSLEY

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: A A & G M Pastore
CONSULTANT: Victor Ho
APPLICATION RECEIVED: 22.8.94
DAU/SCU: 30.8.94
APPLICANT CONTACTED: 8.8.94
REPORT WRITTEN: 21.9.94

INTRODUCTION

An application has been received from Mr Victor Ho seeking planning approval for a child care centre. Given the proposal is not consistent with the new standards of the Child Care Centres Policy presently before Council, is located on a busy junction and does not meet the standards used under the Planning Department's present working practice, the proposal is not supported.

BACKGROUND

Lot 234 is located on the south-east intersection of Moolanda Boulevard and Whitfords Avenue. The site is currently occupied by a single house which the applicant wishes to extend. The proposal comprises a centre expected to accommodate 41 children with an eleven bay car parking area served by two separate crossovers. The one located nearest Whitfords Avenue already exists and both are proposed to be double width.

The subject property is zoned Residential Development under Town Planning Scheme No 1 where a child care centre is not permitted unless specifically approved by Council (an AA use). Normally, if a proposal was considered to have some merit it would have been advertised on site for a period of 30 days prior to a report being presented to Council.

Given that an examination of the proposal has found several areas of deficiency, normal working practice is to refer deficient applications directly to Council without on-site advertising where refusal is recommended.

ASSESSMENT

Policy Review

Council's working practices regarding child care centres have been under review and was the subject of a separate report to the Policy and Special Purposes Committee on 5 October 1994.

The proposal lacks an adequate landscape buffer of 3.0 metres to street frontages and provides no on-site "vehicle set-down/pick-up" area. Given that this proposal is located on an extremely busy intersection, this would seem imperative in this particular situation.

Further, although no formal on-site advertising has occurred on this site, given the predominantly residential nature of the proposal, the existence of similar facilities in the suburb and the large traffic volumes of this intersection, surrounding residents would probably object to this proposal.

This application was referred to the Council's Engineering Department and it has recommended that the proposal be refused on the following grounds:

.1The site is too small to adequately cater for peak traffic flows (between 8.30-9.00 am).

.2The site is deficient in parking bay numbers when compared to the 1:5 car bay/child ratio proposed by the new policy. Note the site provides a total of eleven bays, five of which have been generated by the present 1:8 car bay/child ratio. Another three bays would be generated by the 1:5 ratio.

.3No "set-down/pick-up" area being provided.

.4Extensive verge parking/traffic congestion already exists on the west side of this intersection generated by St Lukes Primary School.

The Engineering Department's comments are generally in keeping with those concerns which have prompted the proposed Child Care Centres Policy.

Applicant's Submission

The applicant believes the proposal warrants support for the following reasons:

1. Based on Australian Bureau of Statistics figures there is a demand for child care in the Kingsley locality.

2. Although the proposal is located on a busy intersection, this can be viewed as a convenient and accessible location for parents.
3. The applicant already operates two successful child care centres in Singapore and will meet any requirements regarding ameliorating traffic problems.

The site would not meet the main objective of proposed Child Care Centres Policy in that both in planning and engineering aspects it would erode the amenity of the surrounding residential neighbourhood. The site area of 1266 square metres is below the prescribed favourable size of 1500 square metres, and further, is located on an intersection that carries heavy traffic volumes. The traffic/parking problems of this site are further compounded by virtue of the proximity of an existing crossover (proposed to be retained) to Whitfords Avenue, the lack of a pick-up/set-down area for children and the deficiency of car parking bays based on the 1:5 car bay/child ratio proposed by the new policy.

The proposal does not comply with the current or proposed Child Care Centres Policy and it is therefore strongly recommended that it be refused.

RECOMMENDATION:

THAT Council refuses the application for a child care centre on Lot 234 (174) Moolanda Boulevard, Kingsley on the following grounds:

1. the proposal is located at a busy intersection where traffic safety will be compromised;
1the proposed car parking arrangements are inadequate to cater for peak traffic flows (between 8.30 am- 9.00 am);
2the lot is too small to accommodate the development without compromising parking and landscaping requirements to the detriment of local amenity.

O G DRESCHER
City Planner

vc:gm
pre941001
22.9.94
I21003

CITY OF WANNEROO REPORT NO: I21003

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/207
WARD: CENTRAL
SUBJECT: PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD, WANNEROO

LOCAL SCHEME: Special Zone (Restricted Use) Service Industrial excluding Light Industrial, Lunch Bar, Motor Repair Station, Petrol Filling Station and Service Station
METRO SCHEME: Urban
APPLICANT/OWNER: Gemworth Pty Ltd and Lansden Holdings Pty Ltd
CONSULTANT: R Donofrio
APPLICATION RECEIVED: 24.8.94
REPORT WRITTEN: 9.9.94

SUMMARY

An application has been received from Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Holdings Pty Ltd for approval to establish a delicatessen within Lot 1 (925) Wanneroo Road, Wanneroo. The proposed use is contrary to the approved zoning of Lot 1 and it is not deemed appropriate that the area be rezoned, therefore the application is not supported.

BACKGROUND

Lot 1 is zoned "Special Zone (Restricted Use) Service Industrial excluding Light Industrial, Lunch Bar, Motor Repair Station, Petrol Filling Station and Service Station". The special zone was created through Amendment No 375 to Town Planning Scheme No 1 in August 1988.

There have been two previous applications for delicatessens in this location including rezoning of the land, one in August 1990

(E20809) and the second in October 1992 (G21007). In both instances, Council resolved not to support the applications and in the latter resolution reiterated that it would not support the request to expand the current zoning to permit uses other than low traffic generating showroom uses.

ASSESSMENT

The applicant proposes to establish a delicatessen/lunch bar in Unit 6 of the existing development known as Wanneroo Gate, Lot 1 Wanneroo Road, Wanneroo (Attachment No 2). As the zone specifically excludes shops, in which classification a delicatessen falls, the use is prohibited and therefore the area would require rezoning as a prerequisite to allowing the use.

The applicant advises that he has canvassed the surrounding area with the result showing that ten of the thirteen people contacted do want some sort of shop in the area. In addition to this, the current application is for a unit fronting Wanneroo Road as opposed to previous applications which were for rear units. The applicant feels that a delicatessen will draw more people to the centre and therefore increase the overall viability.

The restricted special zone was specifically designed to exclude shops and light industrial uses because of vehicular access difficulties and the concerns of adjacent residents.

When Council initiated Amendment No 375 (B20227), it originally proposed a restricted commercial zone. It was, however, unable to obtain permission to advertise the amendment in this form and it was modified to promote a restricted service industrial zone. The Council saw the restricted service industrial zone as the means of providing for the development of three separate buildings which would enhance the appearance of the entrance to the Wanneroo Townsite and provide the area west of Wanneroo Road for low intensity showroom uses. Agents for the landowners at the time specifically requested that the squash courts building should be permitted to develop with retail uses (shops and restaurants), they were advised that this was not considered appropriate.

In addition, there is also an outstanding issue of access to the area which has never been provided in accordance with the structure plan (Development Guide Plan) which was adopted for the area. A legal agreement to ensure reciprocal access and parking has not been finalised due to one of the key land owner's (Lot 2) reluctance to sign a legal agreement or to develop his land. Access to Lot 1 is still via Wanneroo Road with temporary access connecting the showroom development on Lot 300 to the south which in turn has temporary access via the veterinary consulting rooms on the corner of Wanneroo Road and Noonan Drive.

Overall I am of the same opinion as in 1992, that no factors have changed since Council's previous assessment of the situation which would warrant any change to the current zoning.

RECOMMENDATION:

THAT Council:

1 does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen or any other commercial use;

2 advises Mr R Donofrio of its decision and further advises that in accordance with his application a lunch bar is already a permitted use under the current zoning.

O G DRESCHER
City Planner

mab:gm
pre94942
9.9.94
I21004

CITY OF WANNEROO REPORT NO: I21004

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 30/47

WARD: SOUTH WEST

SUBJECT: ADDITIONS TO COLLEGE, LOT 16 (15) HOCKING
PARADE, SORRENTO

METRO SCHEME: Urban

LOCAL SCHEME:	Public Use Reserve - Private School
APPLICANT/OWNER:	Institute of Notre Dame Des Miss
CONSULTANT:	Tom Rushton & Associates
APPLICATION RECEIVED:	20.7.94
DAU/SCU:	26.7.94
APPLICANT CONTACTED:	10.8.94
ADVICE RECEIVED:	19.8.94
REPORT WRITTEN:	12.9.94

INTRODUCTION

Sacred Heart College is requesting a reduced setback to a proposed Arts Building and wishes to defer parking provisions to a future date. This is unlikely to have any detrimental impact on the surrounding area.

PROPOSED DEVELOPMENT

The proposed extensions will be located on the north easternmost side of the site off Hocking Parade and will comprise at ground level, four classrooms, a dark room, a preparation area, kiln, stores and a mezzanine level. Covered accessways will provide linkage for the proposed building with the rest of the college.

ASSESSMENT

The Arts Building extension encroaches within the 9.0 metre setback prescribed by Table 2 of Town Planning Scheme No 1. The building floor level averages 900mm below the entrance driveway level and averages an 8.3m setback from the street boundary at its nearest point to the street boundary. A gross floor area of 1.65m² encroaches the 9.0m setback area.

The setback variation of this proposal is less than a similar one granted in December 1986 for a 7.5m setback for the Manual Arts Building, located immediately south of these extensions. Given that the Arts Building is set well below street level and is screened by fencing and mature landscaping it will not adversely affect the amenity of the surrounding residential area.

The proposed location of the Arts Building will displace a 20 bay car parking area, which is proposed to be relocated temporarily on the college's southern lawn area located east of the Boarding House. The college has also submitted a preliminary proposal for the future relocation of car bays and road access on the site. This proposal represents a total provision of 107 car parking bays and linkages via a new access road connecting West Coast Highway and Hocking Parade and will be the subject of a future application. The present car parking arrangement provides 90 car bays.

The proposed extensions generate a car parking requirement of eight car bays under Town Planning Scheme No 1. This is based on two car bays per classroom. No provision has been made on this proposal for the extra car parking generated by these extensions. The applicant argues that as the present art rooms will be converted to a portion of relocated Administration, the extensions themselves also comprise a relocation of an existing facility and thus would not generate an additional car parking requirement.

Clause 9.1 of Town Planning Scheme No 1 provides Council the discretion to modify car parking requirements. Further, Clause 5.2 of Council's Cash-in-Lieu of Car Parking Policy G3.08, allows the car parking requirement to be reduced without a cash-in-lieu payment where the parking demand can be estimated with a high degree of confidence. This is specifically for purpose-built single occupancies and although it could be argued that Sacred Heart is predominantly a school function, there is also a residential element by virtue of the boarding house. Nonetheless, the applicant has demonstrated that the displaced bays can be temporarily accommodated and further, that a future car parking proposal will provide an additional 17 car bays on the site. Thus, this proposal could be supported, conditional upon Council being permitted to require more car parking if considered necessary in the future.

RECOMMENDATION:

THAT Council:

exercises its discretion under Clauses 5.9 and 9.1 of Town Planning Scheme No 1 to allow for a reduced setback and a relaxed car parking requirement respectively and approves the extensions to Sacred Heart College located on Lot 16 (No 15) Hocking Parade, Sorrento, as submitted by Tom Rushton and Associates, subject to:

- .1 the provision of 28 car bays as part of the next stage of development or, alternatively, if a parking problem arises, these bays are to be provided to the satisfaction of the City Planner and the City Engineer;
- .2 standard and appropriate development conditions;

O G DRESCHER
City Planner

vc:gm
pre94947
12.9.94I21005

CITY OF WANNEROO REPORT NO: I21005

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 790-695

WARD: CENTRAL

SUBJECT: PROPOSED REZONING, PT LOT 15 WANNEROO ROAD, WANNEROO -
AMENDMENT NO 695

METRO SCHEME:	Rural
LOCAL SCHEME:	Rural
APPLICANT/OWNER:	Mr L J Spiers
CONSULTANT:	Chappell & Lambert Planning and Design Consultants
APPLICATION RECEIVED:	July 1994
REPORT WRITTEN:	14.9.94

INTRODUCTION

An application has been received from Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers for the proposed rezoning of Pt lot 15 Wanneroo Road, Wanneroo from Rural to Residential Development R5 and R15. To support the proposed rezoning, the consultant has submitted a draft local structure plan for the area bounded by Wanneroo Road, the Timberlands Special Residential Estate, Yellagonga Regional Park and Ocean Reef Road.

BACKGROUND

Following the review of the Perth Corridor Plan, the Department of Planning and Urban Development (DPUD) released a new

metropolitan planning strategy for the Metropolitan Region entitled Metroplan. The North West Corridor Structure Plan (NWCSP) was also subsequently released which set out in more detail specific development options for this corridor. The NWCSP identified Pt lot 15 Wanneroo Road and the surrounding area (Attachment No 2) ie: bounded by Wanneroo Road, Ocean Reef Road and Lake Joondalup as 'Subject to City of Wanneroo Local Structure Planning'.

In response to this, the Council prepared a report on draft planning proposals for the various areas of land between Wanneroo Road and Lake Joondalup which were designated as subject to City of Wanneroo structure planning in the NWCSP. This report was prepared and endorsed as a draft by Council as a supplementary report to the Draft East Wanneroo District Structure Plan and was submitted to DPUD for approval to advertise for public comment. Council will note that this report was not endorsed by DPUD and consequently, was never advertised.

In the report referred to above, the subject area around pt lot 15 was proposed as a low density development in the form of a Special Residential Zone. Special Residential was considered the most appropriate use for this area for several reasons. The lower density of development was believed would reduce the incidence of unwanted pressures on the adjacent conversation zone. The area was also recognised for its scenic views that were available of Lake Joondalup and the Parks and Recreation Reserve from Wanneroo Road. Such views were seen as an asset, best maintained by this form of development. This area was also seen to be a logical southern extension of the existing Special Residential Zone to the north.

Although the Council's position in regard to the future potential of this area was acknowledged by the consultant, it was indicated that the extension of services, particularly a main sewer would not be commercially viable under Council's option. The construction costs associated with the extension of the sewer represents a significant development cost that could only be justified by the predominantly residential development of this area. This position was accepted in principle by DPUD and the other relevant authorities.

Therefore, in light of the future provision of a reticulated sewerage system into this area in addition to the high groundwater levels and potential for nutrient impact on the lake, it is recommended that all lots within this area (including the 2000m² plus lots) be connected to the reticulated sewerage system.

The Health Department of WA and Department of Environmental Protection have also expressed similar concerns and have supported this view.

THE STRUCTURE PLAN

The draft local structure plan involves a total area of approximately 51 hectares. The subject lot comprises approximately half of the structure plan area, ie 22.1103 hectares. This lot is currently zoned Rural under the Metropolitan Region Scheme (MRS) and the Council's District Town Planning Scheme.

The consultant has consulted with officers of Council and the relevant state government agencies in the preparation of the plan. This has included the various servicing authorities who have indicated that the zoning of this area as proposed by the consultant at this time is appropriate and that the land can be economically serviced.

In examining this draft plan, there are several issues that require specific consideration.

Public Open Space

The public open space (POS) has generally been located along the extremities of the structure plan: ie Wanneroo Road, Ocean Reef Road and adjacent to Yellagonga Regional Park, with the exception of one 'pocket park' located centrally within the cell. It is generally considered that the allocation of POS south of Pt Lot 15 is not satisfactory and consequently, the consultant should liaise with Council's Town Planning and Parks Departments to overcome the Council's concerns. In this regard, the consultant should consider greater consolidation of the southern areas of POS.

The disposition of POS on Pt Lot 15 is in two main areas, adjacent to Wanneroo Road and abutting the Parks and Recreation Reserve. In general, the provision of POS in these areas is supported. The area of POS adjacent to Wanneroo Road has been provided due to the elevation of this position, therefore, providing some opportunity for the retention of views from Wanneroo Road toward the lake. The area adjacent to the reserve is considered appropriate as it will provide an increased buffer between the proposed residential development and the lake. It should also be noted that the adjacent portion of reserve is proposed as an area for recreation and leisure purposes, therefore the additional POS abutting will complement such likely land-uses.

Groundwater and Drainage

Comments from the Water Authority of Western Australia have suggested that the treatment of stormwater runoff and the removal

of nutrients will require further consideration with the need for stormwater intercepting facilities being appropriately provided. In this regard, it has been suggested that a stormwater management plan will be required to be produced and approved by the Water Authority and EPA.

WAWA has also indicated that groundwater modelling has suggested that a maximum groundwater level of 18.8 m can be achieved in Lake Joondalup and therefore, development around the perimeter of the lake should be restricted to a minimum level of RL 20m. This statement was further qualified however with the comment that urban development of this area and east Wanneroo generally would be likely to result in increased rainfall recharge and a rise in groundwater levels that may affect the subject site.

Available groundwater information suggests that previous groundwater levels have risen to a peak of RL 22m in this vicinity. The consultant has suggested that the western portion of the site will need to be filled to a minimum level of RL 23.5m to provide a 1.5 m freeboard (ie: area between suggested maximum water level and minimum level of development). It is clear that at this time there is some uncertainty in relation to groundwater levels in this area. The likely future construction of a main drainage system to control levels in Lake Joondalup adds to this uncertainty. It is therefore recommended that prior to finalisation of this amendment and local structure plan, this matter is required to be satisfactorily resolved by the consultants by the preparation of a surface and groundwater hydrological management plan to the satisfaction of the Council, EPA and Water Authority.

Unutilised Road Reserve

Pt Lot 15 is currently divided into two portions across an existing unutilised portion of road reserve. This road reserve is no longer required for connection from Wanneroo Road to Scenic Drive due to the construction of such a connection just to the north, along the southern boundary of the Timberlands estate. The current configuration of the local structure plan proposes this land being used for road, POS and drainage purposes. Council will note that the use of this reserve for road purposes is acceptable. The remaining proposed land uses (ie: POS and drainage) however, are required for subdivisional purposes and therefore will require the closure and acquisition of the respective sections of road reserve and subsequent revesting for these respective purposes. Whilst such closures are necessary prior to the development of the site proceeding, it is believed this requirement can be adequately resolved at the subdivisional stage. The applicant should be advised accordingly.

R5 Buffer

The local structure plan includes a row of 2000m² lots between the existing special residential lots to the north and the proposed residential development. A group of similar sized lots has also been provided adjacent the area of POS along Wanneroo Road. In general, it is believed that such lot sizes are adequate to maintain a satisfactory buffer to the existing special residential lots. They will also serve the dual function of helping to preserve the current vistas from Wanneroo Road down to the lake. The R5 density coding prescribes minimum lot sizes of 2000m² and therefore is considered satisfactory in these locations.

Road Hierarchy

In general the structure plan reflects a poor hierarchy. The local structure plan should therefore be modified to provide a more distinct north-south link through pt lot 15 while at the same time avoiding provision of a "rat-run" between Ocean Reef Road and Wanneroo Road through this area. The cul-de-sac adjacent to the recreation reserve just north of this lot should also be extended to connect with the proposed road directly to the south. This will provide better north-south movements and greater access to this site. Other general modifications should also be considered to accord with the principles of road hierarchy as set out in DPUD policy.

INFRASTRUCTURE CONTRIBUTIONS

As Council is aware, the majority of land within East Wanneroo that is proposed for either Urban or Industrial purposes is subject to developer infrastructure contributions for arterial roads (and associated facilities) POS and primary school sites. Initially, when Scheme No 21 was still being promoted, it was also intended that those pockets of land between Wanneroo Road and Yellagonga Regional Park be the subject of a similar requirement.

Following the submission of Scheme No 21 to DPUD for approval to advertise, it was made clear by the Minister that the levying of developer charges against any land west of Wanneroo Road towards infrastructure in east Wanneroo was considered inappropriate and would not be supported. As a consequence, the subject area has been excluded from any form of developer infrastructure contributions in east Wanneroo. It should be noted however that whilst pt lot 15 is relatively large and therefore can proceed independently, some arrangement similar to that in east Wanneroo will be required for the balance of the structure plan area to ensure the POS is provided on an equitable basis. Contributions toward school sites will be administered by the Education Department.

Finally, Council is advised that an inspection of the adjoining properties has identified the existence of several commercial poultry sheds. A closer examination and subsequent interviews with the owners has revealed that the sheds have not been used for poultry production for many years and consequently are now dilapidated. It is considered that the sheds are not capable of further poultry production without considerable upgrading. Given the current development proposals for the area it is considered very unlikely that the owners would pursue this option and in any case, may be restricted from doing so by current EPA guidelines.

CONCLUSION

Whilst the Council has initially promoted the subject area as Special Residential, the development would not be economically feasible and could not proceed. On balance, it is therefore believed that the proposed residential development of the area is appropriate and can proceed.

The Council will note that the various issues discussed in the report are important and will require some resolution prior to the structure plan being advertised, and before the finalisation of the rezoning is contemplated. The initiation of a rezoning of Pt 15 however, is not significantly affected by these matters and therefore it is believed that an amendment can be initiated as proposed.

RECOMMENDATION:

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 Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers for the proposed rezoning of Pt Lot 15 Wanneroo Road, Wanneroo from Rural to Residential Development R5 and R15;

2. forwards the documentation for Amendment No 695 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 695 it will require:

.1 an approved local structure plan for the area bounded by Wanneroo Road, the Timberlands Special Residential Estate, Yellagonga Regional Park and Ocean Reef Road which has been satisfactorily advertised and is in place. In this regard, the consultant is required to:

.1 modify the current draft local structure by r

.2 modify the proposed road structure to provide providing a better more defined north-south road link through Pt Lot 15 while avoiding the creation of a "rat-run" between Ocean Reef Road and Wanneroo Road through this area, the extension of the cul-de-sac adjacent to the recreation reserve just north of this lot to connect with the proposed road directly south and other modifications as necessary;

.2 the preparation of a surface and groundwater hydrological management plan to the satisfaction of the Council, EPA and Water Authority;

3advises Chappell and Lambert Planning and Design Consultants on behalf of Mr Lindsay Spiers that:

.1 there is a requirement for road closures to be undertaken prior to subdivision being contemplated for the area;

.2 Council's support to the proposed R5 and R15 residential development of this site is subject to all lots being connected to a reticulated sewerage system;

4requests the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to rezone the land, subject to Amendment No 695 from Rural to Urban.

O G DRESCHER
City Planner
rwz:jw/pre94955

I21006

CITY OF WANNEROO REPORT NO: I21006

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 740-95302
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION, LOT 84 CASUARINA WAY,
WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Finlaysons Land Development Consultants
APPLICATION RECEIVED: 1.9.94
DAU/SCU: 8.9.94
REPORT WRITTEN: 20.9.94

INTRODUCTION

The subdivision proposal is for the creation of two lots that do not comply with the minimum lot size requirement of Council's Rural Subdivision Policy. The site is affected by the East Wanneroo District Transport Study and the extent of road widening requirements for Dundobar Road is undetermined. Refusal of the application is recommended.

BACKGROUND

Lot 84 has been the subject of a previous subdivision application, which was not supported by Council because it did not comply with Council's Rural Subdivision Policy (June 1990 - E20626). The application was similarly refused by the State Planning Commission.

ASSESSMENT

The location of the subject site is shown on Attachment No 1. Lot 84 is currently zoned Rural and is subject to Council's Rural Subdivision Policy, which specifies a minimum lot size of 4 hectares for this locality. The site is 2.0538 hectares and the applicant proposes subdividing it to create two lots of 1.050 ha and 1.002 ha (Attachment No 2).

Council's Engineering Department has advised that the subject land is affected by the East Wanneroo District Transport Study (which is yet to be finalised) and that Dundobar Road may require realigning and widening in the future. Design details for the widening and realignment of Dundobar Road cannot be determined until the Transport Study has been finalised. It is therefore considered that this application should not be supported.

RECOMMENDATION:

THAT Council does not support the application submitted by Finlaysons Land Development Consultants for the subdivision of Lot 84 Casuarina Way, Wanneroo for the following reasons:

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

2support for this proposal will establish an undesirable precedent for further subdivision in the locality;

3the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;

4support for this proposal would be premature given that the future alignment and widening requirements for Dundobar Road have not been determined.

O G DRESCHER
City Planner

lk:gm
pre94957
21.9.94
I21007

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 319-7-1

WARD: NORTH

SUBJECT: ALKIMOS/EGLINTON MAJOR METROPOLITAN REGION
SCHEME AMENDMENT

INTRODUCTION

The Alkimos/Eglinton Major Metropolitan Region Scheme (MRS) Amendment has now passed through Parliament and on 17 August took effect under the Metropolitan Region Scheme. The City's Town Planning Scheme No 1 will now be modified to reflect the regional reserves (being the Parks and Recreation, Public Purposes [WSD] Controlled Access Highways, Other Major Highways, Important Regional Roads and Railways Reserves) shown on the MRS Amendment on Attachment No 1. (Reserves under the MRS automatically apply to local schemes). On the whole, the amendment was supported by Council. However, the modification of the amendment to delete the proposed north-south Pipidinny Parks and Recreation 'green' link, delete the east-west Pipidinny road link, without any further road traffic analysis for future requirements within the area and the lack of any detail as to arrangements for the acquisition and cost of construction of Regional Roads are of concern and may have repercussions for Council in the future. Possibilities for the protection of the wetlands and intrinsic environmental qualities of the Pipidinny green' link can be considered as a part of the preparation of the Local Rural Strategy. Council should also advise the State Planning Commission (SPC) of its outstanding concerns with arrangements for Regional Road acquisition/construction and contributions in the area and the future need for an east-west link road in the Pipidinny area.

BACKGROUND

Council last considered the Amendment at its May meeting prior to it being laid before Parliament (Report No I60525). That report described the amendment's final form and discussed the modifications to the amendment which the SPC had introduced

following the public submission period. On the whole, the amendment was supported by Council. There were though, some modifications which were not in line with Council's former resolutions.

Council was advised that the only opportunity left available to it, should it seek to affect the progress of the amendment, was to lobby Members of Parliament. This would have been appropriate if Council had wished to promote the finalisation of the amendment as it currently stood (ie discourage Parliament from disallowing the amendment), or wished to promote the disallowance of the amendment. It should be noted that Parliament can only allow the amendment to be finalised as it currently stood or to disallow it in total (ie it cannot make further changes to the amendment). If the amendment was disallowed, the amendment process has to start from the beginning of the process (if any amendment is still sought by the Minister).

DEBATE IN PARLIAMENT

A motion (Hon Jim Scott) seeking disallowance of the amendment and ensuing debate against the amendment occurred. It centred on the general disbenefits of Perth's continued urban sprawl and focused in particular on the loss of native vegetation and the Minister for Planning's decision not to seek a formal Environmental Assessment as part of the amendment. The Quinns Rocks Environmental Research Group's (QEREG) criticism that much of the proposed 'green' Parks and Recreation link in the Pipedinny area between Yanchep and Neerabup national Parks was deleted from the amendment was raised in Parliament. So too were concerns about the adequacy of the planning process to address specific environmental concerns such as the long-term protection of Karli Spring, a small coastal wetland about 5km north of Quinns Rocks (Karli Spring has been discussed in previous Council reports). A copy of the Hansard notes detailing the debate is attached.

In the end, the motion to disallow the passing of the amendment through Parliament was defeated.

THE PIPIDINNY NORTH-SOUTH 'GREEN' PARKS AND RECREATION LINK BETWEEN NEERABUP AND YANCHEP NATIONAL PARK

When the amendment was initially released for advertising in the latter half of 1993, it proposed a large north-south linear Parks and Recreation link between Neerabup and Yanchep National Parks. The final amendment now only shows portions of this previously intended 'green' link as future 'Parks and Recreation'. It is not a continuous link and in essence does not achieve what was originally intended and planned for since the 1970s (ie to form an uninterrupted green link from Yellagonga Regional Park in the

south to Yanchep National Park and Walbinga Regional Open Space in the North). DPUD modified the original MRS Amendment because of the strong opposition from residents in this area to their land being reserved as Parks and Recreation.

Aware of these concerns, Council has advised the State Planning Commission that rather than delete the proposed Parks and Recreation Reserve, funds should be made available to these affected residents to allow early acquisition of their properties by the State Government to avoid any undue hardship. Council has always supported the 'green' link and has written to the State Planning Commission advising this. This area contains significant wetlands and has intrinsic environmental qualities worthy of retention even though large portions of the area are in private ownership and have been cleared for agricultural purposes. As well as this, the idea of creating the 'green' north-south link, something which has been postulated in public planning documents since the Metropolitan Region Planning Authority released the "Planning Structure for the North West Corridor" in 1977 has always been supported by Council and seen to be in the best long term interests of the City. Further, should urban development eventually occur in the Carabooda area, the green link would form a beneficial 'green' buffer between residential suburbs in Alkimos/Eglinton and the future residential suburbs of Carabooda.

In debate in Parliament, the Hon Scott quoted comments written by QRERG in respect to the deleted 'green' Parks and Recreation link. QRERG, supporters of the link, write that:

"We urge the City of Wanneroo and the State Government to now implement planning controls for the private land to try to protect landscape amenity and ensure urban development does not occur east of the freeway"

The MRS Amendment represented the best opportunity to reserve this area for regional conservation and regional recreational purposes. Because of its regional significance, ideally the responsibility for the conservation of the area's environmental and recreational qualities should be a State Government concern. However, this is now not the case. The responsibility then to try to retain the qualities of this area and pursue the general 'principle' of the green link (ie conservation of the wetlands and landscape) tend to fall on Council.

Should Council wish to pursue this, and I believe it should, then it must determine an alternative planning mechanism (other than the MRS Amendment) to control land use in the area to prevent inappropriate development.

This may be best achieved by the imposition of some form of protective zoning under the local Town Planning Scheme for the area (ie a Special Rural Zone with particular conditions) or perhaps as a second, less preferable option, by the adoption of a Council policy to be applied to future development applications/approvals in the area.

The City is presently in the process of preparing a Local Rural Strategy. It is envisaged that the Rural Strategy will consider and recommend on this issue.

REGIONAL ROADS

1. Regional Road Contributions

Council previously advised the SPC that the amendment should not be finalised until arrangements have been determined and agreed for the acquisition and construction of all regional roads within the area and confirmed at a Ministerial level using either the Metropolitan Region Infrastructure Fund (MRIF) for acquisition, a town planning development scheme and/or landowner agreements. In response, the SPC has advised Council that whilst formal arrangements for the construction of regional roads need to be addressed at an early stage, these arrangements do not need to be determined prior to finalisation of the MRS Amendment. The SPC will need to be satisfied that appropriate arrangements are in place prior to granting approval to subdivision.

Given the SPC stance, Council should ensure that arrangements for the contributions for regional roads are determined and agreed to early at the local Town Planning Scheme rezoning stage.

2. Pipidiny Road

The amendment originally proposed an east-west road link in the Pipidiny area to connect Wanneroo Road with the Mitchell Freeway. Council supported this as it saw the long term need for access to the freeway for possible future residents in Carabooda. In response to opposition from residents, however, the SPC modified the amendment and no road link was shown. Traffic studies forecasted low-ultimate volumes (8-9,000 vpd) for the roadway and the State Planning Commission considers that if additional road capacity is needed in the future, then this capacity should be provided by upgrading the existing Pipidiny Road. But the amendment does not preclude any modifications to the present Pipidiny Road

Reserve, modifications which would be required if these upgradings should be required.

The best opportunity to reserve this road link under the Metropolitan Region Scheme as a Regional Road has now passed. This is of concern as there may well be demand in this area for the link across the Parks and Recreation and private rural lots in the very long term. Council may find itself responsible for the costs of land acquisition and construction of this road, a responsibility which should not lie with Council given the roadway's regional function.

ALKIMOS CITY CENTRE

The amendment includes the Alkimos City Centre zone. Finalisation brings with it the need to consider the City Centre in more detail. To this end, LandCorp has recently written to the City (in reply to a query by the City Planner) advising that it is in the process of appointing consultants to assist progress rezoning under the City's Local Town Planning Scheme No 1.

LandCorp advises that with particular reference to the Alkimos City Centre it will be forming a committee to assist in the process of planning. LandCorp advises that 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 possible

CONCLUSION

Generally, the Alkimos/Eglinton MRS amendment has previously received Council's support. However, the modification of the amendment to delete the proposed north-south Parks and Recreation 'green' link, delete the east-west road link at Pipidiny and the lack of any detail as to arrangements for the acquisition and cost of construction of Regional Roads are of concern and may have repercussions for Council in the future. Possibilities for the protection of the wetlands and intrinsic environmental qualities of the Pipidiny 'green' link will be considered as part of the preparation of the Local Rural Strategy. It is also recommended that Council writes to SPC advising of its concerns with arrangements for Regional Road acquisition/construction and contributions in the area and the future need for an east-west link road in the Pipidiny area.

RECOMMENDATION:

THAT Council writes to the State Planning Commission advising of its disappointment with the lack of any detailed arrangements for the acquisition and construction of the Regional Roads in the

Alkimos/Eglinton Metropolitan Region Scheme Amendment area and its concern with the deletion of the east-west Regional Road linking the Mitchell Freeway to Wanneroo Road in the Pipidiny area from the amendment.

O G DRESCHER
City Planner

pjn:gm
pre94954
14.9.94
I21008

CITY OF WANNEROO REPORT NO: I21008

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 787/195/9
WARD: SOUTH
SUBJECT: APPLICATION TO PURCHASE A PORTION OF PAVETA PARK, GREENWOOD

LOCAL SCHEME: RESIDENTIAL
APPLICANT/OWNER: J & J BROWN/CROWN
APPLICATION RECEIVED: 18 JULY 1994
REPORT WRITTEN: 26 SEPTEMBER 1994

INTRODUCTION

One of the residents adjoining Paveta Park has applied to purchase a portion of the park for a tennis court. The sale of a portion of the park would set an undesirable precedent and the sale should therefore not be supported.

APPLICATION

The owners of Lot 141 Tupelo Court, Greenwood wish to purchase a portion of the public recreation reserve known as Paveta Park. Their written application does not state the purpose for which they require the land, however a verbal discussion with one of the applicants reveal that they want to use the land for a tennis court.

SECTION 20'A'

The reserve was created as a condition of subdivision under Section 20A of the Town Planning and Development Act. As such its use and disposal is subject to stringent conditions laid down by the Department of Land Administration (DOLA). If Council decided to consider selling a portion of the reserve the proposed sale would need to be extensively advertised seeking the public's comments. The Department of Planning and Urban Development (DPUD) and the Minister for Lands would also need to approve the sale. DPUD and the Minister would need to be satisfied that the reserve has no recreational use and its disposal to the owners of Lot 141 would have no effect on the community.

ASSESSMENT

The reserve is a dry park with natural vegetation. Removal of the trees for a private tennis court is likely to be of concern to the surrounding residents.

As no restrictions could be placed on the use of the land once it has been amalgamated with Lot 141, the applicants may simply strata title or subdivide the lot. Public recreation reserves should not be sold off to enable individual residents to make financial gains.

Another factor to consider is that the sale of the subject land would set an undesirable precedent. If the sale of this portion of the reserve proceeded, on what grounds would any future applications to purchase public recreation land be refused?

RECOMMENDATION:

THAT Council does not agree to sell a portion of Paveta Park to the owners of Lot 141, Tupelo Court, Greenwood.

O G DRESCHER
City Planner

cad:jw
pre941006b
27.9.94

I21009

CITY OF WANNEROO REPORT NO: I21009

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 609/604/243
WARD: CENTRAL
SUBJECT: APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION RESERVE, BELDON

LOCAL SCHEME: RESIDENTIAL DEVELOPMENT
APPLICANT/OWNER: D & A JESSAMINE/CROWN
REPORT WRITTEN: 22 SEPTEMBER 1994

INTRODUCTION

The proposed sale of a portion of a Public Recreation reserve to the adjoining property owner in Beldon was advertised in the Wanneroo Times to gauge the opinions of the residents in the vicinity. Although no objections were received from the residents the Water Authority of WA has objected to the proposed sale as it will affect its Beenyup Sewer Tunnel.

APPLICATION

The owners of lot 604 Eddystone Avenue, applied to purchase a portion of the public recreation reserve adjoining their property. The applicants are experiencing access problems from Eddystone Avenue and the acquisition of a portion of the reserve will enable them to access their property from Gradient Way.

The proposed sale was referred to the Department of Planning and Urban Development (DPUD) and advertised in the local newspaper. DPUD supported the sale and no objections were received from residents in the vicinity. The matter was also referred to the Water Authority of WA who objected to the sale. The Authority's 1950mm Beenyup Sewer Tunnel traverses the reserve. The Beenyup Effluent Outfall-Tunnel pipeline is also located beneath the

reserve. The reserve is where the pipeline ends and the tunnel begins and it is important that WAWA can access this point should maintenance be necessary. In view of the existence of WAWA's plant it will not be possible to sell the portion of the reserve.

WAWA is currently acquiring an easement over the reserve for the protection and maintenance of the sewer.

RECOMMENDATION:

THAT Council does not agree to the disposal of the Public Recreation reserve on the corner of Gradient Way and Cumberland Way, Beldon, to the owners of lot 604 Eddystone Avenue.

O G DRESCHER
City Planner

cad:jw
pre941003
23.9.94
I21010

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 305-6
WARD: ALL
SUBJECT: CLEARING OF NATIVE VEGETATION

SUMMARY

The Environmental Advisory Committee has advocated preparation of a land clearing issues paper as an initial step towards adoption by Council of a policy on the matter. Assessment of remnant

native vegetation within the City of Wanneroo (as part of the Perth Environment Project) will form an important input to the Committee's recommended initiative.

Council's endorsement of the Committee's suggested initiative is recommended, as is Council's support for the Committee's involvement in the Perth Environment Project remnant native vegetation assessment (including approval for the provision of up to \$3,000 for the field assessment process).

INTRODUCTION

At its 25 July 1994 meeting, the Environmental Advisory Committee considered the question of clearing of land in advance of any specific planning/development proposal being considered and whether there was a mechanism through which a policy linking clearing of land to planning/development approval processes could be implemented. The following points were raised in the ensuing discussion -

- . vegetation clearing is one of a range of land use planning and development issues that will need to be addressed through the Local Conservation Strategy (LCS);
- . because of the expense involved in clearing land, there must be some ulterior motive for doing so considerably in advance of a development proposal being submitted;
- . Council does not have any general provisions relating to the control of vegetation clearing within its present Town Planning Scheme (although it does have some specific provisions on this matter for certain Special Rural and Special Residential zones) and although such provisions could be added (subject to acceptance by Council, the State Planning Commission and the Minister for Planning), careful consideration of the potential ramifications (eg compensation claims) would be necessary;
- . issue is somewhat analagous to that of protecting sites of historic significance through the planning process and in this context, an inventory of significant vegetation is perhaps necessary;
- . clearing controls can be exercised through the Soil Conservation Act although the efficacy of this mechanism seems limited;
- . an issues paper addressing current practices and options for controlling vegetation clearing is needed as a basis for further consideration of this matter;

. the practicality of retaining native vegetation within urban development sites given current development standards and practices.

The Committee adopted a motion that it recommends to Council that a land clearing issues paper be prepared as an initial step towards formulation of an overall Council policy on this matter.

DISCUSSION

In an attempt to accelerate progress on the LCS, the Environmental Advisory Committee has given much consideration at its recent meetings to a range of matters relating to the scope, format and content of the strategy, including identification of priority issues for attention through the strategy. In so doing, the possibility of selecting a particular environmental issue as a basis for developing both the broad principles and methodologies that will underpin the LCS more generally, and specific policies and programmes relating to that particular issue has been canvassed.

In essence, the suggestion is that by focusing on a particular issue, a model that will facilitate the process of preparing the overall strategy will be developed, and this is the context in which the Committee's motion can be regarded.

The rate of progress on the LCS is a source of frustration to both Committee members and officers servicing the Committee. The suggestion for increasing the rate of progress, by initially focusing on a particular issue, can be regarded as a positive one and remnant native vegetation would, as outlined hereunder, be considered an appropriate issue to pursue in this context.

The protection and management of remnant native vegetation is certainly a topical environmental issue which will inevitably be addressed through the forthcoming LCS.

The recently released Draft Urban Bushland Strategy outlines the State Government's proposals for protecting regionally and locally significant areas of remnant bushland through the planning process. In its submission on the draft strategy, Council outlined a number of instances in which the planning (and environmental) processes were perceived to have diminished opportunities for protecting areas of remnant native vegetation.

Legislative amendments proposed under the Planning Legislation Bill 1994 (which establish the rezoning process as the appropriate time to resolve environmental issues, such as vegetation protection), combined with the current advanced state of the major Metropolitan Region Scheme amendments for the North West Corridor, further limits opportunities for the effective

protection of remnant native vegetation within the City through the regional planning process.

On the other hand, however, the State Government is progressing the Perth Environment Project, an important element of which is a quantitative and qualitative assessment of remnant native vegetation within the Perth metropolitan area. The Department of Planning and Urban Development which is co-ordinating the Perth Environment Project is, in fact, seeking the assistance of Local Government in undertaking the assessment process.

Remnant native vegetation is an important environmental resource, and the initiative recommended by the Environmental Advisory Committee should, it is considered, be supported by Council. Results from the remnant native vegetation assessment being undertaken through the Perth Environment Project will be a valuable input to the Committee's initiative and accordingly, Council support for the assessment initiative would also be considered appropriate.

CONCLUSION

In terms of the Committee's recommendation (that a land clearing issues paper be prepared as an initial step towards formulation of an overall Council policy on this matter), the only specific action required by Council is to acknowledge the appropriateness of eventual adoption of a formal policy on remnant native vegetation and endorse preparation of the issues paper.

However, in terms of the Perth Environment Project remnant native vegetation assessment, in addition to endorsing Environmental Advisory Committee involvement in the initiative, some direct Council support for the initiative (such as the allocation of funding to assist in field assessment of remnant vegetation within the City) would be considered appropriate. Funding (to a maximum of say \$3,000) could be made available either from the Committee's consultancy budget (1994/95 Budget Account No 27609)

with an allocation of \$20,000) or the uncommitted funds (\$4,500) in the Community Environmental Grant Scheme budget (also 1994/95 Budget Account No. 27609).

As arrangements regarding the vegetation assessment initiative have yet to be finalised, if Council is prepared to allocate \$3,000 towards this initiative, it is suggested that authority for ultimate approval of any grant/s actually made pursuant to such a decision by Council be granted to the Mayor and the Town Clerk.

RECOMMENDATION:

THAT Council:

1acknowledges the appropriateness of adopting a formal policy on remnant native vegetation protection and management, and endorses preparation (by the Environmental Advisory Committee) of a land clearing issues paper as an initial step towards such a policy;

2endorses involvement (as appropriate) by the Environmental Advisory Committee in the Perth Environment Project remnant native vegetation assessment initiative;

3authorises the Mayor and the Town Clerk to approve expenditure of up to \$3,000 (from Budget Account No 27609, from either the 'Community Environmental Grant Scheme' or 'Local Conservation Strategy' (Wanneroo Environmental Advisory Committee) project areas as appropriate) to assist in funding the field assessment of remnant native vegetation within the City of Wanneroo as part of the Perth Environment Project.

O G DRESCHER
City Planner
ph:gm
pre94948
I31000

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I31001

CITY OF WANNEROO REPORT NO: I31001

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

Council approval is sought for the following functions to be included in the 1994/95 calendar:

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
21 Oct 1994	Senior Councillors vs. Junior Councillors 10 Pin Bowling Challenge at Craigie Bowl	30 - 40	Council

Submitted for consideration.

Councils endorsement is required for the inclusion in the 1994/95 Calendar of Events for a Mayoral Reception held on Tuesday, 27 September 1994 at 6.30pm for the Wanneroo participants who took part in the recent Commonwealth Games. Mayoral approval was given prior to endorsement due to time constraints.

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
27 Sept	Wanneroo Commonwealth Games Participants - Mayoral reception	14	Council

Submitted for endorsement.

R F COFFEY
Town Clerk

prre0132
I31002

CITY OF WANNEROO : REPORT NO I31002

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

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 \$61,425.

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 - 26 October 1994.

T ORD
Acting City Treasurer

TO:JW
7 October 1994

tre0008
I31003

CITY OF WANNEROO REPORT NO: I31003

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 12 OCTOBER 1994
FILE REF: 009-1
WARD: CENTRAL
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Jared and Ryan Mayvis, 24 Harbour Town Heights, Connolly 6027.

Jared and Ryan have been chosen to represent Western Australia in the Tae Kwon Do National Championships to be held in Sydney between 26 - 27 November 1994.

2. Mr Richard Brown, 7A Keel Place, Ocean Reef 6027.

Richard has been selected to represent Western Australia in the Australian Tae Kwon Do Championships to be held in Melbourne in early October 1994.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-

Jared Mayvis
Ryan Mayvis
Richard Brown

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
5 October 1994

tre0002

I31004

CITY OF WANNEROO REPORT NO: I31004

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 12 OCTOBER 1994

FILE REF: 260-0; 010-0

WARD: ALL

SUBJECT: ORDERS FOR GOODS AND SERVICES -
APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions 1994, Clause 8 (3) (b) requires that orders for the supply of goods and services are issued only by authorised officers.

The City Recreation and Cultural Services Manager advises that the position of Recreation Facilities Manager (Wanneroo Zone) has been recently created.

This position is required to requisition goods and services, to a limit of \$2,000 in line with the existing Zone Managers' positions.

RECOMMENDATION

That Council includes the Recreation Facilities Manager (Wanneroo Zone) on the register of officers authorised to requisition goods and services to a limit of \$2,000.

T ORD
Acting City Treasurer

KA:JW
23 September 1994

tre0263
I41000

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL

12 OCTOBER 1994

I41001

CITY OF WANNEROO REPORT NO: I41001

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 12 OCTOBER 1994
FILE REF: 30/148
WARD: SOUTH
SUBJECT: APPLICATION CARPORT

Council is advised of an application from Ms P Clough of Bay 23, Cherokee Caravan Park to erect a carport adjacent her caravan.

The carport will be of metal construction and complies with Council's By-laws.

RECOMMENDATION

That Council authorises Ms P Clough of Bay 23 Cherokee Caravan Park to erect a carport subject to the issue of an appropriate building licence.

G A FLORANCE
City Environmental Health Manager

hre09008
ma:rej
I41002

CITY OF WANNEROO REPORT NO: I41002

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994
FILE REF: 475/35/539
WARD: NORTH
SUBJECT: TEMPORARY ACCOMMODATION

Council is advised of a request from Mr D Sutherland of Lot 35 (539) Neaves Road, Mariginiup for an extension to his temporary accommodation approval which expired on 1 September 1994.

Mr Sutherland was originally authorised by the City Environmental Health Manager under delegated authority to occupy a shed from 1 March 1994 in accordance with Council Policy whilst construction of a permanent dwelling was carried out. The applicant is an owner/builder and the building has taken longer than anticipated. Construction at this stage is at wall plate height.

Council's By-laws Relating to Caravan Parks and Camping Grounds provide for a person to occupy temporary accommodation during construction for a period up to six months at any one time. Council may give its consent more than once, but only by absolute majority of Council.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, Mr D Sutherland of Lot 35 (539) Neaves Road, Mariginiup to occupy a shed as temporary accommodation for a further period of six (6) months expiring on 31 March 1995.

G A FLORANCE
City Environmental Health Manager

hre09007
ma:rej
I41003

CITY OF WANNEROO REPORT NO: I41003

TO: TOWN CLERK
FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING
MEETING DATE: 12 OCTOBER 1994
FILE REF: 880-8-7
WARD: ALL
SUBJECT: CALLING OF TENDERS - HOME SUPPORT CARE

The Aged and Disability Services Programme of the Welfare Department is seeking Council's approval to call tenders for the provision of home cleaning, respite care and personal care for frail aged and disabled clients in the City of Wanneroo.

BACKGROUND

The Community Options Programme receives funding through the Home and Community Care Programme to provide personal care and home support to frail aged and disabled persons living in the City of Wanneroo.

The Community Aged Care Package Programme receives funding through the Department of Human Services and Health. The programme provides comprehensive personal care and home support services to frail aged persons who have been assessed as eligible for hostel accommodation.

Until January 1994 individual contractors were employed by both programmes to provide the majority of home based services to clients. However, changes to Australian Taxation office requirements meant that the use of contractors had to be phased out.

As a result, a small number of contractors were employed by the City as Casual Care Workers to provide a flexible service to the more complex cases. In August 1993 Expressions of Interest were called for cleaning services. All home help services have since been directed through the private home help agency which successfully competed for the contract.

It is envisaged that both programmes will continue to retain a small pool of casual care workers. However, it is more effective if the majority of the programmes' services are delivered by a private agency.

The services to be provided by private care agencies will fall into three main categories, namely

- . housing cleaning
- . respite care
- . personal care

It is envisaged that the majority of the personal care will be carried out by Council's own casual workers. This allows for closer supervision and monitoring, particularly where clients are of high dependency.

However, this category has been included because of the high costs of employing Council's workers after hours and in isolated areas where travelling expenses have to be met.

It is estimated that services to the value of \$130,000 will be contracted out to the successful tenderer/tenderers.

Supporting documentation and contract conditions are included in Attachment 1.

RECOMMENDATION

That Council authorises the calling of tenders for the supply of home help, respite and personal care services to aged and disabled residents of the City of Wanneroo for a period of twelve months.

P STUART
Manager Welfare Services

GM:CJ
wrell001
I41004

CITY OF WANNEROO REPORT NO: I41004

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 240-8

WARD: ALL

SUBJECT:

JOONDALUP LIBRARY RESOURCES

Further to report number _____, correspondence has now been received from the Minister for the Arts advising that in 1994/95, LISWA will keep the provision of stock to the proposed Joondalup Library on schedule.

LISWA have advised the Minister 15,000 new volumes will be provided in 1994/95 to reinstate the schedule. This information is a little unclear as the ordering schedule does not reflect actual provision. Although LISWA may commence ordering the next 15,000 immediately, it will be at least six months before a steady flow of these orders occurs.

To reinstate the full resource provision would also require 20,000 used stock prior to June 1995. No advice on commencement of this selection has been received. It is also unlikely the quantity, quality and range required will be available from current resources in the next nine months.

The Minister's advice that 15,000 new volumes are to be provided is good news. It is unfortunate however, that the lack of a formal LISWA forward planning process necessitates concerted lobbying by Councils to ensure projects such as Woodvale, Morley, Altone Park and Joondalup eventually receive the stocks required.

Recommendation:

That Council corresponds to the Minister for the Arts:

1. acknowledging that should the 15,000 volumes be provided for the Joondalup Library by 30 June 1995, the 1994/95 new stock provision schedule will be maintained
2. seeking clarification the 20,000 used stock will be provided prior to July 1995.

N CLIFFORD
City Librarian

nfc:mdp
whre090294
I41005

CITY OF WANNEROO REPORT NO: I41005

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 930-17 c322-9 c447-1

WARD: CENTRAL

SUBJECT: WANNEROO AMATEUR FOOTBALL/WANNEROO CRICKET CLUB - APPLICATIONS FOR CLUB RESTRICTED LIQUOR LICENCES

Council has received a request from the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for Club Restricted Liquor Licences. The licences are for Wanneroo Showgrounds Clubrooms, Wanneroo.

The days and times requested are:

Thursday	5.00 pm to 11.00 pm
Saturday	1.00 pm to 12.00 am

The Clubs have exclusive use of the clubroom throughout the football and cricket season each year at the above times.

The Clubs will not be storing alcohol on the premises.

As Council is aware, for a Club Restricted Liquor Licence to be granted, the Liquor Licensing Division requires written endorsement from Council stating that the club in question has full and exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no persons, other than the authorised club, may utilise the premises on the dates or at the times approved on the licence.

RECOMMENDATION

That Council:

approves the applications by the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for

Club Restricted Liquor Licences for Wanneroo Showgrounds Clubrooms, Wanneroo on Thursdays (5.00pm to 11.00pm) and Saturdays (1.00pm to 12.00am) throughout the sporting seasons each year; and

2informs the applicants that:

- (i) no structural alterations are to be made to the building without Council approval;
- (ii) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre41005
I41006

CITY OF WANNEROO REPORT NO: I41006

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 930-17 c471-1

WARD: CENTRAL

SUBJECT: EDGEWATER CRICKET CLUB - APPLICATION FOR CLUB RESTRICTED LIQUOR LICENCE

Council has received a request from the Edgewater Cricket Club to apply for a Club Restricted Liquor Licence. This licence is for the Emerald Reserve Clubrooms, Emerald Way, Edgewater.

The Club requires a licence to sell alcohol on Saturdays only from 6.30 pm to 8.30 pm. The Club's President has stated that the Club will only be selling canned alcohol.

The Club has exclusive use of the clubroom for the times stated above throughout the cricket season (second Saturday in October to last Sunday in March).

As Council is aware, for a Club Restricted Liquor Licence to be granted, the Liquor Licensing Division requires written endorsement from Council stating that the Club in question has full exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no persons, other than the authorised club, may utilise the premises on the dates or at the times approved on the licence.

RECOMMENDATION

That Council:

- 1 approves the application by the Edgewater Cricket Club to apply for a Club Restricted Liquor Licence for Emerald Reserve Clubrooms, Emerald Way, Edgewater on Saturdays from 6.30 pm to 8.30 pm throughout the summer sporting season each year; and
- 2 informs the applicant that:
 - a no structural alterations are to be made to the building without Council approval; and
 - b in the event of any non-compliance with Council's policy relating to selling of canned alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS

rre41001
I41007

CITY OF WANNEROO REPORT NO: I41007

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 12 OCTOBER 1994
FILE REF: 260-0
WARD: ALL
SUBJECT: "LICENCE TO OCCUPY" AGREEMENTS - REQUESTS FOR
ADJUSTED BOOKING HOURS

Over the past few months Council has agreed to "write off" funds representing adjustments made to the booking requirements of sporting clubs for the 1991/92, 1992/93 and 1993/94 financial years (Items I50810 & I40919 refer).

The Whitfords and Districts Senior Cricket Club has now also indicated an intention to reduce its booking requirements and seek a "write off" accordingly. Details are as follows:

Whitfords and Districts Senior Cricket Club
(MacDonald Sports Clubrooms)

Current entitlement	478.4 hours per year
Adjusted requirements	312 hours per year
Current outstanding	\$3589.10
Adjusted balance(*)	\$2115.60 (3 years)

Request to "write off" \$1473.50

("*" NB includes waiver of 1992/93 fees due to clubrooms being unavailable during construction period of extensions to building)

As previously advised, the reduction in commitment for these clubs "frees up" time in these venues for greater community access.

RECOMMENDATION

That Council agrees to "write off" an amount of \$1473.50 representing an adjustment made to the booking requirements of the Whitfords and Districts Senior Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rre41004
I41008

CITY OF WANNEROO REPORT NO: **I41008**

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 264-3

WARD: ALL

SUBJECT: APPOINTMENT OF MANAGEMENT COMMITTEE

.....

The Kingsway Sporting Complex Management Committee conducted its Annual General Meeting on 5 September 1994 and thereby elected committee members for 1994/95.

As this group functions as an Management Committee pursuant to Section 181 of the Local Government Act, Council is requested to formally appoint each member to the Committee.

Kingsway Sporting Complex Management Committee

Chairman -
Mr C Ross Wanneroo Football Club

Vice Chairman -
Mr D Thorp Wanneroo District Cricket Club

Secretary -

Mrs J Russell

Committee Members -

Mr B McIver	Wanneroo District Hockey Association
Mr D Warren	Wanneroo District Rugby Union
Mr B Winter	Wanneroo District Touch Association
Mr J Delich	Kingsway Little Athletics Centre
Mr A Chappell	Wanneroo Baseball Association
Mr G Addison	Kingsway Cricket Club
Mr N Trandos	Olympic Kingsway Soccer Club
Mr R Smith	Northern District Softball Club
Mr T Atkinson	Wanneroo British Soccer Club
Mrs L Wishart	Wanneroo District Netball Association
Mr A Clarke	No. 2 Flight WA Air Training Corps
Ms C Newton	Joondalup Jaguars Softball Club

RECOMMENDATION

That Council appoints:

Chairman -

Mr C Ross Wanneroo Football Club

Vice Chairman -

Mr D Thorp Wanneroo District Cricket Club

Secretary -

Mrs J Russell

Committee Members -

Mr B McIver	Wanneroo District Hockey Association
Mr D Warren	Wanneroo District Rugby Union
Mr B Winter	Wanneroo District Touch Association
Mr J Delich	Kingsway Little Athletics Centre
Mr A Chappell	Wanneroo Baseball Association
Mr G Addison	Kingsway Cricket Club
Mr N Trandos	Olympic Kingsway Soccer Club
Mr R Smith	Northern District Softball Club
Mr T Atkinson	Wanneroo British Soccer Club
Mrs L Wishart	Wanneroo District Netball Association
Mr A Clarke	No. 2 Flight WA Air Training Corps
Ms C Newton	Joondalup Jaguars Softball Club

as members of the Kingsway Sporting Complex Management Committee for 1994/95.

R BANHAM

City Recreation and

Cultural Services Manager

RB:SS
rre41002
I61000

CITY OF WANNEROO
BUSINESS FOR INFORMATION SECTION
REPORTS FOR COUNCIL
12 OCTOBER 1994

I61001

CITY OF WANNEROO REPORT NO I61001

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 540-2
WARD: ALL
SUBJECT: 1994/95 ROAD RESURFACING PROGRAMME

Funds have been approved in the 1994/95 Budget for the annual Road Resurfacing Programme from the following sources:

Formula Local Road Grant	Account No 32633
	\$411,760
Municipal Funds	Account No 32602
	\$388,240

	TOTAL
	\$800,000
	=====

The proposed Stage 1 Road Resurfacing Programme for 1994/95 is outlined at Attachment 1 and is based on the WA Urban Road Needs Study and ongoing visual assessments accompanying road maintenance operations.

The estimated cost of Stage 1 is \$647,609. The Stage 2 programme utilising the remainder of the Budget funds will be prepared on completion of Stage 1 and further evaluation of roads.

Areas which have roads in similar condition were further ranked in accordance with the road hierarchy status outlined below:

- 1 District Distributor - Highest Priority
- 2 Local distributor
- 3 Access ways
- 4 Access places - Lowest Priority

The overriding philosophy is that the worst condition roads be given highest priority and, in areas where roads of similar condition exist, preference be given to the roads with greater traffic volumes.

The 1994/95 Resurfacing Programme includes the continuation of the crack sealing treatment programme, 25mm asphalt overlays for urban roads and chip seal treatment of rural roads.

A preparatory work allowance provides for road sweeping, gully adjustment and crossover fillet removal. Costs associated with the upgrading of kerbing will be charged to the kerbing maintenance account as this work is seen as a specific maintenance activity.

The State Energy Commission, Telecom and Water Authority of Western Australia will be liaised with to enable co-ordination of any projects proposed by these authorities that conflict with Council's Resurfacing Programme.

The Stage 1 works commenced in July with the resurfacing of part of Gngarara Road (completing the section from Alexander Drive east to the Council boundary), Whitfords Avenue (the east bound carriageway between Dampier Avenue and Belrose Entrance) and the Kingsway Road intersections with Carripan Road, Driver Road and Alexander Drive.

Submitted for information.

R T McNALLY
City Engineer

GR:AT
Berel004
I61002

CITY OF WANNEROO REPORT NO I61002

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994

FILE REF: 504-0
WARD: ALL
SUBJECT: COASTAL DUAL USE PATH - BIKEWEST FUNDING ASSISTANCE

Funding assistance through Bikewest for the construction of cycling facilities has been provided for the following projects:

		\$
1987/88	Various Cycle Facilities	20,000
1988/89	Mitchell Freeway Dual Use Path Doveridge Drive to Hepburn Ave	23,500
1990/91	Beach Road Dual Use Path Wanneroo Road to Girrawheen Ave	35,000
1991/92	Beach Road Dual Use Path Mirrabooka Ave, Girrawheen Ave	18,500
1992/93	Beach Road Dual Use Path Erindale Road to Mitchell F'way	31,500

In these years Bikewest sought funding submissions from Local Authorities and, generally, a 50% contribution was approved for projects of a regional significance.

Submissions have not been sought by Bikewest in the past two financial years as the approved funds have been allocated to major regional bicycle projects such as the dual use paths along the Mitchell and Kwinana Freeways and the Swan River.

Council approved \$80,000 in the 1994/95 Budget for the Stage 1 extension of the Coastal Dual Use Path north from the Ern Halliday Recreation Camp to Mullaloo Point.

While submissions were not sought from Bikewest, I considered the Coastal Dual Use Path to be of such regional significance that financial assistance was sought from Bikewest.

Bikewest advised on 20 September 1994 that funding of \$20,000 has been approved as a contribution to the Coastal Dual Use Path. This path is currently under construction in conjunction

with the car park, pathway and dune stabilisation works at the animal beach and Mullaloo Point.

Submitted for information.

R T McNALLY
City Engineer
I61003

DRB:EMT
Bere1001

CITY OF WANNEROO REPORT NO: I61003

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 201-5
WARD: ALL
SUBJECT: MONTHLY REPORT FOR SEPTEMBER 1994 - PARKS DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

PARKS MAINTENANCE

Restoration of turf following winter sports program is in progress.

Excessive wear occurred at Admiral Park and large areas required returfing. This work is in progress.

PLAY EQUIPMENT

Extensive vandalism has occurred at Nannatee Park, Wanneroo and Whitfords Nodes, Hillarys.

The mobile play unit is currently having hydraulic lift seals repaired. It will take approximately one week.

WATER TANKERS

Due to dry September conditions summer plant watering program has commenced. This program is being monitored to reflect the current daily climatic conditions.

Commencement of this program in September is approximately 6 weeks earlier than normal.

RETICULATION

Due to current dry conditions summer watering has commenced.

Systems are programmed for 3 nights per week, Sunday, Tuesday and Thursday for 15-20 minutes per line.

BORES AND PUMPS

Noal Gannon Park bore failed at start up and a replacement bore is being installed.

New bores have been installed at Gascoyne Park, Woodvale and Whitfords Sailing Club as per capital works program.

Reticulation and bore has been commissioned at Arthur Waring Park, Clarkson and operation is effective.

CAPITAL WORKS

Play equipment has been ordered for the following parks and installation is due to commence from 28 September 1994:

- Falkland Park, Kinross
- Arthur Waring Park, Clarkson
- Tarolinta Park, ocean Reef
- Blackall park, Greenwood
- Yanchep Foreshore
- James Cook Park, Hillarys
- Kelvin park, Duncraig

New cricket facilities have been completed at Falkland Park, Callander Park, Addison park and Whitfords Park.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crews include:

- Road verge clean up at Hepburn Avenue and Allenswood Drive.
- Rock picking and mulching Joondalup Drive median and verges.
- Clean up after vandalism in Warwick Open Space.
- Bollard installation at Gerda Park.
- Removal of lupins from Marangaroo Conservation Reserve, Lilburne Conservation Reserve, Shepherds Bush park and Hepburn Heights.

Planting and reticulation installation on Warwick Road median.

3 Home Support Services jobs totalling 5 working days.

CONTRACT WEED CONTROL

Spraying for the month included sumps, fencelines, Lovegrass control, Fusilade spraying for veldt grass, wild oats and couch.

F GRIFFIN
City Parks Manager

DHC:JB
gre1000
I61004

CITY OF WANNEROO REPORT NO: I61004

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 740-93216
WARD: NORTH
SUBJECT: APPEAL DETERMINATION, LOT 26 (89) DAMIAN ROAD,
JANDABUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: K Chaplin-Ardagh
CONSULTANT: Tuscom & Assoc
APPLICATION RECEIVED: 10.3.94
ADVICE RECEIVED: 19.9.94
REPORT WRITTEN: 20.9.94

SUMMARY

Council did not support this proposal at its meeting on 9 March 1994 (I20310) and the applicant appealed to the Minister for Planning who has not upheld the appeal.

BACKGROUND

The proposal was to subdivide the subject lot of 4.2161 hectares into two lots of 2.1853 and 2.0494 hectares.

Council subsequently refused the application on the following grounds:

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

.2support for this proposal will establish an undesirable precedent for further subdivision in the locality.

DECISION

The Minister advised by letter dated 10 September 1994:

"Investigation reveals that the Committee's refusal is consistent with the recommendation it received from the Shire of Wanneroo and, as the decision is consistent with the current policy on subdivision in this locality, I have concluded that it would not be appropriate to determine the matter differently.

In the circumstances, I regret I must advise that the appeal is not upheld."

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

hjc:gm
pre94958
21.9.94
I61005

CITY OF WANNEROO REPORT NO: I61005

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 30/4630

WARD: SOUTH WEST

SUBJECT: APPEAL DETERMINATION : LOT 67 (1) CARBRIDGE
WAY, DUNCRAIG

The Minister for Planning has dismissed an appeal by Mr N V Jones against the Council's refusal to allow him to establish psychiatric consulting rooms on Lot 67 at the corner of Carbridge Way/Glengarry Drive, Duncraig. In dismissing the appeal the Minister was mindful of the Council's "*desire to concentrate such activities in the Arnisdale Road area*" and he concluded that the Council's refusal in this case was soundly based from a planning point of view.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

acs:gm
pre94959
I61006

CITY OF WANNEROO REPORT NO: I61006

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 019-7-1

WARD: ALL

SUBJECT: METROPOLITAN DEVELOPMENT PROGRAMME 1993-94 TO
1997-98 'IMPLEMENTATION PLAN'

The Metropolitan Development Programme 1994-95 to 1998-99, 'Implementation Plan' has recently been released. The 'Implementation Plan' shows development projects anticipated for Wanneroo for single and multi-residential lot production over the next five years.

The 'Implementation Plan' is based on information contained in a previously released document, the 'Developers Intentions Report' which was released in June 1994. Servicing authorities (such as WAMA, SECWA, Local Government - City of Wanneroo) were asked to assess the viability of each development project identified in the 'Developers Intentions Report' with regard to meeting the projected lot production within the proposed time frame. The 'Implementation Plan' is the result of this review.

The 'Implementation Plan' reflects constraints to immediate development (such as rezonings, structure planning, and lack of connection to sewer mains etc) and the resultant delays to some projects. Whereas, in the 'Developers Intentions Report', developers estimated that in the North West Corridor they would produce approximately 4920 lots in the first year of the programme, the implementation plan indicates the development's ability to produce approximately 4875 lots in the first year of the programme (1994/95).

A copy of the Developers' Intention Report has been placed in the Councillors' reading room.

The Implementation Plan shows that the north-west and south-east sectors will provide the bulk of new lot supply for the Metropolitan area with contributions of 31.5% and 26% respectively (see Attachment No 1). Within the North West Corridor, some 25,123 lots (27,885 dwelling units) are anticipated to be developed. Of these, 22,197 are to be developed in Wanneroo (average of 4439 per year). Of those, about 39% (8655 lots) will occur in the Clarkson/Butler area, 26% (5714 lots) in East Wanneroo and 18% (4114 lots) in the suburbs of Kinross, Iluka and Currambine. The location of this growth and development is shown in the map included in the Implementation Plan shown on Attachment No 2.

Note that detailed consideration of the map reveals some errors and inaccuracies in areas shaded. These include NW 18 shows Emerald Reserve in edgewater shaded when, in fact the development should occur on the south-eastern corner of Joondalup Drive and Treetop Avenue. NW 1 includes portions of Percy Doyle Reserve

which is incorrect. NW 6 incorrectly includes the western conservation area of Hepburn Heights. NW 10 wrongly includes a large recreation reserve on Landsdale Road. NW 28 includes land on the eastern side of the freeway alignment which is incorrect. The future of NW 70 is still to be determined and a report to Council will be prepared in the near future.

The Department of Planning and Urban Development (DPUD) will be advised of these errors and inaccuracies.

Councillors should also note site NW 69. This site relates to Lot 17 (jointly owned by Cities of Wanneroo, Perth and Stirling). The figures given in the 'Implementation Plan do not reflect a formal position by the owners - the Councils, but rather, estimates given to DPUD by this Department as to what the likely development time-frame could be.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pjn:gm
pre94952
14.9.94
I61007

CITY OF WANNEROO REPORT NO: I61007

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING

MEETING DATE: 12 OCTOBER 1994

FILE REF: 880-1

WARD: ALL

SUBJECT: ANNUAL REPORT - WELFARE SERVICES DEPARTMENT

The annual report of the Welfare Services Department is attached for Council's information. The report details

- . an overview of the Department's function for 1993/94;
- . an analysis of the Service budget;
- . detail of individual Service programmes;
- . future directions for the Welfare Service.

Submitted for Council's information.

P STUART
Manager Welfare Services

PS:CJ
wrell1002

I61008

CITY OF WANNEROO REPORT NO: I61008

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 14 OCTOBER 1994

FILE REF: 240-2

WARD: ALL

SUBJECT: ANNUAL REPORT - CITY OF WANNEROO PUBLIC
LIBRARY AND INFORMATION SERVICE, 1993-1994

The attached report details the operations of the City of Wanneroo Libraries during the period 1 July 1993 to 30 June 1994.

The first library opened in Wanneroo on 3 May 1961. Although it took seventeen years to record the first million, issues, annual

loans now exceed 1.6 million. At 30 June 1994, a total of _____ items had been borrowed in the 33 year history of the City of Wanneroo Libraries.

Wanneroo Libraries currently hold 10.14% of the Library and Information Service of Western Australia public library stock in the field at account for 11.36% of loans.

The annual report is comprehensive as it is intended for wide distribution.

The main issues faced by the library service in 1993/94 were the continuing effects of several years of poor stock turnover and adjustment and planning to ensure the service is appropriate to the City's rapid population growth. The restructure of the Mobile Library service and the Joondalup City Library were the two major projects addressed.

Submitted for information.

N CLIFFORD
City Librarian

nfc:mdp
whre090394
I61009

CITY OF WANNEROO REPORT NO: I61009

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 703-1-12

WARD: ALL

SUBJECT: PERRY'S PADDOCK PICNIC DAY - 23 OCTOBER 1994

Council is staging its third annual "Perry's Paddock Picnic Day" on Sunday, 23 October 1993. The programme of events for the Day has been confirmed (Attachment 1 refers) and articles appearing in the Wanneroo Times advertising this family event.

As in the previous year, there will be plenty of activity throughout the day, including entertainment on stage around the Paddock, historical and other static displays and food and craft stalls.

Highlights of the day include the Children's foot races, horse racing events and a new event this year will be a football kicking competition. The Minister for Planning and Heritage, the Hon. K R Lewis, MLA, will also be attending to sign the lease documents for Perry's Paddock, transferring the lease to Council.

Presentation of the Children's Literacy Awards, organised by the Children's Advisory Committee, will also take place as part of the official opening ceremony. The Minister for Community Development the Family and Seniors, the Hon. R K Nicholls, MLA, has been invited to make the presentation; however, the Minister is unable to attend and a member of the Government will be in attendance to represent him.

An effective advertising campaign has been designed to make the general public aware of this free family picnic day. Press releases and editorials will continue to be sent to local newspapers, and radio stations will be advised of the event.

Information will be sent to schools in the City of Wanneroo for inclusion in their newsletters.

A two-page spread (centrefold) has been designed by Graphics Section in consultation with the Recreation and Cultural Services Department and stories are presently being written by Council's Publicity Officer on past and future events at Perry's Paddock.

Community interest is already high and, combined with the promotional activities already planned, a large crowd is anticipated for another successful event.

Submitted for information.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:SS

rre41006

Att.

P R O G R A M M E

ON STAGE

- 10.30 am Challenge Brass Band
11.00 am Short and Tall of Clowning with
"AO" the Clown
11.15 am Challenge Brass Band
12.00 pm Sounds of Dalmatia Band
- 12.30 pm Official Opening by Mayor of Wanneroo
Cr Rita Waters, JP
and Lease Signing Ceremony with the
Minister for Planning and Heritage,
Hon. K R Lewis, MLA
followed by presentation of "Children's
Literacy Award" by representative of the
Minister for Community Development, Family and
Services, Hon. R K Nicholls, MLA**
- Pigeon release by Wanneroo Racing Pigeon Club.
- 1.00 pm Mustang Bootscooters
1.20 pm City of Wanneroo Pipe Band
1.45 pm Mustang Bootscooters
2.05 pm Wanneroo Civic Choir
2.35 pm Mustang Bootscooters
- 2.55 pm 1920's Costume Parade and
Cruikshank's Bush Band
(prizes for Best Costumes donated by
Commonwealth Bank, Joondalup)**
- 3.40 pm Punch and Judy

AROUND GROUND

- 10.30 am Novelty Mounted Horse Games
(Wanneroo Horse and Pony Club)

- 11.00 am Longest Footy Kick
14-15 years) prizes donated by
16-18 years) Tony Villanova Snr
- Open Section - Martinovich Medal donated by
Tony Martin
- 12.00 pm Children's and Family Foot Races
"AO" The Clown
- 12.30 pm Face Painting
- 1.00 pm Marching Band and Display
TS Marmion Naval Cadets
- 1.30 pm Punch and Judy
- 2.00 pm Tug-O-War Teams of 10
(prizes donated by **Kingsley Woodvale
Recreation Association**)
- 2.30 pm Marching Band and Display
TS Marmion Naval Cadets
- 3.30 pm - Horse Races
4.30 pm (Trophies donated by Wanneroo Times Community)

DISPLAYS STALLS BLACKSMITH

ABSEILING BY STATE EMERGENCY SERVICES

PONY RIDES

AND MUCH, MUCH MORE

**HISTORICAL DISPLAY IN THE BIG TENT
AND SCHOOL ROOMS**