

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, 26 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	Central Ward
	S P MAGYAR	Central Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
City Engineer:	R McNALLY
Acting City Treasurer:	T ORD
City Building Surveyor:	R G FISCHER
Deputy City Building Surveyor:	L CANDIDO
Acting City Environmental Health Manager:	M AUSTIN
Acting City Parks Manager:	D CLUNING
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Publicity Officer:	W CURRALL
Committee Clerk:	J HARRISON

Apologies for absence were tendered by Crs Gilmore and MacLean.

There were 25 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

191025 MINUTES OF COUNCIL MEETING, 12 OCTOBER 1994

MOVED Cr Dammers, **SECONDED** Cr Moloney that the Minutes of Council Meeting held on 12 October 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

1994/95 RATES INCENTIVE DRAW

Council hosted the 1994/95 Rates Incentive Cocktail Party draw for major prizes on Friday 14 October.

The rate incentive scheme has proven to be a real winner since its inception in the late 1980's.

The scheme encourages ratepayers to pay their rates in full within 21 days of receiving their assessment.

By paying early, ratepayers are rewarded by becoming eligible to win some fabulous prizes, courtesy of our generous sponsors.

This year, 17,640 ratepayers paid their rates and charges in full by the deadline - a figure that represents more than 25% of rates, or a total of \$13 million.

WANNEROO VOLUNTEER BUSH FIRE BRIGADE

On Monday 17 October Council held an Appreciation Cocktail Party for the members of the Wanneroo Volunteer Bush Fire Brigade.

The brigade presently consists of 70 volunteer members.

They have contributed more than 10,000 hours service per year in training, fire prevention and fire suppression.

They are a loyal band of people who do a wonderful job, often in extremely hazardous circumstances.

1994 INDUSTRIAL AWARDS

Since 1987, Council has conducted annual awards for the improvement and maintenance of business premises in four

industrial zones - namely Joondalup, Wangara, Landsdale and Canham Way, Greenwood.

This year Flynn Drive industrial zone at Neerabup was included for the first time.

The award scheme was introduced as an incentive to encourage business proprietors to upgrade the outside appearance of their properties.

This year, on 19 July and 18 October, the Industrial Awards Evaluation Committee, comprising representatives of Council, the Wanneroo Chamber of Commerce, the Wanneroo Times Community and the Joondalup Times Community, inspected the areas. They have finalised their selections for this year's awards and I am pleased to announce the following winners.

The winners of this year's best maintained premises are:

Whitford City Glass of Wangara;

Winton Heights of Joondalup;

Meneghello Galvanising Service of Landsdale;

Readymix Concrete of Neerabup.

The winners of this year's most improved premises are:

Drillcorp Limited of Wangara;

Office Premises of Joondalup (administered by Mr G Luck);

Industrial Units of Landsdale (owned by Messrs K Rose, D Smith and P Tregurtha).

The Evaluation Committee has also asked that a highly recommended award be presented to the owners of Lot 21 (32) Atwell Street, Landsdale, owned by Mr and Mrs R & L Nelligan.

Canham Way, Greenwood was once again disappointing.

The Committee felt that as there was no clear evidence of any serious attempt by any business proprietors to enhance the external appearance of their properties that an award would be inappropriate.

VISIT - CITY OF GOSNELLS

Last Wednesday, Council hosted a visit from Councillors and Officers from the City of Gosnells.

The visitors were taken on a bus tour of the district and later enjoyed a light luncheon.

The visit gave Council the opportunity to show our colleagues the growth and development that is occurring in the City of Wanneroo.

TROPHY PRESENTATION - SENIOR CITIZENS GOLF TOURNAMENT

On the same day, I had the pleasure of presenting trophies at the Senior Citizens Week Golf Tournament held at Marangaroo Golf Course.

It was encouraging to see so many of our senior citizens getting out and enjoying the day and, in fact, the whole week.

We also gave out flowers on the Thursday at many of the shopping centres. I was down at Whitford City Shopping Centre handing out flowers to many of our seniors.

We are very fortunate that here in Wanneroo we have so many active and community-minded seniors, who refuse to let advancing years diminish their love of life.

TEN PIN BOWLING CHALLENGE

Last Friday, Council held its annual Junior Council versus Senior Council Ten Pin Bowling Challenge at Craigie Bowl - and this year the Seniors won the challenge from our younger counterparts.

The night was lots of fun and allowed Councillors to mix socially with the members of the Junior Council.

ANNUAL PRESENTATION DINNERS

Last Saturday night Councillor Lynn deputised for me at the Sorrento Soccer Sports and Social Club Annual Presentation Dinner.

Councillor Freame deputised for me at the T S Marmion Ward Room Mess Dinner to celebrate the victory of Admiral the Lord Nelson at the Hillarys Yacht Club.

Councillor Gilmore deputised for me at the Pan-Macedonian Association of WA, Demetria Festival 1994 Dinner/Dance.

In case anyone is wondering, I was at the Miss Wanneroo Showgirl judging and dinner at the Wanneroo Country Club.

PERRY'S PADDOCK PICNIC DAY

Last Sunday, Council hosted the third Perry's Paddock Picnic Day.

At good crowd attended the picnic with estimates of 4,000 to 5,000 people. It was a fun day for the whole family and can be put down as another success.

The day also marked the commemoration of the handing over of the lease of Perry's Paddock to the City of Wanneroo for a period of 25 years, with an option to extend for a further 25 years.

This finally paves the way for Council to proceed with discussions for plans for an historical village to be developed at Perry's Paddock.

OPENING OF K-MART, LAKESIDE SHOPPING CENTRE, JOONDALUP

On Monday last, Councillor Cooper deputised for me at the official opening of the K-Mart Department Store at the new Lakeside Shopping Centre in Joondalup.

OPENING OF CLARKSON PRIMARY SCHOOL

This morning Councillor O'Grady and myself attended the official opening of the Clarkson Primary School.

PETITIONS, MEMORIALS AND DEPUTATIONS

191026 PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN TIFERA CIRCLE AND DAMPIER AVENUE, KALLAROO - [510-613]

Cr Curtis submitted a letter from the Truswell family requesting the closure of the pedestrian accessway between Tifera Circle and Dampier Avenue, Kallaroo.

MOVED Cr Freame, **SECONDED** Cr Dammers that the letter from the Truswell Family requesting the closure of the pedestrian accessway between Tifera Circle and Dampier Avenue, Kallaroo be received and referred to Town Planning Department for a report to Council.

CARRIED

191027 LETTER EXPRESSING CONCERN REGARDING PROPOSED FOUR-STORY DEVELOPMENT AT LOT 626 (6) RANDELL CRESCENT, OCEAN REEF - [3109/626/6]

Cr Cooper submitted a letter from Ocean Reef Residents Association expressing concern regarding the proposed four-storey development at Lot 626 (6) Randell Crescent, Ocean Reef.

MOVED Cr Freame, **SECONDED** Cr Dammers that the letter from Ocean Reef Residents Association expressing concern regarding the proposed four-storey development at Lot 626 (6) Randell

Crescent, Ocean Reef be received and referred to Town Planning Department for action.

CARRIED

T S MARMION AWARD - [426-3]

Cr Freame informed Council that she had today been advised that T S Marmion had for the second time been awarded the Best Cadetship in Australia.

I91028 PETITION OPPOSING CLOSURE OF PEDESTRIAN ACCESSWAY - BENBULLEN BOULEVARD AND GURIAN GARDENS, KINGSLEY - [510-1384]

A 96-signature petition was presented at the Special Electors Meeting held on Monday 24 October 1994, opposing the closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley.

The petitioners state the accessway is well used and is a valuable asset to the local community.

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

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition presented at the Special Electors Meeting held on Monday 24 October 1994, opposing the closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley be received and referred to Town Planning Department for a report to Council.

CARRIED

I91029 PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN GAYFORD WAY AND DANBURY CRESCENT, GIRRAWHEEN - [510-1115, 510-1114]

A 29-signature petition has been received from residents requesting the closure of the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen.

The petitioners request the closure due to anti-social behaviour of users of the accessway.

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

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition from residents requesting the closure of the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen be received and referred to Town Planning Department for a report to Council.

CARRIED

**191030 PETITION OBJECTING TO PROPOSED TEN GROUPED DWELLINGS,
THREE STOREYS IN HEIGHT, LOTS 135, 136 AND 137 KEYS
CLOSE AND LOT 125 ROSSLARE PROMENADE, MINDARIE -
[30/4720]**

A 226-signature petition and a letter of objection have been received from residents of Mindarie objecting to the proposed ten grouped dwellings, three storeys in height on Lots 135, 136 and 137 and Lot 125 Rosslare Promenade, Mindarie.

The petitioners object on the grounds that the proposal is not in conformity with the established development standards in the zone and would put at risk the safety, convenience and amenity of pedestrians, swimmers and traffic within the locality.

This petition and letter will be considered in conjunction with Item I51009.

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition and letter of objection from residents of Mindarie objecting to the proposed ten grouped dwellings, three storeys in height on Lots 135, 136 and 137 and Lot 125 Rosslare Promenade, Mindarie be received and considered in conjunction with Item I51009.

CARRIED

**191031 PETITION REQUESTING IMPROVED FACILITIES AT CHICHESTER
RESERVE, WOODVALE - [472-1]**

A 242-signature petition has been received from Members of Kingsley Soccer Club requesting improvements to the existing facilities at Chichester Reserve, Woodvale.

The petitioners request the provision of changing rooms and canteen facilities.

This petition will be referred to Recreation and Cultural Services Department for a report to Council.

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition from Members of Kingsley Soccer Club requesting improvements to the existing facilities at Chichester Reserve, Woodvale be received and referred to Recreation and Cultural Services Department for a report to Council.

CARRIED

**191032 PETITION REQUESTING ACTION TO PREVENT VEHICLES
ENTERING WENTWORTH PARK, PADBURY - [061-381]**

A 14-signature petition has been received requesting Council take action to prevent vehicles entering Wentworth Park, Padbury.

The petitioners state vehicles are using Wentworth Park as a thoroughfare, thereby placing children at risk and causing damage to the park. They request Council to either erect copper log fences to all entrances or close off the entrance from Barrallier Way.

This petition will be referred to Parks Department for action.

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition requesting Council take action to prevent vehicles entering Wentworth Park, Padbury be received and referred to Parks Department for action.

CARRIED

191033 PETITION REQUESTING INSTALLATION OF BASKETBALL EQUIPMENT - MCKIRDY WAY PARK, MARMION - [061-425]

A 26-signature petition has been received from residents requesting the installation of a basketball pole, backboard and ring in McKirdy Way Park, Marmion.

The petitioners request this equipment to provide for the older children in the area.

This petition will be referred to Parks Department for action.

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition from residents requesting the installation of a basketball pole, backboard and ring in McKirdy Way Park, Marmion be received and referred to Parks Department for action.

CARRIED

191034 PETITION EXPRESSING DISAPPROVAL OF PROPOSED CARPARK ADJOINING PALOMA WAY, MARANGAROO - [510-3290]

A 25-signature petition has been received from residents of Paloma Loop, Marangaroo expressing disapproval of the proposed 40 bay carpark adjoining Paloma Way.

The petitioners believe the excess traffic will endanger the safety of children and aged persons in the area and request Council consider moving the carpark to enter off Mirrabooka Avenue.

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

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition from residents of Paloma Loop, Marangaroo expressing disapproval of the proposed 40 bay carpark adjoining Paloma Way be received and referred to Engineering Department for a report to Council.

CARRIED

I91035 PETITION OPPOSING DEVELOPMENT OF TWO GROUPED DWELLING ON LOT 40 (32) WEST COAST DRIVE, MARMION - [30/4570]

A 121-signature petition has been received expressing concern at the proposed two grouped dwelling on Lot 40 (32) West Coast Drive, Marmion.

This petition will be considered in conjunction with Item I51012.

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition expressing concern at the proposed two grouped dwelling on Lot 40 (32) West Coast Drive, Marmion be received and considered in conjunction with Item I51012.

CARRIED

I91036 PETITION SUPPORTING THE CLOSURE OF THE PEDESTRIAN ACCESSWAY ADJOINING 25 EUCALYPT COURT, DUNCRAIG - [510-707]

An 18-signature petition has been received from residents of Eucalypt Court, Duncraig in support of the closure of the pedestrian accessway adjoining 25 Eucalypt Court.

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

MOVED Cr Freame, **SECONDED** Cr Dammers that the petition from residents of Eucalypt Court, Duncraig in support of the closure of the pedestrian accessway adjoining 25 Eucalypt Court be received and referred to Town Planning Department for a report to Council.

CARRIED

BUSINESS DEFERRED FROM THE PREVIOUS MEETING OF COUNCIL, REQUIRING DECISION

Nil

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GIFT TO KASTORIA FROM COUNCIL - ex I90429

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

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.

POLICY TO INCREASE REPRESENTATION OF POLICY AND SPECIAL PURPOSES COMMITTEE - ex I51007

"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."

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

PROCEDURES FOR COUNCILLORS ATTENDING TRAINING COURSES - ex I91022

"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."

TOWN CLERK'S REPORT I51013

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".

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11011

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."

TOWN CLERK'S REPORT ITEM 6

WANNEROO SHOWGROUNDS REPAIR TO BAR - ex I91024

"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."

A report will be submitted to Council at its meeting on 9 November 1994.

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

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.

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.

PETITION OBJECTING TO PROPOSED PARKING PROHIBITIONS IN VENTURI
DRIVE, OCEAN REEF - ex I91003

"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."

An on site meeting is being arranged with representative petitioners to re-approve the situation for a report to Council in due course.

PETITION REQUESTING RESURFACING OF TENNIS COURTS - BLACKBOY
PARK, MULLALOO - ex I91005

"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."

Provision has been made in the 1994/95 Budget to resurface two tennis courts at Blackboy Park. An information report will be submitted to the 9 November 1994 Council meeting.

PROVISION OF ACCESSWAY IN MEDIAN AT CHESSELL DRIVE FOR AGED
PENSIONERS COMPLEX - ex I91021

"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."

This matter is currently being investigated for a report to Council in due course.

TRAFFIC SPEEDS - PEREGRINE DRIVE, KINGSLEY - ex I91023

"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."

This matter is being investigated for a report to Council 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.

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

- 1 defers consideration of the proposal as submitted by the RED Group;
- 2 establishes a project team of department officers to review the proposal and submit a report to Council within three (3) months."

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

CITY PLANNER'S REPORT I21012

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."

CITY PLANNER'S REPORT I21012

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.

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.

PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD, WANNEROO -
ex I21003

"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."

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

APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION
RESERVE, BELDON - ex I21009

"consideration of this item be deferred;

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."

The Water Authority of WA has been requested to reconsider this matter; a reply is awaited.

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".

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I41012.

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."

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I41013.

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."

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I41013.

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 has been referred to the Heritage Officer for further action.

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.

DOG ATTACK OF CHILD - MCDONALD SPORTS COMPLEX PADBURY - ex I91019

"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."

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

WANNEROO FOOTBALL AND SPORTS CLUB - LEASE AGREEMENT - ex I51004

"a report be submitted to Policy and Special Purposes Committee on the financial arrangements of the Wanneroo Football and Sporting Club."

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

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 Wood that the above matters be considered in the order in which they appear in the Agenda.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A BUCKINGHAM HOUSE MANAGEMENT COMMITTEE
Meeting held 8 August 1994
- B WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held 4 October 1994
- C SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)
MANAGEMENT COMMITTEE Meeting held 27 October 1994

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

CARRIED

ADVISORY COMMITTEES

A YOUTH ADVISORY COMMITTEE
Meeting held 19 September 1994

B HISTORICAL SITES ADVISORY COMMITTEE
Meeting held 21 September 1994

MOVED Cr Curtis, **SECONDED** Cr Hall that the Minutes listed at Items A to b be received.

CARRIED

OTHER COMMITTEES

A KINGSLEY-WOODVALE RECREATION & COMMUNITY ASSOCIATION
Meeting held 8 August 1994

B KINGSLEY-WOODVALE RECREATION & COMMUNITY ASSOCIATION
Meeting held 12 September 1994

C WHITFORD RECREATION ASSOCIATION (INC)
Meeting held 19 September 1994

D OUTSIDE SITE SAFETY COMMITTEE
Meeting held 28 September 1994

E MARMION SORRENTO DUNCRAIG PROGRESS & RATEPAYERS ASSOC
Meeting held 11 October 1994

F BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)
Meeting held 13 October 1994

MOVED Cr Curtis, **SECONDED** Cr Hall that the Minutes listed at Items A to F be received.

CARRIED

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

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

DECLARATIONS OF PECUNIARY INTEREST

Cr Wood declared an interest in Items I31006 and I31009.

Cr Moloney declared an interest in Item I21021.

City Engineer, Ron McNally, declared an interest in Item I51011.

Cr Hall declared an interest in Item I91057

Cr Curtis declared an interest in Items I91046 and I91057

BUSINESS REQUIRING ACTION

I91037 TECHNICAL SERVICES

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

CARRIED

REPORTS

I11006 TRAFFIC CALMING IN WESTERN AUSTRALIA - DISCUSSION PAPER - [510-0-1]

ACTING CITY ENGINEER'S REPORT I11006

In September 1994, a Ministerial Taskforce on Traffic Calming forwarded a discussion paper for comment with submissions sought by 30 October 1994. This discussion paper follows a series of Government and Industry papers and seminars on traffic calming policy and practice. The Taskforce is headed by Barbara Scott MLC and includes representatives from Main Roads WA, Department of Planning and Urban Development, Local Government (City and Country divisions) and the Community.

The Acting City Engineer reports on the issues highlighted by the discussion paper and provides details of Council's strategy for implementing traffic calming and reduced speeds on local roads and at school frontages.

RECOMMENDATION

That Council advises the Ministerial Task Force on Traffic Calming of the City's strategy for implementing traffic calming measures and that it supports:

- 1 the reduction of the current urban speed limit for built up areas from 60 km/h to 50 km/h:
 - (a) with authority to install speed limits lower than 50 km/h in local streets as appropriate and in accordance with statutory approval requirements;
 - (b) whilst retaining the existing speed limit of 60 km/h or greater on major traffic routes;
- 2 the introduction of 40 km/h speed limits in roads around schools;

- 3 the establishment of a working party to report on Local Authority enforcement of speeding vehicles in local roads;
- 4 a Task Force Study on permitting school children to cycle on existing footpaths;
- 5 in principle, initiatives for funding contributions from other authorities towards Local Government Traffic Calming Schemes.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council advises the Ministerial Task Force on Traffic Calming of the City's strategy for implementing traffic calming measures and that it supports:

- 1 the reduction of the current urban speed limit for built up areas from 60 km/h to 50 km/h:
 - (a) with authority to install speed limits lower than 50 km/h in local streets as appropriate and in accordance with statutory approval requirements;
 - (b) whilst retaining the existing speed limit of 60 km/h or greater on major traffic routes;
- 2 the introduction of 40 km/h speed limits in roads around schools;
- 3 reduced speed levels in roads around senior citizens' housing complexes;
- 4 the establishment of a working party to report on Local Authority enforcement of speeding vehicles in local roads;
- 5 a Task Force Study on permitting school children to cycle on existing footpaths;
- 6 in principle, initiatives for funding contributions from other authorities towards Local Government Traffic Calming Schemes.

CARRIED

I11007 PARKING PROHIBITIONS - SPINAWAY STREET, CRAIGIE -
[510-348]

CITY ENGINEER'S REPORT I11007

The Craigie Primary School Parents' and Citizens' Association is seeking Council approval to install bollards to prevent vehicles from parking on the verge in Spinaway Street adjacent

to the school and has requested the installation of "No Standing" prohibitions on the south side of Spinaway Street.

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

- 1 amends the existing "NO STANDING ANY TIME" signs to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" on the south side of Spinaway Street, as shown on Attachment 2 to Report I11007;
- 2 installs "NO STANDING ON VERGE" signs on the south side of Spinaway Street, between the school's car park access points, as shown on Attachment 2 to Report I11007;
- 3 authorises the installation of bollards by the Craigie Primary School on the southern verge of Spinaway Street, adjacent to the Primary School, to the satisfaction of the City Engineer;
- 4 advises the Craigie Primary School P & C Association accordingly.

CARRIED

Appendix I refers

I11008 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT I11008

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

Correction

Report I11008, the third sentence should be amended to read "The number of permits issued in September 1993 was 4%...."

MOVED Cr Freame, **SECONDED** Cr Curtis that Council endorses the action taken in relation to the issuing of Licences as set out in Attachment A to Report I11008.

CARRIED

Appendix II refers

I11009 GIRRAWHEEN/KOONDOOLA RECREATION CENTRE: ALTERATIONS - [208-054-94/95, 330-2-2]

CITY BUILDING SURVEYOR'S REPORT I11009

Tenders closed for construction of Girrawheen/Koondoola Recreation Centre alterations on Monday 26 September 1994.

The City Building Surveyor reports on the tender submissions received.

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

- 1 accepts the tender of \$79,088.00 from Colin Challenor Builder for the construction and completion of alterations to the Girrawheen/Koondoola Recreation Centre;
- 2 agrees to the signing of the contract documents between the City of Wanneroo and Colin Challenor Builder for the above works.

CARRIED

I11010 PROPOSED AMENDMENTS TO COUNCIL'S BY-LAWS RELATING TO FENCING AND PRIVATE TENNIS COURT FLOODLIGHTING - [920-9]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11010

Several reports have been submitted to Council addressing proposed amendments to Council's By-laws relating to Fencing and Private Tennis Court Floodlighting, to include provisions for electric fencing in commercial areas.

The Deputy City Building Surveyor provides details of the proposed amendment which was advertised in the Western Australian Gazette dated 30 September 1994.

MOVED Cr Freame, **SECONDED** Cr Curtis that DEPUTY CITY BUILDING SURVEYOR'S REPORT I11010 be received.

CARRIED

I11011 PROPOSED ELECTRIC FENCE: LOT 14 (28) AVERY STREET, NEERABUP - [30/3470]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11011

On 23 September 1993, an application was submitted for a proposed electric fence to be installed at Lot 14 (28) Avery Street, Neerabup (Item H1109 refers).

This application was deferred until a legal opinion had been received and comments from Council's insurers.

The Deputy City Building Surveyor reports that an amendment to Council's By-laws relating to Fencing and Private Tennis Court Floodlighting to include a provision for electric fencing was gazetted on 30 September 1994.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council approves the proposed electric fence to be installed at Lot 14 (28) Avery

Street, Neerabup subject to the fence complying with Council's By-laws.

CARRIED

I11012 PROPOSED DOUBLE CARPORT - LOT 178 (5) TASCA PLACE, DUNCRAIG - [690/178/5]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11012

The owners of Lot 178 (5) Tasca Place, Duncraig are seeking Council approval to construct a double carport with a reduced setback.

The Deputy City Building Surveyor provides details of the subject site and states that the property is located within a cul-de-sac and the proposed carport will not affect the streetscape.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council approves the proposed carport to be constructed at Lot 178 (5) Tasca Place, Duncraig.

CARRIED

I91038 TOWN PLANNING

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

CARRIED

REPORTS

I21011 DEVELOPMENT ASSESSMENT UNIT - 1 SEPTEMBER - 30 SEPTEMBER 1994 - [290-1]

CITY PLANNER'S REPORT I21011

The City Planner submits a resume of the development applications processed by the Development Assessment Unit for the month of September 1994.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report I21011.

CARRIED

Appendix III refers

I21012 PROPOSED MEDICAL CONSULTING ROOM, LOT 229 (43) GLENMERE ROAD, WARWICK - [30/3498]

CITY PLANNER'S REPORT I21012

Mr J C A and Mrs S E Owen seek Council approval to develop a medical centre on Lot 229 (43) Glenmere Road, Warwick.

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

He considers the proposal should be supported as the site is opposite Commercial zoned land and complies with most aspects of Council's Consulting Room Policy.

RECOMMENDATION

That Council approves the application for a medical consulting room as submitted by Mr J C A and Mrs S E Owen on Lot 229 (43) Glenmere Road corner of Dugdale Street, Warwick, subject to:

- 1 only one practitioner practising at any one time;
- 2 the provision of six car parking bays to the satisfaction of the City Planner and the City Engineer;
- 3 the provision of a 3.0 metre wide landscape strip to road frontages and dense landscaping being provided along boundaries adjoining residential properties;
- 4 standard and appropriate conditions.

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

- 1 CITY PLANNER'S REPORT I21012 be received;
- 2 City Planner's Recommendation **NOT BE ADOPTED** - Item I21012A refers.

CARRIED

I21012A PROPOSED MEDICAL CONSULTING ROOM, LOT 229 (43) GLENMERE ROAD, WARWICK - [30/3498]

MOVED Cr Wood, **SECONDED** Cr Freame that Council does not approve the application for a medical consulting room as submitted by Mr J C A and Mrs S E Owen on Lot 229 (43) Glenmere Road corner of Dugdale Street, Warwick.

CARRIED

I21013 PROPOSAL FOR MODIFIED GOLF COURSE DEVELOPMENT ON RESERVES 37188 AND 37210 EDGEWATER - [1655/-/170, 1655/-/160]

CITY PLANNER'S REPORT I21013

An unsolicited Expression of Interest has been received from Club Golf Pty Ltd for the development of a commercially based modified golf course on two recreation reserves which are

bounded by Joondalup Drive, Treetop Avenue and Regatta Drive in Edgewater.

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

He considers that some form of commercialised golf activity might be appropriate and suggests Club Golf Pty Ltd be encouraged to re-apply and expand its original submission for the Craige site.

RECOMMENDATION

That Council:

- 1 does not accept the proposal by Club Golf Pty Ltd to lease, establish and operate a commercially based modified golf development on Reserves 37188 and 37210 in Edgewater as it does not have the authority to lease those reserves;
- 2 advises the proponents of Council's intentions to seek expressions of interest for golf related activities on Craige Open Space at Reserve 32858.

MOVED Cr Curtis that consideration of this matter be deferred pending submission of an indepth report.

There being no **SECONDER** the Motion

LAPSED

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

- 1 does not accept the proposal by Club Golf Pty Ltd to lease, establish and operate a commercially based modified golf development on Reserves 37188 and 37210 in Edgewater as it does not have the authority to lease those reserves;
- 2 advises the proponents of Council's intentions to seek expressions of interest for golf related activities on Craige Open Space at Reserve 32858.

CARRIED

I21014 PROPOSED STORAGE SHED ON LOT 130 (73) GREENHAVEN GLADE, NEERABUP - [30/2071]

CITY PLANNER'S REPORT I21014

W H and B George are seeking approval to construct a Colorbond shed of 195m² on Lot 130 (73) Greenhaven Glade, Neerabup.

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

He states that although there is no restriction on the size of sheds in Special Rural Zones, he is concerned that this proposed shed will be used specifically for commercial warehousing by the owner.

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

- 1 does not grant its approval under the General Provisions of Schedule 4 of the City of Wanneroo Town Planning Scheme No 1 and refuses the application by W H and B George for another storage shed on Lot 130 (73) Greenhaven Glade, Neerabup on the grounds that:
 - (a) it does not consider it an appropriate development in the Special Rural Zone;
 - (b) approval of the development will set a precedent for other Special Rural residents to establish large sheds for business purposes;
- 2 advises the applicants that it is prepared to approve a home occupation with storage at commercial warehousing premises.

CARRIED

I21015 PROPOSED EXTENSION AND UPGRADING OF YANCHEP LAAGOON KIOSK - RESERVE 29694 - [765-16-2]

CITY PLANNER'S REPORT I21015

F T and R J Price seek Council approval to extend the kiosk at Yanchep Lagoon to improve the amenity and viability of the operation.

The City Planner reports on the background to the subject site and an assessment of the proposal.

He states that as the proposal seeks to intensify an existing activity on a Crown Reserve, it would be advisable for the City to apply for approval in principle from the Department of Land Administration prior to itself granting formal approval.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council gives approval in principle to the concept of extensions and upgrading of the Yanchep Lagoon Kiosk subject to:

- 1 the Department of Land Administration agreeing to the proposal on terms that do not alter the existing vesting arrangements by which the City holds the care and management of Reserve 29694;
- 2 the extensions and upgrading being confined to:

- (a) an enclosed structure for sit-down snack food consumption attached to the west side of the existing building;
 - (b) a covered but open alfresco dining area attached to the north side of the existing building;
 - (c) a new storage area in the service yard on the east side of the existing building;
 - (d) non-structural alterations to the interior of the existing building;
- 3 the full cost of all extensions and upgrading works being met by the lessee without the right to compensation at the expiry of the lease;
- 4 all works being confined within the boundaries of the current leased site;
- 5 all plans and specifications being submitted for approval as required, prior to the commencement of any works;
- 6 the prior approval of the Department of Planning and Urban Development being obtained for carrying out the works on a regional reserve.

CARRIED

I21016 PROPOSED ADDITIONAL UNIT ON LOT 185 (12) FURNESS WAY, KOONDOOLA - [30/4867]

CITY PLANNER'S REPORT I21016

B J Garvey, on behalf of Jean Arthur Pty Ltd, seeks Council approval to install an additional secondhand transportable house on Lot 185 (12) Furness Way, Koondoola.

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

He advises that Council's Building Department has a policy prohibiting secondhand dwellings in Residential zones.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council refuses the application for an additional dwelling of a secondhand transportable nature proposed on Lot 185 (12) Furness Way, Koondoola submitted by B J Garvey on behalf of Jean Arthur Pty Ltd on the following grounds:

- 1 secondhand dwellings are not permitted in Residential zones under Council's policy, Secondhand Dwellings (J3-13);

2 the building materials and finishes of the proposed dwelling will not assist in the preservation of local character and will adversely affect the amenity of the area.

CARRIED

I21017 PROPOSED RECODING OF LOTS 84 AND 85 BERKLEY ROAD, MARANGAROO - [790-702]

CITY PLANNER'S REPORT I21017

Taylor and Burrell, on behalf on Turner Corporation WA Pty Ltd, seek Council approval to initiate an amendment to Town Planning Scheme No 1 and recode Lots 84 and 85 Berkley Road, Marangaroo from R20 to R40.

The City Planner reports on the background to the subject site and gives an assessment of the proposal.

He advises that the proposal is generally in accordance with the approved Berkley Road Local Structure Plan and is therefore supported.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) initiates Amendment No 702 to Town Planning Scheme No 1 to recode portions of Lots 84 and 85 Berkley Road, Marangaroo from R20 to R40 generally as shown in Attachment 2 to Report I21017.

CARRIED

Appendix IV refers

I21018 SUBDIVISION CONTROL UNIT FOR MONTH OF SEPTEMBER 1994 - [740-1]

CITY PLANNER'S REPORT I21018

The City Planner submits a resume of the Subdivision Applications processed by the Subdivision Control Unit for the month of September 1994.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I21018.

CARRIED

Appendix V refers

I21019 PROPOSED SUBDIVISION - LOT 998 CONNOLLY DRIVE, CURRAMBINE - [740-95160]

CITY PLANNER'S REPORT I21019

Martin Goff and Associates, on behalf of The Bank of Western Australia, seek Council approval to subdivide portion of Lot 998 Connolly Drive into 64 single residential lots and to create a 2760m² recreation reserve.

The City Planner reports on the background relating to the subject site and an assessment of the proposal.

He considers that the application may be supported subject to certain conditions.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council supports the application submitted by Martin Goff and Associates on behalf of the Bank of Western Australia for the subdivision of Lot 998 Connolly Drive, Currambine subject to:

- 1 a 50% contribution towards the construction of full earthworks, one carriageway, a dual use path along one side and drainage facilities for the abutting portions of Connolly and Moore Drives;
- 2 a 50% contribution towards the construction of a pedestrian underpass to Connolly Drive adjacent to the application area;
- 3 the provision of the balance of the 10% public open space contribution in future stages of the applicant's Currambine landholding;
- 4 the final land levels being co-ordinated with the abutting portions of Connolly and Moore Drives to the satisfaction of the City of Wanneroo;
- 5 sufficient land to be ceded free of cost to the Crown without any payment of compensation to accommodate an entrance to the pedestrian underpass to Connolly Drive to the satisfaction of the City of Wanneroo;
- 6 the provision of a 0.1 metre wide pedestrian accessway along the boundary of residential lots abutting Connolly and Moore Drives and local distributor roads where lots are provided with dual road frontages;
- 7 the provision of a uniform style of fencing and landscaping to the satisfaction of the City of Wanneroo along the boundary lots abutting 0.1 metre wide pedestrian accessways to Connolly Drive, Moore Drive and local distributor roads;
- 8 the provision of a uniform style of fencing to the satisfaction of the City of Wanneroo along the boundary of the lot abutting public open space;

- 9 the design being modified in the vicinity of the Moore Drive/local distributor intersection to enable the road pavement of the local distributor to be constructed at right angles to Moore Drive;
- 10 the truncations at the intersections of local distributor roads with Connolly and Moore Drives being increased to the satisfaction of the City of Wanneroo;
- 11 the access place adjacent to Connolly Drive being increased to 11.0 metres in width;
- 12 the provision of adequate truncations to lots adjacent to proposed roundabouts to the satisfaction of the City of Wanneroo;
- 13 the provision of a dual use path network within the application area to the satisfaction of the City of Wanneroo;
- 14 standard conditions of subdivision.

CARRIED

I21020 CLOSE OF ADVERTISING - AMENDMENT NO 576 TO TOWN PLANNING SCHEME NO 1 - [790-576]

CITY PLANNER'S REPORT I21020

At its meeting on 13 April 1994 (Item I90425 refers) Council initiated Amendment No 576 to its Town Planning Scheme No 1 to recode Lots 8 and 10 Endeavour Road, Lot 12 St Marks Drive and Pt M1362 Whitfords Avenue, Hillarys from R25 to R40 to eventually accommodate grouped housing.

The amendment has just completed its advertising period and four submissions have been received.

The City Planner reports on the background to the subject site and an assessment of the four submissions.

He supports submission of the amendment to final approval.

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

- 1 finally adopts Amendment No 576 to Town Planning Scheme No 1;
- 2 forwards the submissions received to the Hon Minister for consideration;
- 3 following advice that the Hon Minister is prepared to finally approve the amendment, authorises affixation of the Common Seal to, and endorses the signing of, the amendment documents.

CARRIED

I21021 CLOSE OF ADVERTISING - AMENDMENT NO 657 TO TOWN PLANNING SCHEME NO 1 TO REZONE VARIOUS LOTS, SWAN LOCATION 2540, WANGARA - [790-657]

CITY PLANNER'S REPORT I21021

Amendment No 657 to Town Planning Scheme No 1 proposes to rezone Lots 1-3, 5, 6 and 9 Wanneroo Road, 33-35 Lancaster Road, 18, 19 and 38 Windsor Road, 108 and 337 Parri Road, Wangara from Rural to Light Industrial and Mixed Business. Advertising for the amendment concluded on 2 September 1994. The draft local structure plan is currently being advertised for 42 days, concluding on 28 October 1994.

The City Planner reports on the background relating to the subject site and an assessment of the proposal.

He states that 24 submissions were received in opposition to the proposal but supports approval for the rezoning subject to the resolution of several matters.

RECOMMENDATION

That Council:

- 1 modifies Amendment No 657 by deleting Lots 34 and 35 Lancaster Road and Lot 337 Parri Road from the rezoning;
- 2 finally adopts amendment No 657 to Town Planning Scheme No 1, as modified, subject to the satisfactory resolution of the following:
 - (a) a local structure plan which has been advertised and approved by Council and the Department of Planning and Urban Development;
 - (b) the receipt of a letter of undertaking from each respective landowner/developer (subject of the amendment) stating that they undertake to make the developer contributions as proposed in the State Planning Commission letter of 3 May 1994 prior to subdivisional clearances being issued;
- 3 authorises affixation of the Common Seal to, and endorses the modified amending documents;
- 4 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 657 as modified.

Cr Moloney declared an interest in this matter.

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

- 1 consideration of this matter be deferred;
- 2 Council invites landowners within this cell to attend a meeting to discuss the proposed structure plan.

CARRIED

Cr Moloney abstained from voting.

Cr Moloney left the Chamber at this point, the time being 8.00 pm.

I91039 CLOSE OF ADVERTISING - AMENDMENT NO 576 TO TOWN PLANNING SCHEME NO 1 - [790-576]

MOVED Cr Curtis that Council:

- 1 rescinds Item I21020, viz:

"That Council:

- 1 finally adopts Amendment No 576 to Town Planning Scheme No 1;
 - 2 forwards the submissions received to the Hon Minister for consideration;
 - 3 following advice that the Hon Minister is prepared to finally approve the amendment, authorises affixation of the Common Seal to, and endorses the signing of, the amendment documents."
- 2 requires a more comprehensive traffic study in terms of the area adjacent to the development.

There being no **SECONDER** the Motion

LAPSED

I21022 CLOSE OF ADVERTISING - AMENDMENT NO 685 TO TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE PART LOT 50 HILLCREST ROAD, ALEXANDER HEIGHTS FROM COMMERCIAL TO RESIDENTIAL DEVELOPMENT R40 - [790-685]

CITY PLANNER'S REPORT I21022

Council, at its meeting on 25 May 1994 (Item I20524 refers) resolved to initiate Amendment No 685 to rezone and recode portion of Part Lot 50 Hillcrest Road, Alexander Heights from Commercial to Residential Development R40. Advertising of the amendment closed on 4 October 1994 and one submission of support was received.

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

The only submission received was from the Water Authority of Western Australia in support of the amendment.

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

- 1 finally adopts Amendment No 685 to Town Planning Scheme No 1;
- 2 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 685;
- 3 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

CARRIED

I21023 CLOSE OF ADVERTISING - AMENDMENT NO 693 TO TOWN PLANNING SCHEME NO 1 TO CODE PORTION OF LOCATION 9974 CORNER SHENTON AVENUE AND MITCHELL FREEWAY RESERVE, CURRAMBINE - [790-693]

CITY PLANNER'S REPORT I21023

Council initiated Amendment No 693 at its meeting on 13 July 1994 (Item I20704 refers) to modify the Residential Density Code Map to code portion of Location 9974 on the north-west corner of the intersection of Shenton Avenue and the Mitchell Freeway, Currumbine R20. Although zoned Residential Development, close inspection of the zone and code boundaries revealed that these boundaries did not precisely coincide. This amendment intends then to rectify the situation so that the zoning and codings are correctly matched.

The City Planner advises that advertising closed on 30 September 1994 and no submissions were received.

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

- 1 finally adopts Amendment No 693 to Town Planning Scheme No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

CARRIED

I21024 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN OLEANDER WAY AND BRIDGEWATER DRIVE, KALLAROO - [510-372]

CITY PLANNER'S REPORT I21024

The owners of Lot 71, Oleander Way, Kallaroo, with the support of the other adjoining property owners have requested Council to close the accessway between Oleander Way and Bridgewater Drive, Kallaroo.

The owners of Lots 59 and 71 have been broken into and access to their properties was gained over the side fence adjoining the accessway.

The City Planner reports on the background relating to the subject and an assessment of the proposal.

He suggests that the proposed closure be advertised to gauge the opinions of the residents in the vicinity.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Bridgewater Drive and Oleander Way, Kallaroo subject to the benefiting land owners meeting all costs involved in accordance with Council's policy.

CARRIED

I21025 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN CASILDA ROAD AND BARRE PLACE, DUNCRAIG - [510-1014]

CITY PLANNER'S REPORT I21025

Council at its meeting on 10 August 1994 (Item I20816 refers) resolved to initiate preliminary closure procedures by way of advertising the proposed closure of the accessway between Casilda Road and Barre Place, Duncraig. The application to close the accessway was a result of recent incidents of break-ins and intruders on the properties adjoining the accessway.

The proposed closure was advertised in the Wanneroo Times and signs erected at either end of the accessway.

The City Planner reports on the subject matter and the one objection received.

He considers that closure of the accessway will have little effect on the pedestrian movement through the neighbourhood.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council agrees to the closure of the pedestrian accessway between Casilda Road and Barre Place, Duncraig subject to the benefiting landowners agreeing to meet all of the associated costs in accordance with Council's policy.

CARRIED

**I21026 VARIATION TO LEASE CONDITIONS AND EXTENSION OF AREA,
WANNEROO COUNTRY CLUB, CRISAFULLI AVENUE, WANNEROO -
[290/2744/22]**

CITY PLANNER'S REPORT I21026

Wanneroo Country Club Inc is seeking a variation to its lease conditions and extension of the lease area on Reserve 27744 in Crisafulli Avenue, Wanneroo.

The City Planner reports on the background relating to the lease arrangements with the City of Wanneroo.

He gives reasons why he does not support deletion of the shared use provisions in the lease but supports the Club's request for 2050m² vacant land, part of Reserve 10845, for development into a golf practice area.

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

- 1 does not agree to the deletion of the shared use provisions from the proposed lease with the Wanneroo Country Club Inc;
- 2 agrees to the incorporation of approximately 2050m² of Reserve 10845 into the lease area, subject to the approval of the Minister for Lands.

CARRIED

Cr Moloney entered the Chamber at this point, the time being 8.10 pm.

I21027 PLANNING LEGISLATION AMENDMENT BILL 1994 - [970-3]

CITY PLANNER'S REPORT I21027

The Planning Legislation Amendment Bill has been drafted to address what the State Government sees as a number of urgent changes pending a more comprehensive review and consolidation of all planning legislation in 1995.

The Bill provides for:

- a 12-member Western Australian Planning Commission (WAPC) to replace the State Planning Commission;
- a single, co-ordinated procedure to evaluate zoning and environmental issues simultaneously and early in the planning process;
- Local authorities to amend their Town Planning Schemes to accord with Regional Planning Scheme;

- the Minister to act for local authorities in default of their planning obligations;
- records to be placed on titles of new lots to draw attention to a variety of serious factors on or near the land;
- increased fines of up to \$50,000, and daily penalties of up to \$5,000 for continuing offences;
- once only payments of compensation, and repayments of compensation when the reason for payment is removed;
- an ability to amend and repeal Improvement Plans.

The proposed provisions for environmental assessment, maintaining accord between local and regional schemes, and the Minister's powers to act for local authorities in breach of their planning obligations are controversial aspects of the proposed legislative amendments.

The City Planner reports on discussions with other Local Government Planners at the West Australian Municipal Association which has met with the Minister and gained some concessions on the concerns raised.

He advises that a West Australian Municipal Association working group is preparing procedural protocols for environmental evaluation which will be forwarded to the Minister requesting that the Minister entrenches the agreed procedures in a s5AA Statement of Planning Policy or some other appropriate mechanism.

RECOMMENDATION

That Council supports the objectives of the Planning Legislation Amendment Bill recognising the importance of the procedural protocol which have still to be developed and accepted as the means to ensure implementation of the objectives in a balanced, pragmatic manner.

ADDITIONAL INFORMATION

The City Planner advised that Report I21027 referred to a number of concerns with the Planning Legislation Amendment Bill. An additional concern which was not mentioned in the report is that a problem exists in the current legislation in that there is provision for penalties to be applied in cases of contravention of the law (including Schemes), but there is no provision referring to a requirement being able to be imposed for re-instatement. For example a person who unlawfully clears trees in a Special Rural zone can be fined, but not required to replant trees. Schemes do sometimes include provisions for reinstatement, however the legality of

such provisions would be greatly strengthened through enabling provisions in the primary legislation.

The recommendation of Report I21027 refers generally to supporting the Bill. It may be worthwhile expanding this to include conveying the concerns expressed in the report to the appropriate agencies. The following revised recommendation is therefore suggested.

RECOMMENDATION

That Council:

- 1 supports the objectives of the Planning Legislation Amendment Bill recognising the importance of the procedural protocols which have still to be developed and accepted as the means to ensure implementation of the objectives in a balanced, pragmatic manner;
- 2 advises the Minister for Planning and the West Australian Municipal Association of the concerns regarding the Bill contained in Report I21027 and the City Planner's memorandum dated 21 October 1994 forming Appendix XIV hereto.

MOVED Cr Major, **SECONDED** Cr Hall that Council advises the Minister for Planning and the West Australian Municipal Association of the concerns regarding the Bill contained in Report I21027 and the City Planner's memorandum dated 21 October 1994 forming Appendix XIV hereto.

LOST

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

- 1 supports the objectives of the Planning Legislation Amendment Bill recognising the importance of the procedural protocols which have still to be developed and accepted as the means to ensure implementation of the objectives in a balanced, pragmatic manner;
- 2 advises the Minister for Planning and the West Australian Municipal Association of the concerns regarding the Bill contained in Report I21027 and the City Planner's memorandum dated 21 October 1994 forming Appendix XIV hereto.

CARRIED

Appendix XIV refers.

I21028 INVENTORY OF HERITAGE PLACES - PINNAROO VALLEY MEMORIAL PARK - [050-2]

CITY PLANNER'S REPORT I21028

At its meeting of August 1994 (Item I20820 refers) Council resolved that the Metropolitan Cemeteries Board be approached

to obtain its support for the inclusion of Pinnaroo Valley Memorial Park on the City of Wanneroo Inventory of Heritage Places.

The City Planner reports on the Board's support for the proposal subject to:

- 1 the cemetery being listed separately from Hepburn Heights,
- 2 the property being clearly identified as an operating public cemetery.

MOVED Cr Dammers, **SECONDED** Cr Lynn that Council includes the Pinnaroo Valley Memorial Park on the Inventory of Heritage Places as a separate item operating as a public cemetery.

CARRIED

I21029 CLOSE OF ADVERTISING: AMENDMENT NO 662 TO TOWN PLANNING SCHEME NO 1: CURRAMBINE DISTRICT CENTRE, PT LOT M1722, CORNER SHENTON AVENUE AND MARMION AVENUE, CURRAMBINE - [790-662]

CITY PLANNER'S REPORT I21029

The Major elements of Amendment No 662 include 7.5 hectares (ha) of commercial land intended to accommodate two stages each of 7500m² Gross Leasable Area (GLA) of retail floorspace (Stage 1 opening post 1994 and Stage 2 post 1997), 5.6ha of Mixed Business land, two service station sites and 2.7ha of land for Civic and open space purposes.

The amendment has now been advertised for public comment and 23 submissions have been received, four in support and 19 objecting to the proposal. The major basis of the objection related to the effect of the proposed Currambine District Centre on the viability of surrounding centres.

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

He supports the modification to Amendment No 662 to permit 15,000m² maximum gross leasable area to be used for retail purposes and a staging of the development so that no more than 7,500m² retail will be constructed and trading until after 1 January 2000.

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

- 1 modifies Amendment No 662 to Town Planning Scheme No 1 by replacing previous reference to maximum retail gross leaseable area and staging for inclusion in Schedule 5 of the scheme with reference to:

- (a) 15,000m² being the maximum gross leasable area that will be used for retail purposes;
 - (b) the retail development being stages so that no more than 7500m² retail GLA will be constructed and trading until after 1 January 2000 and that prior to this date development shall specifically exclude a discount department store or equivalent;
- 2 finally adopts the modified form of Amendment No 662 to Town Planning Scheme No 1;
- 3 authorises the affixation of the Common Seal to, and the signing of, the amending documents, subject to:
- (a) confirmation, to the City's satisfaction that the landowner's 10% public open space contribution for Currambine has been provided;
 - (b) the finalisation of a legal agreement covering the ceding of the community purpose and public open space land free of cost to the City of Wanneroo;
 - (c) final adoption of a concept plan and policy for the District Centre;
- 4 delegates authority to the City Planner to determine the precise zone boundaries;
- 5 advises the applicant that the concept plan and policy referred to above:
- (a) should address the outstanding design issues relating to vehicular access points, internal roads, integration of the various landuse components, the design of the Mixed Business component, the appropriateness and design of a lake within the public open space and the possibility of incorporating private community sites within the District Centre;
 - (b) will require additional advertising in accordance with the Planning Policy provisions of the City's Town Planning Scheme No 1.

CARRIED

I91040 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I31005 OUTSTANDING GENERAL DEBTORS - SEPTEMBER 1994 - [020-0]

ACTING CITY TREASURER'S REPORT I31005

The Acting City Treasurer reports on outstanding general debtors at the end of September 1994. He makes comments on the action being taken with long outstanding accounts and recommends the write-off of debts totalling \$760.27 which are considered to be irrecoverable.

MOVED Cr Moloney, **SECONDED** Cr Freame that Council writes out of its general debtors ledger an amount of \$760.27 representing debts considered irrecoverable as detailed in Attachment B to Report I31005.

CARRIED

Appendix VI refers

I31006 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 30 SEPTEMBER 1994 - [021-1]

ACTING CITY TREASURER'S REPORT I31006

The Acting City Treasurer submits a Warrant of Payments for the period ending 30 September 1994, covering Voucher Nos 002609 - 003996 relating to Treasurer's Advance Account No 1 and Voucher Nos 000022 - 0000396 relating to Municipal Fund; the total sum expended was \$29,317,454.06.

Cr Wood declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 30 September 1994, certified by the Mayor and Acting City Treasurer, and totalling \$29,317,454.06:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	002609 - 003996	\$ 5,059,744.71
Municipal	000022 - 0000396	\$24,257,709.35
		<hr/>
		\$29,317,454.06
		<hr/>

CARRIED

Cr Wood abstained from voting.

Appendix VII refers

I31007 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

ACTING CITY TREASURER'S REPORT I31007

The Acting City Treasurer submits a schedule of requests for authorisation to reallocate funds within the 1994/95 Budget.

The net result of these reallocations and adjustments is a budget deficit of \$61,425.

MOVED Cr Wood, **SECONDED** Cr Freame 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 - 26 October 1994.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix VIII refers

I31008 AUDIT - 1993/94 FINANCIAL REPORT - [002-1]

ACTING CITY TREASURER'S REPORT I31008

Council's Auditor, Mr Graham McHarrie of Deloitte Touche Tohmatsu, Chartered Accountants, has completed the audit of Council's records for the 1993/94 financial year.

The Acting City Treasurer reports that the City has received once again a "clean audit".

He advises that in accordance with the provisions of Section 171 (2) of the Local Government Act, Council must now hold a General Meeting of Electors and is required to advertise the meeting at least 14 days prior.

Cr Cooper congratulated members of the staff on their efforts in achieving this successful audit.

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

- 1 receives the Auditor's Report for the 1993/94 financial year;
- 2 convenes the Annual General Meeting of Electors for Monday 5 December 1994 at 7.30 pm in the Council Chamber;
- 3 advertises the meeting in The West Australian and local press, and all registered Elector/Ratepayers Associations be notified accordingly.

CARRIED

I31009 DONATIONS - [009-1]

ACTING CITY TREASURER'S REPORT I31009

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

Peter and Julie Richardson, Greenwood
(National Under 19's Ladies Tournament)

Leah Pollard, Duncraig
(National Games of Special Olympics)

Seven Students - Padbury Catholic School
(National Tournament of Minds)

Cr Wood declared an interest in this item.

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

1 donates \$50 to the following:

Peter Richardson
Julie Richardson
Leah Pollard

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

2 donates \$200 to the Padbury Catholic School to assist
with costs to participate in the National Titles
(Tournament of Minds) in Adelaide on 20 October 1994.
Such donation to be from Account No 21962 - Education
Other - Miscellaneous.

CARRIED

Cr Wood abstained from voting.

**I31010 DONATION - WA SPORTING CAR CLUB - DISABLED PERSONS
SPECTATOR AREA - [009-1]**

ACTING CITY TREASURER'S REPORT I31010

In November 1989, Council resolved to make a non-statutory
donation of \$200 to WA Sporting Car Club towards the cost of
providing a spectator area for the disabled at Wanneroo
Raceway.

The Club has now advised that the disabled persons spectator
area is complete and has requested the promised donation.

The Acting City Treasurer seeks Council's authorisation for
this donation as all votes for funding lapse at 30 June each
year.

MOVED Cr Moloney, **SECONDED** Cr Freame that Council makes a non
statutory donation of \$200 to the WA Sporting Car Club. Such
donation to be from Account 26066 - Sundry Donations - Other
Aged and Disabled.

I31011 ADDITIONAL AND INCREASED CASH FLOATS - [905-1, 330-5-1, 485-10, 880-7]

ACTING CITY TREASURER'S REPORT I31011

The Acting City Treasurer submits the following requests from the Recreation and Cultural Services, Welfare Services and Municipal Law and Fire Services for additional and increases in cash floats as follows:

- | | | | |
|------------------------|---|---|---|
| 1 | Ocean Ridge After School Care Programme
\$250.00 | - | Increase in petty cash
from \$150.00 to \$250.00 |
| 2 | Girrawheen/Koondoola School Holiday Programme | - | Petty cash float of \$100.00 |
| 3 | Yanchep/Two Rocks School Holiday Programme | - | Petty cash float of \$100.00 |
| 4 | Mobile Day Care Service | - | Increase in petty cash from \$100.00 to \$150.00 |
| 5
float
\$100.00 | Doorknocking Dog
Registration Service | - | Increase in cash
from \$50.00 to \$100.00 |

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

- 1 increases the cash floats as follows:
 - (a) Ocean Ridge After School Care Programme petty cash by \$100 to \$250;
 - (b) Mobile Day Care Service petty cash by \$50 to \$150;
 - (c) Doorknocking Dog Registration Service cash float by \$50 to \$100;
- 2 advances cash floats as follows:
 - (a) Girrawheen/Koondoola School Holiday Programme - \$100;
 - (b) Yanchep/Two Rocks School Holiday Programme - \$100;
- 3 ensures the cash floats are operated in accordance with correct accounting principles.

I31012 DISPOSAL OF ACCOUNTING BOOKS AND DOCUMENTS - [280-0]**ACTING CITY TREASURER'S REPORT I31012**

Pursuant to section 634 of the Local Government Act Council may, with the approval of the Auditors but subject to the Library Board of WA Act 1951, destroy various books and documents relating to the accounts of the City if they have not been in use for upwards of six years.

The Acting City Treasurer submits the following books and documents for the 1986/87 year which are in excess of six years old:

- 1 Payroll Time Sheets
- 2 Treasurer Advance Account Vouchers
- 3 Trust Fund Vouchers
- 4 Receipt Books and Forms

MOVED Cr Moloney, **SECONDED** Cr Freame that Council seeks the approval of the Auditor to destroy the following books and documents relating to the 1986/87 year:

Payroll Time Sheets
Treasurer Advance Account Vouchers
Trust Fund Vouchers
Receipt Books and Forms.

CARRIED

I31013 WANNEROO BRITISH SOCCER CLUB CLUBROOMS - [472-1-3]**ACTING CITY TREASURER'S REPORT I31013**

Correspondence has been received from the Wanneroo British Soccer Club indicating that the Club is not in a position to raise its contribution required to proceed with the proposed extensions to the clubrooms.

The City Building Surveyor has advised that given the Wanneroo British Soccer Club's withdrawal from the project, there is no need for Council to proceed with any works relating to the proposed extensions.

The Acting City Treasurer seeks Council approval to delete the Wanneroo Soccer Club Clubroom extensions from the 1994/95 budget and the resultant surplus funds of \$64,310 be utilised to offset budget over expenditures.

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

- 1 authorises in accordance with Section 547(12) and 528(3) of the Local Government Act the necessary

adjustments to the 1994/95 Budget to reflect the deletion of the extensions to the Wanneroo British Soccer Club Clubrooms;

- 2 advises the Wanneroo British Soccer Club accordingly.

**CARRIED BY AN
ABSOLUTE MAJORITY**

I91041 COMMUNITY SERVICES

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

CARRIED

REPORTS

I41009 OFFENSIVE TRADE APPLICATION - FISH PROCESSING ESTABLISHMENT - [30/188-12]

**ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT
I41009**

Newmart Pty Ltd is seeking Council approval to establish an offensive trade (fish processing establishment) at Newmart Supermarket, Greenwood Village Shopping Centre, Greenwood.

The Acting City Environmental Health Manager advises that the applicant has advertised his intentions in the West Australian Newspaper on 10 October 1994 in accordance with the requirements of the Model Health By-laws Series 'A'.

MOVED Cr Wood, **SECONDED** Cr Moloney that Council approves the establishment of an offensive trade (fish processing establishment) at Newmart Supermarket, Greenwood Village Shopping Centre, Greenwood, subject to:

- 1 no objections being received by 9 November 1994;
2 the premises complying with all Health Act provisions.

CARRIED

I41010 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEE - [264-3]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41010**

The City Recreation and Cultural Services Manager reports on matters arising from a meeting of the Historical Sites Advisory Committee.

RECOMMENDATION

That Council:

- 1 resubmits the family name "Keane" or, alternatively, "Keaneville", along with "Brady" and "Carramar Park" to the Geographic Names Committee for acceptance as locality names within the City of Wanneroo;
- 2 requests a copy of the research report undertaken by Edith Cowan University on the aquatic and bird fauna in Yellagonga Park;
- 3 (a) removes Delamare House from the City's Municipal Inventory of Heritage Places;
- (b) permits the demolition of the building, subject to the owner allowing Council to make an architectural survey and photographic record of it prior to the demolition;
- (c) defers the installation of an appropriate plaque on the site until further evaluation has been undertaken.

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

- 1 resubmits the family name "Keane" or, alternatively, "Keane Park", along with "Brady" and "Carramar Park" to the Geographic Names Committee for acceptance as locality names within the City of Wanneroo;
- 2 requests a copy of the research report undertaken by Edith Cowan University on the aquatic and bird fauna in Yellagonga Park;
- 3 (a) removes Delamare House from the City's Municipal Inventory of Heritage Places;
- (b) permits the demolition of the building, subject to the owner allowing Council to make an architectural survey and photographic record of it prior to the demolition;
- (c) defers the installation of an appropriate plaque on the site until further evaluation has been undertaken.

CARRIED

I41011 SALE OF ART WORKS - GLOUCESTER LODGE MUSEUM - [429-1]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41011**

At its meeting on Wednesday, 7 September 1994, the Gloucester Lodge Museum Management Committee endorsed the establishment of an art gallery space within the Museum, Yanchep. This

consists of two small rooms suitable for the display of art and craft works.

Similarly, the Committee agreed to the gallery space being available to local artists, free of charge, as a community based activity. In return, it was agreed that a 10% commission be deducted from the sale of art works. Since the inception of the City of Wanneroo Art Award, a 10% commission rate has been charged on the sale of art works.

The City Recreation and Cultural Services Manager reports on the proposal and seeks Council approval for the reallocation of funds to facilitate modifications to the display rooms and formal adoption of the 10% commission/administration charge.

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

- 1 approves the establishment of a Community Arts Gallery at the Gloucester Lodge Museum;
- 2 authorises in accordance with Section 547 (12) of the Local Government Act the reallocation of the following funds:

From:

Account 32167	Craft Award	\$ 717
Account 32162	Art Award	\$ 865
Account 32132	Public Collections Exhibition	\$ 568

To:

New Account Community Arts Gallery Establishment Cost	\$2,150
--	---------

- 3 adopts a 10% commission/administration charge for the sale of art works from the Community Arts Gallery.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**I41012 CRAIGIE LEISURE CENTRE - JUSTIFICATION FOR THE
POSITION OF HEALTH AND FITNESS SUITE SUPERVISOR -
[680-11]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41012**

At its meeting on 13 August 1993, Council approved the creation of the temporary position of Fitness Centre Supervisor - Craigie Leisure Centre, for a twelve month period with an evaluation being undertaken at the end of that time and that a report be submitted on the outcome of that evaluation (Item H50801 refers). Mrs Ann Dowey was appointed to that position in November 1993.

The City Recreation and Cultural Services Manager reports on the major role of the Health and Fitness Suite Supervisor in the overall co-ordination of this financially viable component of Craigie Leisure Centre.

MOVED Cr Wood, **SECONDED** Cr Moloney that Council endorses the continuation of the permanent position of Health and Fitness Supervisor, Craigie Leisure Centre.

CARRIED

I41013 REPORT ON CASUAL ATTENDANCES IN THE CRAIGIE LEISURE CENTRE FITNESS SUITE - [680-1]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41013**

Following a decision to increase the casual fitness suite attendance fee at Craigie Leisure Centre from \$5.00 to \$7.00 per visit from 1 July 1994, a report was requested at the end of the three month trial period (Item I90653 refers).

The City Recreation and Cultural Services Manager reports on the background to the decision to increase the casual fee and the significant number of patrons who have converted to the various membership options as a result of the casual price increase.

MOVED Cr Wood, **SECONDED** Cr Moloney that Council endorses the casual fitness suite rate at Craigie Leisure Centre at \$7.00 per visit.

CARRIED

I41014 DOG ACT APPEAL - MR P ATTIWELL, 5 KEBROYD WAY, KALLAROO - [2233/960/5]

**ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT
I41014**

On 9 June 1994, Council refused an application by Mr P Attiwell of 5 Kebroyd Way, Kallaroo to keep three dogs at his residence.

The Acting Manager - Municipal Law and Fire Services reports that the Minister for Local Government has upheld an appeal and has directed Council to grant an exception to Mr Attiwell under Section 26 (5) of the Dog Act to keep three dogs at his residence subject to specified conditions.

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

CARRIED

I41015 FEASIBILITY OF ESTABLISHMENT OF COMMITTEE FOR CARE OF ANIMALS - [901-1]

ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I41015

At Council's meeting on 24 August 1994, it was resolved that 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 (Item I90856 refers).

The Acting Manager - Municipal Law and Fire Services outlines the activities undertaken by his Department to provide services and education to the dog owners in the community.

MOVED Cr Wood, **SECONDED** Cr Moloney that, due to services listed in Report I41015 and the availability of expert advice from the RSPCA and the many Veterinary Surgeons within the City of Wanneroo, a Committee for Care of Animals is, at this stage, not necessary.

CARRIED

Appendix IX refers

I91042 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

I61011 ENGINEERING DEPARTMENT CURRENT WORKS - [210-2]

ACTING CITY ENGINEER'S REPORT I61011

The Acting City Engineer reports on Council works, drainage, pedestrian and dual use pathways, traffic treatments, car parks, miscellaneous works, rubbish disposal and subdivisional development for the period ending 7 October 1994.

MOVED Cr Dammers, **SECONDED** Cr Lynn that ACTING CITY ENGINEER'S REPORT I61011 be received.

CARRIED

I61012 DEVELOPMENT ENQUIRIES - SEPTEMBER 1994 - [290-0]

CITY PLANNER'S REPORT I61012

The City Planner submits a schedule of development enquiries received during August 1994, together with a resume of advice given to the enquirer.

MOVED Cr Dammers, **SECONDED** Cr Lynn that CITY PLANNER'S REPORT 161012 be received.

CARRIED

I61013 ANNUAL FINANCIAL REPORT 1993/94 - [002-3]

ACTING CITY TREASURER'S REPORT I61012

The Acting City Treasurer submits the Annual Financial Report for the period 1 July 1993 to 30 June 1994 which has been compiled in accordance with the Local Government Accounting Directions 1994 and complies with all relevant Australian Accounting Standards.

MOVED Cr Dammers, **SECONDED** Cr Lynn that ACTING CITY TREASURER'S REPORT I61013 be received.

CARRIED

I61014 FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 1994 - [002-3]

ACTING CITY TREASURER'S REPORT I61014

As advised at Council's meeting of 12 October 1994 (Item I61010 refers) the recently introduced Local Government Accounting Directions 1994 specifies precisely the format of the quarterly financial report to be presented to Council - viz

"Once in every quarter, in lieu of or in addition to the monthly report required under sub clause 9.2, the Principal Accounting Officer shall present to a Council a financial report clearly showing 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 quarter together with a summary of the current assets and liabilities existing at that date.

Such report shall include:

- (a) an Operating Statement compiled and prepared in accordance with the principles of AAS 27;
- (b) Schedules 1 and 2 of these directions;
- (c) such other information as may be considered necessary by the Principal Accounting Officer or the Council".

The Acting City Treasurer submits the Financial Report for the quarter ended 30 September 1994.

He reports that at this early stage of the financial year, no real expenditure or revenue trends are apparent. The change in net assets resulting from operations as shown in the operating statement is far in excess of the adopted budget. However, this is a result of Council's accounts reflecting the total rates revenue for the year whilst generally only three months expenditure is shown. As the financial year progresses this "net change in assets" will diminish.

MOVED Cr Dammers, **SECONDED** Cr Lynn that ACTING CITY TREASURER'S REPORT I61014 be received.

CARRIED

I61015 STAFF AND OUTSIDE WORKERS' OVERTIME - SEPTEMBER 1994 - [404-10]

ACTING CITY TREASURER'S REPORT I61015

The Acting City Treasurer submits the staff overtime return for the month of September 1994 and includes comparative summaries showing monthly and cumulative totals for the same period last year.

MOVED Cr Dammers, **SECONDED** Cr Lynn that ACTING CITY TREASURER'S REPORT I61015 be received.

CARRIED

I61016 FOOD COMPLAINT - SAMPLE NO 17 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I61016

At its meeting on 10 August 1994, Council resolved to instigate legal proceedings in respect of Food Complaint Sample Number 17.

The City Environmental Health Manager reports that Council's solicitors have since advised against prosecution due to anomalies in the Analyst's Report.

MOVED Cr Dammers, **SECONDED** Cr Lynn that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I61016 be received.

CARRIED

I61016A FOOD COMPLAINT - SAMPLE NO 17 - [851-7]

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council makes no payment for the Analyst's Report in connection with Sample No 17.

CARRIED

I61017 RECENT PROSECUTION - FOOD COMPLAINT NO 18 - [851-7]

**ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT
I61017**

The Acting City Environmental Health Manager reports on the result of a recent prosecution. Wesmilk Pty Ltd pleaded guilty to a charge that it was responsible for the sale of a piece of cheese which contained a foreign object and was fined \$300 with costs of \$250.

MOVED Cr Dammers, **SECONDED** Cr Lynn that ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT 161017 be received.

CARRIED

**I61018 EVALUATION OF PILOT MEALS ON WHEELS SERVICE - [862-1]
MANAGER WELFARE SERVICES REPORT I61018**

In May 1994 Council received additional funding from the Home and Community Care Programme to operate an alternative delivered meals services to 50 aged clients.

The Manager Welfare Services outlines details of the proposed evaluation of the project which will be carried out before the preparation of the 1995/96 draft budget.

MOVED Cr Dammers, **SECONDED** Cr Lynn that MANAGER WELFARE SERVICE'S REPORT I61018 be received.

CARRIED

**I61019 RECREATION AND CULTURAL SERVICES DEPARTMENT MONTHLY
ACTIVITIES REPORT - [260-0]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I61019**

The City Recreation and Cultural Services Manager outlines the major activities of the Recreation and Cultural Services Department during September 1994.

A smorgasbord of holiday programmes was co-ordinated for school children at the Ocean Ridge Recreation Centre.

Repairs are still being undertaken at Sorrento Community Hall following storm damage which occurred on May 23rd.

Community groups are concerned that the repairs have taken five months and has resulted in many groups suffering loss of membership.

The October Vacation Swim Programme at Craigie Leisure Centre will operate to capacity for the two week programme. Work is being carried out to prepare the outside pools and picnic areas scheduled to open on 29 October 1994.

Attendances at Aquamation were up for September 1994 which gives a year to date attendance of 34,129 (up 3,703).

The City's Public Collection Exhibition was opened on Thursday, 29 September in the function room of the Administration Building. The curators of the exhibition arranged an excellent choice of artworks.

The Youth Services Co-ordinator has been successful in securing Sumfun funding for the "Get Into It" school holiday programme to operate in Girrawheen.

Anchors has had a busy month and the October school holiday programme is full. Sumfun funding was received for October and January programmes.

MOVED Cr Dammers, **SECONDED** Cr Lynn that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 161019 be received.

CARRIED

I91043 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr O'Grady that the Report of the Policy and Special Purposes Committee Meeting, held on 19 October 1994, be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, JP - Mayor	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	M J GILMORE to 8.05 pm	South Ward
	G A MAJOR	South-West Ward
	B J MOLONEY - Observer from 5.33 pm, deputising for Cr Gilmore from 6.17 pm to 6.23 pm and from 8.05 pm	South Ward
	B A COOPER - Observer from 5.37 pm	Central Ward
	L A EWEN-CHAPPELL - Observer from 5.37 pm	Central Ward
	S P MAGYAR - Observer	Central Ward
	K H WOOD - Observer	South Ward
	F D FREAME - Observer from 5.32 pm to 7.47 pm	South-West Ward
	G W CURTIS - Observer from 5.42 pm	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
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Recreation and Cultural Services Manager:	R BANHAM to 6.15 pm
City Building Surveyor:	R FISCHER
Committee Clerk:	J HARRISON
Minute Clerk	V GOFF

APOLOGIES

An apology for absence was tendered by Cr Hall.

An apology for late attendance was tendered by Cr Cooper.

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 5 October 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - AMENDMENT NO 657 TO TOWN PLANNING SCHEME NO 1

Mr and Mrs Piromalli, Mr Brian Williams and Mr N Franceschi representing landowners in South Wangara, addressed the Committee in relation to Amendment No 657 to Town Planning Scheme No 1.

Mr Piromalli advised that the majority of the residents wished the area to stay Rural but if a rezoning was planned, then they wished the area to become Special Rural or Special Residential. He stated that only a few landowners supported the rezoning to Industrial and Mixed Business and these owners did not live on the land.

Mr Piromalli believed that the rezoning should not take place unless the majority of landowners agreed to it.

Mr Williams spoke in support of these views and believed that there was already an oversupply of industrial land. He stated that many owners have invested several hundred thousand dollars in their properties and rezoning would devalue their assets.

In conclusion, Mr Franceschi advised that he had lived on his property for twenty years and did not want the rezoning. He believed the land to be too productive as market gardens to be used for industrial sites.

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

DEPUTATION - EXTENSION TO CHANGEROOMS ON CHICHESTER RESERVE

Mr Nick Niederberger, Ms Kathleen Standeven, Mr Ian Hooper, Mr David Bloxham, Mr Bill Kitchen representing the Kingsley Soccer Club, and Mr John Appleby, Chief Executive Officer of West Australian Amateur and Social Soccer Association Inc (WAASSA) addressed the Committee in relation to extensions to the changerooms on Chichester Reserve.

Mr Ian Cooper advised that the Club has expanded in the past three years to 230 junior players and 115 senior players and caters for a variety of teams including a women's team, veterans, masters and under 18's.

For some time it has been apparent that the existing facilities are inadequate with as many as four teams utilising the facilities at one time.

The Club is seeking assistance from Council to extend the existing toilet block to include two changing rooms and a kiosk/servery.

He believes that the Club could assist financially and with the provision of labour if Council approved the extensions.

Mr John Appleby thanked the City for the support it gives WAASSA.

He stated that the growth of soccer in Wanneroo has outstripped any other Shire and it is the strongest playing municipality. Three new clubs have started in the district in the past three years being Joondalup, Beldon and Ballajura.

There are more clubs of in excess of 200 members playing in the City of Wanneroo than any other local authority, including 140 teams of sixteen years and under. He believes that soccer is a growth industry.

Mr Appleby advised that he became aware of the problem which exists at Chichester Reserve when he received complaints from other clubs when they attended Kingsley's ground and the embarrassment they experienced due to the lack of facilities.

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

DECLARATIONS OF PECUNIARY INTEREST

City Engineer, Ron McNally, declared an interest in Item I51011.

MEETING TIMES

Commenced: 5.30 pm
Closed: 8.22 pm

I51008 REVIEW OF COUNCIL'S BY-LAWS RELATING TO FENCING AND PRIVATE TENNIS COURT FLOODLIGHTING - [920-9]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I51008

A report was submitted to the Policy and Special Purposes Committee on 17 August 1994 with a proposed draft amendment which will give Council the authority to approve the construction of a fence that would otherwise be in contravention of its By-laws (Item I50805 refers).

The Deputy City Building Surveyor submits the final amendment to Council's By-laws relating to Fencing and Private Tennis Court Floodlighting following agreement with the Department of Local Government.

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

- 1 Council adopts the proposed amendments to its By-laws Relating to Fencing and Private Tennis Court Floodlighting as attached to Report I51008;
- 2 authorises the affixation of the Common Seal to and endorses the signing of the documents;
- 3 authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed Amendment promulgated.

CARRIED

Appendix X refers

I51009 PROPOSED TEN GROUPED DWELLINGS, THREE STOREYS IN HEIGHT, LOTS 135, 136 AND 137 KEYS CLOSE AND LOT 125 ROSSLARE PROMENADE, MINDARIE - [30/4720]

CITY PLANNER'S REPORT I51009

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

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

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

CITY PLANNER'S REPORT I51009 RECOMMENDED that Council approves the application by Godfrey Spowers Puddy & Lee on behalf of Waterco to:

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

MOVED Cr Dammers, **SECONDED** Cr Wood that consideration of Report I51009 be deferred pending an on-site meeting.

CARRIED

I51010 PROVISION OF RECREATION FACILITIES, CRAIGIE OPEN SPACE, RESERVE 32858 - [745-4]

CITY PLANNER'S REPORT I51010

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

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

ADDITIONAL INFORMATION

Report I51010 considered at the Policy and Special Purposes Committee meeting held on 19 October 1994 provided a background to the planning of the Craigie Reserve and the applications relating to it which had been received over the years.

The City Planner advised that a recent more thorough review of the files on the matter has indicated the need for some correction and clarification of some of the information provided in that report, in particular, in respect of the third last paragraph of page 3 of that report.

At its November meeting of 1989 (D21116A), Council resolved that "a review of the draft concept plan for Reserve 32858 Craigie be undertaken in conjunction with the Committee previously established (C10643), the concept plan then being put to Council with recommendations for further action." Report I51010 states that this review was undertaken, with attached plan (Appendix XV refers) resulting. In fact, this plan already existed and was the "draft concept plan" referred to above which required reviewing.

It appears that reviews of the plans for this reserve have been subsequently undertaken, but not taken to the point of a new plan having been formally adopted by Council.

At the December meeting of 1989 (D21215), Council adopted a "strategy" for the assessment of recreation facilities on Craigie Reserve, however this was not a plan showing locations of uses etc. A copy of the adopted strategy is attached (Appendix XVI refers).

This additional information does not alter the recommendation on Report I51010.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council authorises advertising calling for submissions from interested parties to establish, lease and operate a commercially based golf orientated or any other public recreation facility on part of Reserve 32858 Craigie.

CARRIED

Appendices XV and XVI refer

I51011 PLANT REPLACEMENT PROGRAMME - TENDER NUMBERS
058-060-94/95 - [208-6]

Tenders have been called for the annual replacement of municipal plant.

The City Engineer reports on the tender submissions received.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council accepts the following tenders outlined in Appendix XI to Report No I51011:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
058-94/95	Skipper Daihatsu	\$41,434.00
058-94/95	Halberts Mitsubishi	\$ 9,474.00
059-94/95	Nuford	\$11,168.00
060-94/95	Nuford	\$43,104.00

CARRIED

Appendix XI refers

I51012 PROPOSED TWO GROUPED DWELLING ON LOT 40 (32) WEST COAST DRIVE, MARMION - [30/4570]

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

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

RECOMMENDATION

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

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

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council does not approve the modified building licence application submitted by R L Fisher & Associates on behalf of Mr and Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Sorrento.

LOST

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council approves the modified building licence application submitted by R L Fisher & Associates on behalf of Mr and Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Sorrento, subject to:

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

CARRIED

I51013 COUNCILLORS TRAINING POLICY - [702-3]

For many years now, it has been standard practice for councillors to attend training courses to assist in the performance of their role as an elected member. Those courses have included both specific issue training such as town planning and meeting procedures, and personal development courses such as public speaking and media presentation skills.

The Town Clerk provides details of the courses available to councillors through the Municipal Training Services and Corporate Dynamics. Authorisation of attendance and associated expense in respect of these courses has been by both Council resolution and officer determination.

He considers the adoption of a policy would be useful as a guide to decision making but believes it is necessary to require the submission of detail in respect of each course for Council consideration.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council adopts the following as policy and amends its Policy Manual accordingly:

"COUNCILLOR TRAINING

In recognising the often difficult role of the elected member, Council encourages the attendance of newly elected members at the New Councillor Training Seminar conducted by the Municipal Training Service, and thereafter at a course specifically designed to improve public speaking skills;

Members elected to the position of Mayor or Deputy Mayor may participate in advanced public speaking/media presentation skills courses should they so wish;

The registration of elected members for each of the aforementioned training courses shall be approved by Council and subject to the availability of funds within the Members of Council sub programme."

CARRIED

WARD BOUNDARIES - [801-5]

The Town Clerk reported that a submission has been made to Hon Minister for Local Government relating to the new ward boundaries and councillor representation.

He advised that the Town Planning Department will be considering names for the new wards and a report will be submitted to Council at its meeting on 9 November 1994.

I51014 POLICY AND SPECIAL PURPOSES COMMITTEE - EXCLUSION OF "COUNCIL WORKSHOP" - [702-0]

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

- 1 discontinues the "Council Workshop" following the Policy and Special Purposes Committee;
- 2 utilises the "General Business" within the Policy and Special Purposes Committee to bring up items for discussion.

CARRIED

COUNCIL DINING ROOM MENUS - [703-1-9]

Cr Moloney requested that the practice of having printed menus in Council's dining room be reintroduced.

The Town Clerk advised that he would take action on this matter.

I91044 TOWN CLERK'S REPORT

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

CARRIED

I91045 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Transfer of Land
Parties: City of Wanneroo and Her Majesty Queen Elizabeth
the Second
Description: Lot 651 Hepburn Avenue, Greenwood
Date: 6 October 1994

Document: Lease
Parties: City of Wanneroo and Optus Mobile Pty Ltd
Description: Lot 977 Burlos Court, Joondalup
Date: 10 October 1994

Document: Building Agreement
Parties: City of Wanneroo and Whitfords Beach Pty Ltd
Description: Lot 947 Broadbeach Boulevard, Hillarys
Date: 12 October 1994

Document: Lease
Parties: City of Wanneroo and Silverton Ltd
Description: Lot 947 Broadbeach Boulevard, Hillarys
Date: 12 October 1994

Document: License to Occupy
Parties: City of Wanneroo and Water Authority of Western Australia
Description: Reserve 37268 Warburton Avenue, Padbury
Date: 12 October 1994

Document: Lease
Parties: City of Wanneroo and Wanneroo British Soccer Club
Inc
Description: Part Kingsway Reserve, Landsdale
Date: 14 October 1994

Document: Easement
Parties: City of Wanneroo and F W Green

Description: Lot 24 Kingsway, Landsdale
Date: 19 October 1994

Document: Deed
Parties: City of Wanneroo and N H Martin
Description: Copyright Agreement
Date: 19 October 1994

Document: Deed
Parties: City of Wanneroo and M P Keane
Description: Copyright Agreement
Date: 19 October 1994

Document: Deed
Parties: City of Wanneroo and L Firman
Description: Copyright Agreement
Date: 19 October 1994

Document: Deed
Parties: City of Wanneroo and W C Dennis
Description: Copyright Agreement
Date: 19 October 1994

Document: Deed
Parties: City of Wanneroo and A Porteous
Description: Copyright Agreement
Date: 19 October 1994

Document: Deed
Parties: City of Wanneroo and K R Porteous
Description: Copyright Agreement
Date: 19 October 1994

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

CARRIED

I91046 MUSEUMS AUSTRALIA CONFERENCE - [313-8, 202-1-2]

At its meeting of 28 September 1994, Council resolved to nominate Cr Waters to attend the Museums Australia Conference to be held in Fremantle from 8 - 12 November 1994 (Item I90951 refers). Cr Waters is unable to attend the conference and another nomination is required.

Cr Curtis declared an interest in this item.

MOVED Cr Cooper, **SECONDED** Cr Hall that Council nominates Cr Curtis to attend the Museums Australia Conference to be held in Fremantle from 8 to 12 November 1994.

CARRIED

Cr Curtis abstained from voting.

191047 AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS AND WORLD ORGANISATION OF BUILDING OFFICIALS SECOND PACIFIC RIM CONFERENCE - DARWIN - [202-1-1]

The 1994/95 budget for the Building Department included an allowance for two officers to attend the Australian Institute of Building Surveyors Queensland State Conference to be held in Brisbane in October 1994.

The reason for attending the conference was to investigate the use of laptop computers in the field by the district building surveyors. At the recent National Conference, held in Perth, a demonstration was given of this facility by the Shire of Albert. The system documentation has subsequently been reviewed and further analysis of the Albert facility is considered unnecessary. Permission is therefore requested to waive the Queensland Conference and attend the Pacific Rim Conference of Building Officials to be held from 14 to 20 May, 1995, at the Beaufort Hotel in Darwin.

The Pacific Rim Conference will explore Codes, Standards, Education and Training Issues and practices for buildings and related structures. Particular emphasis will be placed on the change from prescriptive to performance requirements. Fire Protection is another theme of the conference. A draft copy of the comprehensive programme forms Appendix XII.

The Chief Executive of the Australian Institute of Building Surveyors has indicated that lap top computers and hand held computers which may be better suited to field work will be addressed during the conference.

Although cost details of the Pacific Rim conference are not available the cost of this conference should be approximately the same as the Queensland Conference. It is expected that the Senior Building Surveyor (Industrial and Commercial) and the City Building Surveyor or Deputy City Building Surveyor will attend.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council authorises the replacement of the Queensland State Conference in the Building Department Conference Programme with the Pacific Rim Conference of Building Officials to be held from 14 - 20 May, 1995.

CARRIED

Appendix XII refers

191048 PROVISION OF BUREAU FACILITY FOR THE GOVERNMENT EMPLOYEES' SUPERANNUATION BOARD ON THE CITY'S ICL COMPUTER - [206-2]

The Government Employees' Superannuation Board runs its application software on the State Government's ICL Bureau.

The Government intends to decommission its ICL mainframe system in the near future and the Board has asked whether the City would be willing to provide a Bureau Service.

Usage by the Board would not compromise the integrity of the City's system, nor would it have an adverse impact on response time.

Based on a 3 year contract, it has been suggested that the City may be willing to provide a bureau service for approximately \$5,000 per month.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council approves of the City providing a bureau service to the Government Employees' Board and authorises the Town Clerk to negotiate a contract price between \$4,000 and \$6,000 per month.

CARRIED

191049 QUINNS ROCKS CHILD HEALTH CLINIC: ADDITIONAL FUNDS - [625-17]

The Quinns Rocks Child Health Clinic is currently being constructed by a developer for the City of Wanneroo in Quinns Road, Quinns Rocks. Completion is expected in the very near future and the Health Department is already requesting access to the building.

Unfortunately, due to an oversight, funds were not requested in the 1994/95 budget for the fitout of the Clinic. Works required include provision of furniture and various items of equipment that are part of the Local Authority's responsibility. The cost is estimated at \$8,000.

Due to a high demand for Clinic facilities in the Quinns/Merriwa/Clarkson area, approval is sought for urgent expenditure in order to finalise this project.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council ratifies the decision of the Mayor and Town Clerk and authorises under Section 547(12) of the Local Government Act the urgent expenditure of \$8,000 for the Quinns Rocks Child Health Clinic.

**CARRIED BY AN
ABSOLUTE MAJORITY**

191050 REQUEST TO RAISE THE HEIGHT OF A MASONRY FENCE: ST IVES RETIREMENT VILLAGE, KALLAROO - [30/3356]

APPLICATION

The management of St Ives Retirement Village, Loc 9699 Dampier Avenue, Kallaroo has requested approval to increase the height of an existing masonry fence located on the northern boundary of the development, abutting a Council pedestrian accessway

(Appendix XIII refers). The existing fence is 1800 high and the request is to increase the height to 2400.

COUNCIL'S BY-LAWS

Council's By-laws relating to Fencing and Private Tennis Court Floodlighting do not permit the erection of a fence exceeding 1800 in height above ground level.

BACKGROUND

The village residents adjacent the walkway (Units 6, 7 and 22) have indicated by letter that they are having problems with vandal attacks and intruders. It is indicated that youths gain access to the Units by scaling and walking along the current masonry fence.

It is perceived by the village management that an increase in fence height to 2400 will make access more difficult and provide more protection from missiles thrown from within the walkway.

Council's current By-laws do not allow Council to approve any fencing in contravention of the By-laws. Council is currently considering an amendment to the By-law allowing it to approve non-complying fences.

RECOMMENDATION

That Council:

- 1 refuses the application to raise the height of a masonry fence at St Ives Retirement Village, Loc 9699 Dampier Avenue, Kallaroo;
- 2 advises the applicant to reapply to Council to raise the fence after gazettal of the Fencing By-law amendments.

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

- 1 refuses the application to raise the height of a masonry fence at St Ives Retirement Village, Loc 9699 Dampier Avenue, Kallaroo;
- 2 contacts the Minister for Local Government advising him of the situation in relation to this matter and requests the amendment to the Fencing By-law be expedited;
- 3 advises the applicant of Point 2 above and to reapply to Council to raise the fence after gazettal of the Fencing By-law amendments.

CARRIED

Appendix XIII refers

191051 WHITFORD CITY WANNEROO HOSPITAL FOUNDATION - [30/300]

Whitford City Shopping Centre is arranging a Whitford City Wanneroo Hospital Improvement Trust/Foundation. The Foundation will be administered by a Board with the aim of raising money to improve the Wanneroo Hospital.

Whitford City Shopping Centre has invited the Mayor of the City of Wanneroo to be on the Board. Other invited members of the Board will be the Marketing Manager of Whitford City, a representative from Community Newspapers and a representative from the Hospital Board. Other high profile community members may also be invited to the Board.

Whitford City will host fund-raising activities for the Foundation each year as part of its usual promotional campaign. The Centre will also sponsor fund-raising activities within the municipality. The Board will be required to administer the expenditure of these funds.

It would be appreciated for the Mayor as elected each year to be a representative on the Foundation Board.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council supports the Whitford City Wanneroo Hospital Foundation and supports the nomination of the Mayor, as elected each year, as a representative to the Whitford City Wanneroo Hospital Foundation.

CARRIED

191052 LEAVE OF ABSENCE - CR CURTIS - [702-3]

Cr Curtis has advised he will be taking long service leave from his employment and has requested leave of absence from Council duties from 11 November 1994 to 27 January 1995.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council approves the leave of absence requested by Cr Curtis during the period 11 November 1994 to 27 January 1995.

CARRIED

191053 LEAVE OF ABSENCE - CR COOPER - [702-3]

Cr Cooper has requested leave of absence from Council duties from 3 to 14 November 1994.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council approves the leave of absence requested by Cr Cooper during the period 3 to 14 November 1994.

CARRIED

191054 LEAVE OF ABSENCE - CR WATERS - [702-3]

Cr Waters has requested leave of absence from Council duties from 6 to 9 November 1994.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council approves the leave of absence requested by Cr Waters during the period 6 to 9 November 1994.

CARRIED

I91055 HEALTH EXPO - [241-5-2]

The City Environmental Health Department requests permission for a Council function to be held at the opening of the Health Expo on Tuesday 15 November 1994 providing tea, coffee, orange juice and light refreshments, served for approximately 70 guests at \$8 per head. The guests will include Councillors, Heads of Department and representatives of the Expo participants and community organisations.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council authorises a Council function to be held at the Health Expo on 15 November 1994, at an approximate cost of \$560.

CARRIED

I91056 BUCKINGHAM HOUSE DELEGATE - [051-2]

Councillors will recall that following the 1994 May elections, various appointments of Councillors were made as Council Delegate to a number of Committees, etc, with the exception of the Buckingham House Management Committee.

Cr Margaret Lynn, who is the delegate to the Historical Sites Advisory Committee, was invited to a meeting of the Buckingham House Management Committee and has now expressed a wish to be appointed as Council Delegate to that Committee. Members of the Buckingham House Management Committee also support the appointment of Cr Lynn.

MOVED Cr Dammers, **SECONDED** Cr Freame that Cr Margaret Lynn be appointed as Council delegate to the Buckingham House Management Committee.

CARRIED

SPECIAL MEETING OF ELECTORS HELD ON 24 OCTOBER 1994 - [801-2, 510-1384]

A Special Meeting of Electors was held on 24 October 1994 to discuss the proposed closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley.

Eighteen electors attended the meeting and the matter of the closure of the accessway was discussed at some length. The electors present were evenly divided in their views for and against closure.

No decision was taken and the matter of the closure will be dealt with in accordance with normal procedure.

SUBMITTED FOR INFORMATION

191057 MEETING PROCEDURES COURSE - [702-3]

Municipal Training Service is running its Meeting Procedures Course on 7 November 1994 from 9.00 am to 4.30 pm. The course is intended specifically for Local Government and deals with various aspects of meeting procedures including rules of debate, motions and amendments, voting and use of standing orders.

The cost of the course is \$180 and there are funds available in account 20006 (Members Conference Expenses). Cr Hall has expressed an interest in attending this course.

Cr Hall and Curtis declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council authorises the attendance of Crs Hall and Curtis at the Meeting Procedures Course on 7 November 1994 and the expenditure associated with this attendance.

CARRIED

Cr Hall and Curtis abstained from voting.

191058 RETAINING WALLS: LOT 262 (8) IBIZA COURT, MINDARIE - [2957/262/8]

A retaining wall has been constructed at Lot 262 (8) Ibiza Court, Mindarie, which exceeds the height permitted to be approved by the City Building Surveyor (Appendix XVII refers).

When the application was received for the issue of a building licence for a dwelling and retaining walls on the property, a letter was sent to the builder requesting additional information. The builder was advised that where a proposed retaining wall exceeded 2000 in height, the proposal must be placed before Council for consideration.

In many cases, builders will reduce the height of retaining walls to avoid any delay. In this instance, a letter received from the builder indicated that retaining walls adjoining lot 263 would be reduced to 2000 in height. The approvals officers misinterpreted the letter to mean all retaining walls on the property. The building licence was then issued.

An inspection of the property revealed that retaining walls abutting Lot 261 and the public open space at the rear have been constructed to a height of 5.3 metres. The builder has explained that the adjoining Lot 261 has been purchased by the brother-in-law of the owner of Lot 262 and has given the owner approval to spill soil over the common boundary.

Although this error has occurred, it is considered that the high retaining wall can be approved as it does not overlook any private property. The need for the retaining wall is justified due to the extreme difference in levels on the site which are over 10 metres from front to rear. Therefore it is proposed that formal approval should be given for the walls.

RECOMMENDATION

That Council approves the 5.3 metre high retaining walls constructed on the rear and northern side boundary of Lot 262 (8) Ibiza Court, Mindarie.

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

- 1 consideration of this matter be deferred and referred to Policy and Special Purposes Committee;
- 2 written consent from the owner of Lot 261 Ibiza Court be obtained;
- 3 all correspondence be tabled at the Policy and Special Purposes Committee meeting.

CARRIED

Appendix XVII refers

191059 "AUSTRALIA REMEMBERS" PUBLIC MEETING - 31 OCTOBER 1994 - [703-4]

A request has been received from Mr Paul Filing, Member for Moore, requesting the use of the Function Area, Administration Building, on Monday 31 October 1994 to hold a public meeting in relation to the "Australia Remembers" celebrations, and for the provision of refreshments.

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

- 1 Council approves the request from Mr P Filing, Member for Moore for the use of the Function Area, Administration Building on Monday 31 October 1994 to hold a public meeting for "Australia Remembers";
- 2 costs associated with the provision of refreshments to be borne by Mr P Filing.

CARRIED

MOTIONS FOR FURTHER ACTION

191060 RECOMMENDATIONS OF ENVIRONMENTAL ADVISORY COMMITTEE - [305-6]

MOVED Cr Major, **SECONDED** Cr Cooper that the following recommendations of the Environmental Advisory Committee be received:

- "1 that there be a moratorium on development of Council controlled bushland areas until the outcome of the Perth Environment Project remnant vegetation assessment is known;
- 2 that a comprehensive assessment of the conservation value of remnant bushland in Craigie Open Space be undertaken to allow an informed decision on the future use of this reserve."

CARRIED

191061 PERTH ENVIRONMENT PROJECT - [305-6]

MOVED Cr Major, **SECONDED** Cr Curtis that development of Reserve 32858 be deferred pending the outcome of the Perth Environment Project remnant vegetation assessment. **LOST**

Cr Dammers left the Chamber at this point, the time being 9.27 pm.

NATIONAL GENERAL ASSEMBLY ON LOCAL GOVERNMENT - [202-1-2, 702-3]

Cr Cooper referred to the forthcoming attendance of the Mayor, the Town Clerk and himself at the National General Assembly on Local Government. He advised that certain items would be required to be voted on and Council would need to debate these before the event.

The Mayor advised that the relevant information would be circulated to Councillors and this matter dealt with at the Policy and Special Purposes Committee meeting scheduled for 2 November 1994.

MOTIONS FOR REPORT

191062 BURNS BEACH CARAVAN PARK LEASE - [940-3]

Cr Cooper requested a report on the current position regarding Reserve 31632 - Burns Beach Caravan Park lease.

RESOLVED that a report be submitted to Council on the current position regarding Reserve 31632 - Burns Beach Caravan Park lease.

191063 PROVISION OF UNDERGROUND POWER - [202-1, 319-2]

Cr Cooper advised that Cr Curtis and himself recently attended a seminar on the provision of underground power in the metropolitan area, and was concerned that forthcoming

legislation would involve Council in considerable costs in provision of underground power. He requested a report on the cost implications for Council in establishing underground power and whether a reserve account should be established for the 1995/96 financial year to lessen the impact on ratepayers.

RESOLVED that a report be submitted to Council on the cost implications for Council in establishing underground power and whether a reserve account should be established for the 1995/96 financial year to lessen the impact on ratepayers.

I91064 MODIFICATIONS TO R-CODES IN RELATION TO LARGE DEVELOPMENTS - [290-5]

Cr Cooper requested a report in relation to applications for large houses.

RESOLVED that a report be submitted to Council on how the R-Codes can be modified with respect to large developments to reflect Council's intentions in particular areas.

I91065 ASSESSMENT OF BUSHLAND - CRAIGIE OPEN SPACE - [745-4]

MOVED Cr Major, **SECONDED** Cr Curtis that a report be submitted to Council on how best a comprehensive assessment of the conservation value of remnant bushland in Craigie Open Space may be undertaken to allow an informed decision on the future use of this reserve.

LOST

Cr Dammers entered the chamber at this point, the time being 9.30 pm.

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.

CONFIDENTIAL BUSINESS

Nil

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for on
WEDNESDAY 9 NOVEMBER 1994.

There being no further business, the Chairman declared the
Meeting closed at 9.49 pm, the following Councillors being
present at that time:

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

I11000A

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL

26 OCTOBER 1994

I11006

CITY OF WANNEROO REPORT NO I11006

TO: TOWN CLERK
FROM: ACTING CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 510-0-1
WARD: ALL
SUBJECT: TRAFFIC CALMING IN WESTERN AUSTRALIA -
DISCUSSION PAPER

In September 1994, a Ministerial Taskforce on Traffic Calming forwarded a discussion paper for comment with submissions sought by 30 October 1994. This discussion paper follows a series of Government and Industry papers and seminars on traffic calming policy and practice.

The Taskforce is headed by Barbara Scott MLC and includes representatives from Main Roads WA, Department of Planning and Urban Development, Local Government (City and Country divisions) and the community. The Taskforce will examine and report to the Minister of Transport on:

1the current overall situation with regard to traffic calming installations in Western Australia. This includes methods of funding by Main Roads WA, local government and any other sources;

2the need for increased effectiveness of planning, design, installation and funding of all traffic calming activities;

3the practicality of establishing a system of control to ensure that major traffic calming projects are carried out in priority order, taking account of their cost effectiveness in comparison with other roadwork projects;

4any other matter that is considered to be relevant to improving the application of traffic calming, particularly in terms of safety and social effects and aesthetic qualities;

The Discussion Paper recognises the term "Traffic Calming" means different things to different people, depending on their background and their point of view they wish to express.

Traffic calming may be most satisfactorily defined in terms of its objectives.

These may be summarised as follows:

.1reduce the severity and number of accidents in urban areas;

.2reduce traffic speed, traffic volume and modify traffic type, that is, reduce the dominance of motorised traffic on relevant roads;

.3improve the urban street environment, particularly in terms of social effects and aesthetics; help make residential streets an extension of people's homes;

.4reduce air and noise pollution.

The discussion paper has highlighted various issues as indicated in the Executive Summary shown on Attachment 1.

Comments on these issues are outlined as follows:

Road Hierarchy

The discussion paper raises the issue of effective road hierarchy.

In new subdivisions the State Planning Commission's Policy Statement on Residential Road Planning provides a basis for a Road Hierarchy. This hierarchy is based on roads which carry traffic (the Distributors) and those which just give access to adjacent property (access roads).

This classification has been adopted for new subdivisions and is generally incorporated in the Structure Plans and accompanying reports with future traffic lanes and access restrictions generally defined.

However, in the older and established areas the development of a Functional Road Hierarchy needs to take into consideration existing conditions with regard to land use, access and traffic volumes.

In 1990, the Main Roads WA prepared a road hierarchy for the metropolitan region and Council subsequently adopted, in principle, the Functional Road Hierarchy outlined for this City. (Item E10912 refers). In broad terms, the function of each category is shown at Attachment 2.

It is recognised that development changes to areas such as East Wanneroo will necessitate review of the current road hierarchy. An important point is that common and consistent

definitions of the road hierarchy be established to avoid public confusion.

Speed Hierarchy, Road User Education and Enforcement

The Task Force has identified the base speed limit on roads and appropriate enforcement as main issues.

Speed Limits on Local Roads

In 1992, a Government led Taskforce, comprising representatives of Main Roads WA, Police, WAMA and the Traffic Board examined the issue of speed limits on local roads. The Government subsequently accepted the principal recommendations of the Taskforce's Report and legislated to enable the provision of 40 km/h speed limits on an area-wide basis under certain specified conditions. Prior to the adoption of enabling legislation, Council advised the Minister for Transport that such a speed limit was largely unattainable without extensive traffic treatments to physically restrict vehicular speeds. Consequently, Council indicated support for a general urban speed limit reduction from 60 kph to 50 kph (Item G11113 refers). Such a proposal would have considerable safety benefits and would be consistent with proposals for uniformity of speeds throughout Australia. This view was similar to that expressed by the Local Government Engineers Association of Western Australia.

Speed Limits on School Frontages

Perhaps the single most community sought traffic calming initiative concerns speed limits past schools. A Taskforce has been examining this issue for a number of years. This Council, at the request of various School P & C Associations, has made a number of submissions for this matter to be implemented. However, it would appear from recent Main Roads WA advice that investigations are still continuing. It would seem that this aspect of traffic calming application has considerable warrants and should be addressed in the Traffic Calming Review.

Enforcement

The Police Department is responsible for enforcement of the traffic regulations. Requests for police surveillance on local roads are regularly sought. The effectiveness of this measure is largely dependent upon such factors as accurate identification of optimum surveillance periods, and availability of Police personnel.

It has been suggested that a legislative amendment of the Traffic Act to allow Councils' to establish Multanova Cameras and other devices in the local road system can provide for this regular enforcement. It appears logical that the authority responsible for instituting local area traffic

management programmes should be able to police the local road system on a permanent basis and should also have available to it a revenue resource contributed by infringing motorists.

This matter was previously raised by the Kalamunda Shire Council in July 1992. Following consideration of this matter (Item G10711 refers) Council advised the Western Australian Municipal Association that it would support the establishment of a working party to report on Local Authority enforcement of speeding vehicles in local roads.

Consultation

The discussion paper highlights that effective consultation is a fundamental step in the development of any community acceptable traffic management strategy.

The City has conducted many varied public traffic forums over the years. Though the format for these consultations are constantly evolving, a number of important principles are used as guidelines as follows:

- (a) Local area traffic management precincts are established with representative committees where appropriate.
- (b) An overall traffic management strategy is identified.
- (c) Objectives upon which the study is to be based are clearly defined.
- (d) The proposed use of various devices are explained in terms of advantages and disadvantages.
- (e) Consultation is undertaken with other authorities (Main Roads WA and Transperth) on any proposed scheme.
- (f) The local area community opinion is sought and assessed according to proximity of treatments.
- (g) A traffic report with recommendations from the local community is submitted for Council's consideration.

In a recent Government publication "Roadwise", the concept of all stakeholders (eg local service club) determining community values was proposed. Such a party was considered to be able to determine the appropriate "impartial" solution. While consultation with all stakeholders has merit, this needs to be in a manageable format as the process can be time consuming and difficult.

Planning and Design

The Task Force has indicated that poor past planning of subdivisions is the principal reason behind the current need

for traffic calming measures. Also poor design of traffic calming devices is a major concern.

With new subdivisions, the planning of the road hierarchy can reduce the "through" component of traffic on local streets. The local road layouts currently reflect industry and overseas experience and research in pavement standards and guidelines.

A wide range of practitioners are included in the planning and design process.

Local area traffic treatments are also designed in accordance with the Main Roads WA Guidelines for Local Area Traffic Management, the Federal Office of Road Safety, "Towards Traffic Calming - A Practitioners' Manual of Implemented Local Area Traffic Management and Black Spot devices", Austroad Standards and Bikewest Guidelines.

It is considered these factors provide for an integrated and effective design approach that is also subject to regular reviews.

Safety

The Task Force has commented that it appears the introduction of traffic calming devices can increase the hazards for some users such as cyclists and pedestrians.

Within this City's arterial roads and local distributor roads provision is made for on road cyclists and a minimum carriageway width of 4.1 metres is applied only after consideration of all traffic requirements such as volumes, length of traffic treatment, the closeness of intersections and other passing requirements. These roads also usually incorporate a separate cyclists' dual use path facility.

The design criteria adopted for the main roads is in accordance with Austroads Standards for Cyclists and Bikewest's Guidelines.

With regard to Local Area Traffic Management Schemes, generally the objectives are to reduce speed and traffic volumes.

A narrower pavement width of less than 4.1 metres is consistent with the objective of a lower speed, residential street environment. The interruption to traffic flow from vehicles not being able to overtake cyclists at these restrictions, does not conflict with the principles of the traffic management strategy. It is to be noted that a bicycle is a vehicle under the Road Traffic Act and can assume an appropriate position on the carriageway. However, where there is a higher cyclists' usage, and particularly in the case of younger children, a separate dual use path, such as in West Coast Drive, is usually provided.

On this basis, treatments that have been implemented within the City generally attempt to reflect the status of the road and consideration of all users. Also, while the treatments take into account the operating speed and traffic volumes along the road, they recognise the cost effectiveness that can be achieved from reduced road widening works.

A current issue concerns the practice of school children riding along existing footpaths that are not gazetted as dual use paths. A solution to this problem is for legislation to be introduced to make cycling permitted on designated footpaths.

Cost efficiency

The Task Force has indicated that there are concerns that traffic devices can be ineffective. Also, correct implementation can avoid constant changing and removal.

The results of monitoring of traffic devices indicate that driver behaviour is modified by the installation of traffic treatments. The use of roundabouts have been effective and is generally an accepted treatment. Experience from overseas also indicate that there is a cost benefit from accident reductions.

Traffic treatments are installed in accordance with the established guidelines and current technical consensus on what constitutes good practice.

Co-ordination and Funding

The Task Force views that the allocation of funding for traffic calming devices is an important issue.

Traffic calming has evolved primarily from community expectations and demands. Local Government, as the immediate representative of these communities has, as a consequence, almost entirely funded traffic calming measures for local roads. Currently the City's expenditure on its traffic management programme is in the order of \$500,000 per annum.

In New South Wales, the Road and Traffic Authority spends several million dollars per annum on traffic calming contributions to Local Government schemes.

A Government initiative that addresses the current imbalance in funding for Local Area Traffic Management Schemes should be supported.

Summary

The Traffic Calming discussion paper has raised some key issues in regard to reduced speed limits on Local Roads and at

school frontages, Council's involvement in enforcement and also funding aspects.

It is proposed that a submission on these key points and general comments will be forwarded to the Task Force.

RECOMMENDATION

That Council advises the Ministerial Task Force on Traffic Calming of the City's strategy for implementing traffic calming measures and that it supports:

1. the reduction of the current urban speed limit for built up areas from 60 Km/h to 50 Km/h:
 - (a) with authority to install speed limits lower than 50 Km/h in local streets as appropriate and in accordance with statutory approval requirements;
 - (b) whilst retaining the existing speed limit of 60 Km/h or greater on major traffic routes;
 2. the introduction of 40 Km/h speed limits in roads around schools;
 3. the establishment of a working party to report on Local Authority enforcement of speeding vehicles in local roads;
 4. a Task Force Study on permitting school children to cycle on existing footpaths;
- 5in principle, initiatives for funding contributions from other authorities towards Local Government Traffic Calming Schemes.

P PIKORPP:DP:AT
Acting City Engineer
I11007

Bere1010

CITY OF WANNEROO REPORT NO I11007

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 12 OCTOBER 1994
FILE REF: 510-348

WARD: SOUTH WEST

SUBJECT: PARKING PROHIBITIONS - SPINAWAY STREET,
CRAIGIE

The Craigie Primary School P & C Association has expressed concern about the safety of pedestrians being compromised by vehicles parking on the verge adjacent to the school in Spinaway Street, Craigie.

The P & C Association has requested Council's permission to install bollards to prevent vehicles from parking on the verge and also from obstructing the car park access points. An existing "NO STANDING ANY TIME" prohibition has been installed in Spinaway Street, as shown on Attachment 1.

However, to enable the Parents' and Citizens' Association to install bollards, the appropriate verge prohibition is required. Accordingly, the installation of "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" and "NO STANDING ON VERGE" prohibitions are considered warranted in Spinaway Street, adjacent to the car park, as shown on Attachment 2.

RECOMMENDATION

That Council:

6amends the existing "NO STANDING ANY TIME" signs to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" on the south side of Spinaway Street, as shown on Attachment 2 to Report No

7installs "NO STANDING ON VERGE" signs on the south side of Spinaway Street, between the school's car park access points, as shown on Attachment 2 to Report No

8authorises the installation of bollards by the Craigie Primary School on the southern verge of Spinaway Street, adjacent to the Primary School, to the satisfaction of the City Engineer;

9advises the Craigie Primary School P & C Association accordingly.

R T McNALLY
City EngineerBere1009
I11008

BL:AT

TO: TOWN CLERK
 FROM: CITY BUILDING SURVEYOR
 FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
 MEETING DATE: 26 OCTOBER 1994
 FILE REF: 201-0
 SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

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

The financial analysis of licence receipts is set out below:

Y-T-D Month <u>Actual</u>	1994/95		1993/94	1994/95		\$	\$
	1993/94		Month's	Year to Date			
	<u>Actual</u>	<u>Budgeted</u>		<u>Actual</u>	<u>Actual</u>		
JUL	142,652	140,000	129,088	142,652	140,000		
AUG	145,232	150,000	162,488	287,884	290,000		
SEPT	162,287	154,000	152,497	450,171	444,000		
OCT	326,000	168,000	128,591		612,000		
NOV	450,000	163,000	146,503		775,000		
DEC	570,000	136,000	143,934		911,000		
JAN	670,000	112,000	99,035		1023,000		
FEB	752,000	136,000	131,147		1159,000		
	852,000						

MAR		122,000	166,358	1281,000
	942,000			
APR		139,000	171,120	1420,000
	1044,000			
MAY		144,000	204,921	1564,000
	1150,000			
JUN		136,000	160,917	1700,000
	1250,000			

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

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

NOTICES AND PROSECUTIONS

BUILDING CONTROL ACTIVITY

This month building applications were received and
 building licenses were prepared for issue. site
 instructions for building infringements were issued and
 matters were satisfactorily resolved.

Swimming pool inspections resulted in site instructions
 issued and 16 matters were resolved from inspections.
 site visits were carried out for advice to ratepayers and
 builders.

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

COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1993/94 is set out in
 Attachment C.

RECOMMENDATION

That Council:

R FISCHER
City Building Surveyor

LC:SE

bre00000
I11009

CITY OF WANNEROO REPORT NO: I11009

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 208-054-94/95, 330-2-2
WARD: SOUTH
SUBJECT: GIRRAWHEEN/KOONDOOLA RECREATION CENTRE:
ALTERATIONS

Tenders closed for the above project on Monday 26 September 1994 with the receipt of three tenders, as follows:

Colin Challenor Builder	\$79,088.00
T C Newby Master Builder	\$89,700.00
Homestead Constructions	\$92,103.00

The lowest tenderer, Colin Challenor, has always worked in the building industry and since January 1988 managed his own business. He has not previously contracted for Council but appears to be organised, is able to secure a bank guarantee in lieu of contract retention sum and is aware of his duties and commitments under the proposed contract.

The funding for this project comprises:

Account number	30075	\$112,423.00
Building tender price	\$79,088.00	
Professional fees	\$4,640.00	
Advertising and printing	\$2,500.00	
		<u>\$86,228.00</u>

Surplus funds: \$26,195.00

The minimum of work necessary to the adequate operation of the building was tendered so as to contain costs and reduce the size of the projects. The funds surplus to this capital works account will be utilised to upgrade the hall lighting and other associated components of the building in need of attention.

RECOMMENDATION

That Council:

- 1 accepts the tender of \$79,088.00 from Colin Challenor Builder for the construction and completion of alterations to the Girrawheen/Koondoola Recreation Centre;
- 2 agrees to the signing of the contract documents between the City of Wanneroo and Colin Challenor Builder for the above works.

R FISCHER
City Building Surveyor

JS:SE

bre10007
I11010

CITY OF WANNEROO REPORT NO: I11010

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 26 OCTOBER 1994

FILE REF: 920-9

WARD: ALL

SUBJECT: PROPOSED AMENDMENTS TO COUNCILS BY-LAWS
RELATING TO FENCING AND PRIVATE TENNIS
COURT FLOODLIGHTING

REPORTS

Several reports have been submitted to Council addressing proposed amendments to Council's By-laws relating to Fencing and Private Tennis Court Floodlighting, to include provisions for electric fencing in commercial areas.

At its meeting on 10 August, 1994, Council resolved to amend its by-laws as outlined in Report I10806 as follows:

'1. By-law 1 is amended by inserting, in their appropriate alphabetical positions, the following definitions:

"Electric Fence" means a barrier which includes one or more electric conductors, insulated from earth to which electric pulses are applied by an energizer;

"Energizer" means an appliance intended to regulate and control electric energy to electric fences;

"Rural Area" means an area which is within the rural zone as classified by the District Town Planning Scheme;

"District Town Planning Scheme" means the City of Wanneroo Planning Scheme No1 contained in the Western Australian Government Gazette of 13 September 1992 as amended; and

2 Clause (f) of By-law 8 is repealed and the following clause is substituted:

"(f) erect or allow to remain an Electric Fence on any land unless it is constructed and maintained in accordance with AS1329-1989 and AS/NZS3016:1994 and the land is zoned Rural, Industrial or Commercial pursuant to the District Town Planning Scheme."
Dated this 17 Day of August, 1994 and signed by the Mayor and the Town Clerk.'

The amendment was published in the Western Australian Gazette dated 30 September, 1994.

Submitted for information

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre10014
I11011

CITY OF WANNEROO REPORT NO: I11011

TO: TOWN CLERK
FROM: DEPUTY CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 30/3470
WARD: NORTH
SUBJECT: PROPOSED ELECTRIC FENCE: LOT 14 (28) AVERY STREET, NEERABUP.

APPLICATION

An application was submitted for a proposed electric fence to be installed at Lot 14 (28) Avery Street, Neerabup on 23 September, 1993, (H11109 refers, see Attachment 'A').

As indicated in the report to Council at its meeting on 10 November, 1993, it was considered that consideration of approval be deferred until a legal opinion had been received and comments from Council's insurers.

On 27 April, 1994, a report was placed before Council with a proposed amendment to its By-laws relating to Fencing and Private Tennis Court Floodlighting to include a provision for electric fencing (I10429 refers). This was again changed when it was found that a new Australian/New Zealand standard had been issued.

The amendment to Council's By-laws was gazetted on 30 September, 1994.

RECOMMENDATION

That Council approve the proposed electric fence to be installed at Lot 14 (28) Avery Street, Neerabup, subject to the fence complying with Council's By-laws.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre10013
I11012

CITY OF WANNEROO REPORT NO: I11012

TO: TOWN CLERK
FROM: DEPUTY CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 690/178/5
WARD: SOUTH WEST
SUBJECT: PROPOSED DOUBLE CARPORT: LOT 178 (5) TASCA PLACE, DUNCRAIG

APPLICATION

An application has been submitted for approval to construct a double carport at Lot 178 (5) Tasca Place, Duncraig, with a reduced front building setback (see Attachment 'A').

COUNCIL POLICY

Council's Policy J3-10, Primary Street Setback states:

'For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or a garage, whether attached to a dwelling or not, may be constructed up to 3000 of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8(a) and the required number of car parking bays can be accommodated on site.'

BACKGROUND

The applicant wishes to locate the proposed carport with a 2200 front building setback. The property is located within a cul-de-sac and it is considered that it will not affect the streetscape.

The proposed carport is to be located 1200 away from the side boundary. The applicant claims that the verge is 9000 wide and that the adjoining owner has not objected to the proposed carport.

RESIDENTIAL PLANNING CODES

The Residential Planning Codes give Council the authority to approve a carport or garage right up to the street boundary. Council may approve or refuse the application. In the event of

refusal, the applicant would have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed carport to be constructed at Lot178 (5) Tasca Place, Duncraig.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre10015
I21000A

CITY OF WANNEROO
TOWN PLANNING SECTION
REPORTS FOR COUNCIL
26 OCTOBER 1994

I21011

CITY OF WANNEROO REPORT NO: I21011

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 290-1
WARD: ALL
SUBJECT: DEVELOPMENT ASSESSMENT UNIT -
1 SEPTEMBER - 30 SEPTEMBER 1994

Overleaf is a resumé of the development applications processed by the Development Assessment Unit from 1 September to 30 September 1994.

RECOMMENDATION:

That Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report.

O G DRESCHER
City Planner

gap:gm
pre941019
I21012

CITY OF WANNEROO REPORT NO: I21012

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 26 OCTOBER 1994
FILE REF: 30/3498
WARD: SOUTH
SUBJECT: PROPOSED MEDICAL CONSULTING ROOM, LOT 229
(43) GLENMERE ROAD, WARWICK

METRO SCHEME: Urban
LOCAL SCHEME: Residential R20
APPLICANT/OWNER: J C A & S E Owen
APPLICATION RECEIVED: 22.7.94
DAU/SCU: 2.8.94
APPLICANT CONTACTED: 11.8.94
REPORT WRITTEN: 26.9.94

INTRODUCTION

An application has been received from Mr J C A and Mrs S E Owen for a medical consulting room. Given the proposal has been considered and approved twice before, and despite past and present neighbour opposition, the proposal is supported.

BACKGROUND

Lot 229 is located on the north-east corner of the intersection of Glenmere Road and Dugdale Street. The site is currently occupied by a single house which the applicant wishes to convert into a consulting room for one practitioner, providing five car parking bays in addition to an existing single garage.

The subject property is zoned Residential under Town Planning Scheme No 1 where a consulting room is not permitted unless specifically approved by Council (an AA use). In accordance with Council policy, on-site advertising was conducted for 30 days and closed on 17 September 1994. Two letters and a 69 signature petition opposing the proposal were received and were tabled at the 14 September 1994 meeting of Council.

The applicants have previously submitted two similar proposals in 1990 and 1992, both of which were approved by Council. In the case of the latter, advertising was not carried out although given the time lapse between the former application and the one presently before Council it was considered prudent to readvertise in order to reassess residents attitudes.

ASSESSMENT

Policy Provisions

An assessment of the proposal reveals that the development fails to comply with Council's Consulting Rooms Policy in two areas. Under the Consulting Rooms Policy, the prescribed minimum lot size is 800m² whereas the subject site is 711m². The existing residence, at two points, is located at least 1.6 metres to the side boundary whereas the policy requires 3.0 metres. However, Council's policy also indicates a preparedness to relax these standards opposite shopping centres.

Although the car parking provision of six car bays is the minimum prescribed requirement under the Policy, the proposed parking layout is acceptable. The position of the existing residence on the site would not render it practical for more parking to be introduced nor for a better reorientation of the proposed layout.

Council encourages such facilities in or adjacent to shopping centres. This site is located directly opposite the Warwick Grove Shopping Centre, near an area the subject of a present application to Council for extension to the same. The extensions will include additional shopping facilities and car parking which will be accessed off Dugdale Street. This proposal would act as a buffer to adjoining properties from these future shopping centre extensions.

Objections

At the time of writing this report, 21 submissions and a 69 signature petition objecting to the proposal have been received. These are represented by the attached map.

In summary 48 properties were petitioned in the vicinity of the proposal. Eleven of those properties provided additional written submissions of objection. An additional nine written submissions of objection were received, four within the vicinity of the proposal. Another four objections were from existing medical practitioners in Dorchester, Beach and Warwick Roads and one from Marmion. The objectors request Council to refuse the proposal. Their concerns are summarised below:

10The proposal will erode the residential amenity and character of the locality.

11There is a saturation of medical and paramedical services in the area.

12There is an abundance of existing commercial sites nearby that can accommodate such services.

13Property values will be adversely affected.

14Support of this proposal will create a precedent thereby destroying residential character.

15The increase of traffic movements generated by the proposal will pose a risk for children attending the nearby primary school in Ellersdale Road.

16The proposal will create a security risk as it will be left unattended at nights and weekends.

17The proposal does not meet the minimum lot area and side setback requirements prescribed by the Consulting Rooms Policy.

18The present verge parking and traffic problems created by the Church located diagonally opposite on Dugdale Street will be further exacerbated.

Conversely, the applicant believes the proposal warrants support for the following reasons:

.1Such premises are generally not a security risk as they are professionally secured at all times.

.2As the proposal is for one practitioner only, the likely increase in traffic would be negligible and mainly at times when school children would be in school.

.3Warwick Grove will be extended to Dugdale Street, diagonally opposite this site. The proposal would serve as a buffer for residential properties from the proposed extensions.

.4There is a need for "para-medical" rooms such as radiography, psychiatry and psychology.

Approval has been granted for similar medical consulting rooms in residential areas without detrimental impact by way of traffic generation values or a saturation of similar services.

It should be noted that the attached map showing the location of objectors reveals that most will have a negligible loss of amenity or traffic generated problems. As the site is opposite Commercial zoned land which is now likely to be developed in the near future and the proposal complies with most aspects of Council's Policy, the application is recommended to be approved.

RECOMMENDATION:

THAT Council approves the application for a medical consulting room as submitted by Mr J C A and Mrs S E Owen on Lot 229 (43) Glenmere Road corner of Dugdale Street, subject to:

.1only one practitioner practising at any one time;

.2the provision of six car parking bays to the satisfaction of the City Planner and the City Engineer;

.3the provision of a 3.0m wide landscape strip to road frontages and dense landscaping being provided along boundaries adjoining residential properties;

.4standard and appropriate conditions;

O G DRESCHER
City Planner

vc:gm
pre941011
28.9.94
I21013

CITY OF WANNEROO REPORT NO: NFP I21013

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 26 OCTOBER 1994

FILE REF: 1655/-/170, 1655/-/160

WARD: CENTRAL

SUBJECT: PROPOSAL FOR MODIFIED GOLF COURSE
DEVELOPMENT ON RESERVES 37188 AND 37210
EDGEWATER

METRO SCHEME: Urban
LOCAL SCHEME: Public Recreation
APPLICANT: Club Golf Pty Ltd
REPORT WRITTEN: 11.10.94

INTRODUCTION

An unsolicited Expression of Interest has been received from a group of people operating under the name Club Golf Pty Ltd for the development of a commercially based modified golf course on

two recreation reserves which are bounded by Joondalup Drive, Treetop Avenue and Regatta Drive in Edgewater.

BACKGROUND

The subject land is a former worked out quarry now comprised in Reserve 37188 containing 8.9267 hectares which is set aside for the purpose of Recreation and Reserve 37210 containing 2.4384 hectares which is set aside for the purpose of Public Recreation. Both reserves are vested in the control of the City but the Vesting Orders by which the City holds them do not empower the City to lease any portion of them.

In Council's original plans for the Joondalup City Centre and environs that were drawn up many years ago this disused quarry area was earmarked for development as passive recreation with a gardens theme, possibly botanical.

PROPOSAL

The proposal by Club Golf Pty Ltd envisages using approximately 7.5 hectares for a scaled down two by nine hole competition course with practice driving range, a club house and parking areas. Entrance to the main course is to be off Treetop Avenue and to the driving range it is to be off Joondalup Drive.

A lease term of forty years is requested and an initial minimum rent of \$15,000 per year is being offered plus 3.00% on the first \$500.00 and 2.00% on the remainder of the gross turnover of all lease concessions. They state in their submission that the anticipated first full years trading of all facilities will exceed \$600,000 however the cash flow analysis they provide suggests that point will not be reached until the fourth year of operation.

No rent review period or basis is mentioned.

All outgoings and variables are to be paid by the Lessee.

DEVELOPMENT COSTS

They estimate their capital expenditure at \$802,050 over the first two years. Operating costs are estimated at a further \$186,000 for the first year rising to \$230,388 for the fifth year.

COUNCIL'S CONTRIBUTIONS

They suggest that Council's main contribution would be in the allocation of the land, in return for which it would receive the aforementioned rental. However, they propose that Council should carry out and bear the cost of construction and drainage of the car parks and crossovers with associated lighting, provide the essential services of electricity, water and

sewerage and design and install a bore pump and reticulation system.

STATUTORY REQUIREMENTS

Reserve 37188 was set aside under the Land Act and although there is currently no power to lease it may be possible that the Vesting Order for it could be amended by the Governor acting on the advice of the Minister for Lands to include such power.

Reserve 37210 was set aside under Section 20A of the Town Planning and Development Act and it is unlikely that consent to lease any part of it would be agreed to by either the Minister for Planning or the Minister for Lands.

Section 267 of the Local Government Act provides that unless the Minister approves otherwise, if the proposed Lessee is not an approved sporting association or a State Government department or agency, the lease is to be awarded by public tender.

PREVIOUS SUBMISSIONS

Club Golf Pty Ltd has previously made a submission for a similar development on Craigie Open Space at Reserve 32858. Council has deferred consideration of all proposals put forward for that reserve pending further information relevant to the reserve.

Submissions have also been made by other parties for Craigie Open Space and for Warwick Open Space.

Given the range of interest shown by the private sector in establishing and operating some form of commercialised golf activity in the City's district it might be appropriate for Council to restrict such activity to the one venue in the first instance, preferably Craigie, to ascertain the level of public demand before facilitating other venues.

As Club Golf Pty Ltd has already expressed an interest in the Craigie site it should be encouraged to re-apply and expand on its original submission at the time expressions of interest are invited from the public generally in respect to that site.

RECOMMENDATION:

THAT Council:

19does not accept the proposal by Club Golf Pty Ltd to lease, establish and operate a commercially based modified golf development on Reserves 37188 and 37210 in Edgewater as it does not have the authority to lease those reserves;

20advises the proponents of Council's intention to seek expressions of interest for golf related activities on Craigie Open Space at Reserve 32858.

O G DRESCHER
City Planner

twm:gm
pre941024
11.10.94
I21014

CITY OF WANNEROO REPORT NO: I21014

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 30/2071
WARD: NORTH
SUBJECT: PROPOSED STORAGE SHED ON LOT 130 (73)
GREENHAVEN GLADE, NEERABUP

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural
APPLICANT/OWNER: W H & B George
CONSULTANT: Highline Building Construction
APPLICATION RECEIVED: 28.7.94
APPLICANT CONTACTED: 1.8.94, 5.8.94
ADVICE RECEIVED: 26.8.94
REPORT WRITTEN: 29.7.94

SUMMARY

A large shed in a Special Rural zone to be used for storage of commercial products has been advertised as a "Use Not Listed" in the Town Planning Scheme. It received no objections when advertised for comment from local residents but I nevertheless have concerns about the use being an inappropriate one in this area.

PROPOSAL

The proposal is to develop Lot 130 with an additional Colorbond shed of 195m² predominantly for the storage of ceramic and terracotta gardens pots. Two Colorbond sheds of 67.5m² and 36m² are already located on this lot.

The owner of Lot 130 wishes to use the proposed shed to store garden pots for sale from his Wanneroo Market stall, two trailers, general hardware items and a boat, in the future. Light brown Colorbond materials will be used on all walls to match the existing sheds with a zincalume low-pitch roof to catch run-off to a rainwater tank.

BACKGROUND

Lot 130 is a Special Rural lot located in Carramar Park of 2 hectares in area. Commercial activities are prohibited in Special Rural zones but the General Provisions relating to these zones allow Council to consider applications for uses not listed in the Special Provisions for the respective Special Rural areas.

The Town Planning Scheme requires uses not listed to be advertised on site for 30 days and advertising once a week for three consecutive weeks in a daily newspaper having circulation in the locality. Costs for advertising (which is to be carried out before applications are considered by Council) are to be borne by the applicant. In addition, all owners/occupiers of adjacent or affected lots need to be notified and given the opportunity to comment.

ASSESSMENT

There is no restriction on the size of sheds in Special Rural zones but it is usual to get a statement of use from the applicant for large sheds.

At the on site inspection it was apparent that the shed would be well screened from the street and adjacent lots by vegetation and the residence. Advertising of the proposal proceeded closed on 21 September 1994 and no objections were received.

In view of the above, the proposal may be supported. However, I have a fundamental concern that the proposed use is not appropriate in the Special Rural Zone. In essence, it involves a large shed specifically for commercial warehousing by the property owner. The use relates to a business activity quite separate from the residential, equestrian, horticultural uses which are permitted by special provisions for Special Rural Zone No 1. I am reluctant to set a precedent which will encourage the establishment of large sheds by special rural

residents for business purposes and thus weaken the emphasis on a quality of rural residential life in such areas.

If Council wishes to approve the development the following conditions are suggested:

21permission being granted only to the applicants (W H & B George) who shall be permanently resident at Lot 130 whilst the shed is being used for the storage of pots for sale by the applicants at markets;

22the use of colorbond materials land landscaping to screen the proposed shed to the satisfaction of the City Planner;

23no more than two persons who are normally resident at Lot 130 may be employed at Lot 130;

24the use of the shed shall be conducted in such a manner that it will be unobtrusive and will not prejudicially affect the amenity of the area;

25no advertisement signs are permitted under this approval;

26the activity shall not give rise to vehicular traffic beyond that which is normal to the neighbourhood or to a requirement for parking other than that which can normally be expected at the premises. No parking on the street or on the road verge will be permitted;

27collections or deliveries shall not involve anyone other than the applicants visiting the premises;

28goods shall not be sold at the premises;

29Council reserves the right to inspect the premises and if any of the above conditions are not being complied with to its satisfaction, to rescind its approval and require the demolition of the shed.

RECOMMENDATION:

THAT Council:

1. does not grant its approval under the General Provisions of Schedule 4 of the City of Wanneroo Town Planning Scheme No 1, and refuses the application by W H & B George for another storage shed on Lot 130 (73) Greenhaven Glade, Neerabup, on the grounds that:

.1 it does not consider it an appropriate development in the Special Rural Zone, and;

.2 approval of the development will set a precedent for other Special Rural residents to establish large sheds for business purposes;

2. advises the applicants that it is prepared to approve a home occupation with storage at commercial warehousing premises.

O G DRESCHER
City Planner

hjc:gm
pre941009
I21015

CITY OF WANNEROO REPORT NO: I21015

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 765-16-2
WARD: NORTH
SUBJECT: PROPOSED EXTENSION AND UPGRADING OF YANCHEP LAGOON KIOSK - RESERVE 29694

METRO SCHEME: Parks & Recreation
LOCAL SCHEME: Public Recreation
APPLICANT: F T & R J Price
APPLICATION RECEIVED: 16.9.94
REPORT WRITTEN: 30.9.94

INTRODUCTION

Approval in principle from Council is requested to the concept of certain extensions to the Yanchep Lagoon Kiosk as proposed by the lessee/operators in order to increase the amenity and viability of the facility.

BACKGROUND

The kiosk at Yanchep Lagoon is situated on a Crown Recreation Reserve as shown on the attached plan, which is vested in the City with power to lease. The City leases it to Francis Tonka Price and Robert John Price for a twenty-one year term that is due to expire in July 2009.

In 1992 the City undertook extensive renovation works on the kiosk which had deteriorated due to salt corrosion. The cost of these repairs was fully met by the City.

The current lessees took over the operation of the kiosk by assignment in March 1994 and they are now proposing certain extensions which they believe will add to the viability of the operation and provide an increased amenity to the public.

PROPOSED IMPROVEMENTS

The proposal envisages the improvements being carried out in three stages and the lessees are to be responsible for the full cost of carrying out the works.

The first stage involves constructing a 4m by 14m enclosed addition on the west side of the existing building to be used for the consumption of take-away type foods and drinks and a covered but open alfresco dining area as an extension to the north end of the building. The second stage will involve a new storage area in the service yard on the east side and Stage 3 will comprise the internal upgrading of the building. The proposed works do not require any extension of the area held under the lease.

OWNERSHIP OF BUILDINGS AND IMPROVEMENTS

The lease provides that at the expiration of the term the lessee is to yield up to the City the demised premises and all buildings, improvements fixtures and fittings in good and tenantable repair. The lease does not provide for the payment of any consideration or compensation by the City in respect of those buildings, improvements, fixtures and fittings.

RENT AND RENT REVIEW

The current rent of the kiosk is \$4,324.00 plus outgoings.

The base rent that applied when the lease commenced in 1988 was \$3,380.00 per year and the lease provided that the City could increase that by an amount not exceeding one fifth for each succeeding year. However, in July 1990 (Item E30704) Council, having regard for the hardship that level of increase would cause to the operators, agreed to set future annual rent increases according to the Consumer price Index movement.

The lessees have requested that in consideration of them financing the full cost of the improvements, without any assistance or later payment of compensation from the City, that

Council not apply any future rent increases. It would appear that this request was made on their understanding of the rent increase provisions of the original lease and in ignorance of Council's July 1990 resolution.

APPROVAL IN PRINCIPLE

The lessees have prepared and submitted certain building plans for approval but that action is premature as Council has not previously been advised of the concept.

Furthermore, as the proposal seeks to intensify an existing activity which is categorised "complimentary commercial" on a Crown Reserve it is possible that the Crown might seek to alter the vesting arrangement by which the City holds the reserve. It would therefore be advisable for the City to apply for approval in principle from the Department of Land Administration prior to itself granting formal approval.

RECOMMENDATION:

THAT Council gives approval in principle to the concept of extensions and upgrading of the Yanchep Lagoon Kiosk subject to:

30the Department of Land Administration agreeing to the proposal on terms that do not alter the existing vesting arrangements by which the City holds the care and management of Reserve 29694;

31the extensions and upgrading being confined to:

- .1 an enclosed structure for sit-down snack food consumption attached to the west side of the existing building;
- .2 a covered but open alfresco dining area attached to the north side of the existing building;
- .3 a new storage area in the service yard on the east side of the existing building;
- .4 non-structural alterations to the interior of the existing building;

32the full cost of all extensions and upgrading works being met by the lessee without the right to compensation at the expiry of the lease;

33all works being confined within the boundaries of the current leased site;

34all plans and specifications being submitted for approval as required, prior to the commencement of any works;

35the prior approval of the Department of Planning and Urban Development being obtained for carrying out the works on a regional reserve.

O G DRESCHER
City Planner

twm:gm
pre941012
4.10.94
I21016

CITY OF WANNEROO REPORT NO: I21016

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 30/4867
WARD: SOUTH
SUBJECT: PROPOSED ADDITIONAL UNIT ON LOT 185 (12)
FURNESS WAY, KOONDOOLA

METRO SCHEME: Urban
LOCAL SCHEME: Residential
APPLICANT/OWNER: Jean Arthur Pty Ltd
CONSULTANT: B J Garvey
APPLICATION RECEIVED: 15.8.94
APPLICANT CONTACTED: 31.8.94
REPORT WRITTEN: 29.9.94

SUMMARY

This additional dwelling application cannot be supported because it is a secondhand transportable dwelling which is prohibited in a Residential zone and would adversely affect the amenity of the area generally.

BACKGROUND

Lot 185 is 961m² in area and is coded R20 in a Residential zone.

The existing residence is of brick veneer and tile construction. The proposed residence is a secondhand transportable home and is constructed of asbestos cement and metal.

The plans presented are of very poor quality and are not to scale, making it impossible to assess compliance with all relevant sections of the R Codes.

Despite the R Codes not requiring construction and design of additional dwellings to match the existing dwelling, Council may have regard to materials and finishes which could adversely affect residential amenity and refuse the development under Clause 1.71 of the R Codes.

Also, Council's Building Department has a policy (J3-13) prohibiting secondhand dwellings in Residential zones. In addition, Regulation 7A of the health (Asbestos) Regulations 1992 requires that asbestos cement houses be relocated without being substantially dismantled. If this cannot be achieved, transportation would not be possible unless these materials are replaced prior to transportation.

In view of the above, the proposal cannot be supported.

RECOMMENDATION:

THAT Council refuses the application for an additional dwelling of a secondhand transportable nature proposed on Lot 185 (12) Furness Way, Koondoola submitted by B J Garvey on behalf of Jean Arthur Pty Ltd on the following grounds:

36secondhand dwellings are not permitted in Residential zones under Council's policy, Secondhand Dwellings (J3-13);

37the building materials and finishes of the proposed dwelling will not assist in the preservation of local character and will adversely affect the amenity of the area.

O G DRESCHER
City Planner

hjc:gm
pre941014
4.10.94
I21017

CITY OF WANNEROO REPORT NO: I21017

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 790-702
WARD: SOUTH
SUBJECT: PROPOSED RECODING OF LOTS 84 AND 85 BERKLEY ROAD, MARANGAROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential
OWNER: Turner Corporation WA Pty Ltd
CONSULTANT: Taylor & Burrell
APPLICATION RECEIVED: 1.9.94
APPLICANT CONTACTED: 30.9.94
ADVICE RECEIVED: 30.9.94
REPORT WRITTEN: 30.9.94

SUMMARY

This application to initiate an amendment to the City of Wanneroo Town Planning Scheme No 1 for recoding from R20 to R40 is generally in accordance with the Berkley Road Local Structure Plan and is supported.

BACKGROUND

The final structure plan for this area of Alexander Heights, the Berkley Road Local Structure Plan (Attachment 3) , was approved in late 1992. This plan identified R20 and R40 sites. An R40 site was proposed on the corner of Mirrabooka Avenue and Hepburn Avenue extensions on the northern portion of Lot 84.

PROPOSAL/ASSESSMENT

The current proposal seeks to move the R40 site eastwards overlapping into Lot 85 to create a 3000m² site. An

application for subdivision in accordance with the appended plan was received by the City of Wanneroo on 15 September 1994.

The proposal is generally in accordance with the approved Berkley Road Local Structure Plan and is therefore supported.

RECOMMENDATION:

THAT Council, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) initiates Amendment No 702 to Town Planning Scheme No 1 to recode portions of Lots 84 and 85 Berkley Road, Marangaroo from R20 to R40 generally as shown in Attachment No 2 to Report No

O G DRESCHER
City Planner

hjpg:gm
pre941015
4.10.94
I21018

CITY OF WANNEROO REPORT NO: I21018

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 26 OCTOBER 1994

FILE REF: 740-1

WARD: ALL

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF
SEPTEMBER 1994

Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION:

THAT Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in this Report

O G DRESCHER
 City Planner
 gap:gm
 pre941020

PERIOD FROM 01/09/94 TO 30/09/94

PUD NO RECVD	LOCATION APPLICANT ADVISED	ZONING AUTHORITY	PUD
91804	LOT4 JOONDALUP DRIVE JOONDALUP	JOONDALUP CITY CENTRE	
07/12/93	W A LAND AUTHORITY 02/09/94	SCU 3.1	
94818	LOT 32 CONNOLLY DRIVE	RESIDENTIAL DEVELOPMENT	

CLARKSON
25/06/94 FEILMAN PLANNING CONSULTANT SCU3.1
16/09/94

94967 LOT8 MARMION AVENUE RESIDENTIAL DEVELOPMENT
BUTLER

01/08/94 TAYLOR & BURRELL SCU 3.1
28/09/94

I21019

CITY OF WANNEROO REPORT NO: I21019

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 26 OCTOBER 1994

FILE REF: 740-95160

WARD: CENTRAL

SUBJECT: PROPOSED SUBDIVISION : LOT 998 CONNOLLY
DRIVE, CURRAMBINE

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development, Commercial,
Civic, Service Station and Tavern.

OWNER: The Bank of Western Australia

CONSULTANT: Martin Goff & Associates

APPLICATION RECEIVED: 17.8.94

SCU: 8.9.94

REPORT WRITTEN: 27.9.94

INTRODUCTION

This application seeks approval to subdivide portion of Lot 998 into 64 single residential lots ranging in size from 611m² to 827m². It also proposes to create a 2760m² recreation reserve which will act primarily as an entry to an underpass to Connolly Drive (see Attachment No 1). The design is generally in accordance with the latest structure plan for this area and is generally considered satisfactory.

BACKGROUND

Amendment No 482 to Town Planning Scheme No 1 rezoned Lot 998 from State Forest to Residential Development, Commercial, Civic, Tavern and Service Station in 1990.

Amendment No 677 to Town Planning Scheme No 1 was initiated by Council in May 1994 (I20525) and basically intends to re-configure the commercial/community orientated zones and modify the location and extent of medium density land in accordance with a revised structure plan (see Attachment No 2).

This revised structure plan, although not formally adopted to date, is generally considered satisfactory to Council's Engineering, Parks and Planning Departments.

ASSESSMENT

The application area abuts Connolly Drive to the west and Moore Drive to the south. The applicant will be required to contribute a 50% share towards the construction of full earthworks, one carriageway, a dual use path and drainage facilities for the abutting portions of these regional roads.

When the revised structure plan for this area was considered by Council last May, requirements were imposed in respect to a 50% contribution towards the construction of a pedestrian underpass to Connolly Drive and the full construction of a pedestrian underpass to Moore Drive in the vicinity of the proposed primary school site. As the Connolly Drive underpass abuts the subdivision application area, it is appropriate that such contribution now be made. The Moore Drive underpass will be located to the east of the application area and a condition regarding its construction can be imposed on future stages of subdivision.

The 2760m² public open space contribution does not meet the normal 10% minimum requirement. A condition is therefore required to ensure that the balance is provided in future stages of the applicant's landholding.

In order to prevent vehicular access, a 0.1 metre wide pedestrian accessway will be required along the boundary of residential lots abutting Connolly drive, Moore Drive and the local distributor roads where such lots are provided with dual road frontages.

In the interest of amenity, a uniform style of fencing should be provided along the boundary of lots abutting 0.1 metre wide pedestrian accessways and complimentary landscaping provided in the adjacent road reserves. The uniform fencing should also extend along the boundary of the residential lots abutting public open space.

The design should be modified in the vicinity of the Moore Drive/local distributor intersection to enable the road pavements of the local distributor to be constructed at right angles to Moore Drive. The truncations at the intersections of

local distributor roads with both Connolly and Moore Drives should be increased in order to provide both a satisfactory road pavement and adequate sightlines.

A number of other issues not requiring detailed explanation have been included in the following recommendation for inclusion as conditions of approval.

RECOMMENDATION:

THAT Council supports the application submitted by Martin Goff & Associates on behalf of the Bank of Western Australia for the subdivision of Lot 998 Connolly Drive, Currambine, subject to:

38a 50% contribution towards the construction of full earthworks, one carriageway, a dual use path along one side and drainage facilities for the abutting portions of Connolly and Moore Drives;

39a 50% contribution towards the construction of a pedestrian underpass to Connolly Drive adjacent to the application area;

40the provision of the balance of the 10% public open space contribution in future stages of the applicant's Currambine landholding;

41the final land levels being co-ordinated with the abutting portions of Connolly and Moore Drives to the satisfaction of the City of Wanneroo;

42sufficient land to be ceded free of cost to the Crown without any payment of compensation to accommodate an entrance to the pedestrian underpass to Connolly Drive to the satisfaction of the City of Wanneroo;

43the provision of a 0.1 metre wide pedestrian accessway along the boundary of residential lots abutting Connolly and Moore Drives and local distributor roads where lots are provided with dual road frontages;

44the provision of a uniform style of fencing and landscaping to the satisfaction of the City of Wanneroo along the boundary lots abutting 0.1 metre wide pedestrian accessways to Connolly Drive, Moore Drive and local distributor roads;

45the provision of a uniform style of fencing to the satisfaction of the City of Wanneroo along the boundary of the lot abutting public open space;

46the design being modified in the vicinity of the Moore Drive/local distributor intersection to enable

the road pavement of the local distributor to be constructed at right angles to Moore Drive;

47the truncations at the intersections of local distributor roads with Connolly and Moore Drives being increased to the satisfaction of the City of Wanneroo;

48the access place adjacent to Connolly Drive being increased to 11.0 metres in width;

49the provision of adequate truncations to lots adjacent to proposed roundabouts to the satisfaction of the City of Wanneroo;

50the provision of a dual use path network within the application area to the satisfaction of the City of Wanneroo;

51standard conditions of subdivision.

O G DRESCHER
City Planner

rmp:gm
pre941005
27.9.94
I21020

CITY OF WANNEROO REPORT NO: I21020

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 26 OCTOBER 1994

FILE REF: 790-576

WARD: SOUTH-WEST

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 576 TO
TOWN PLANNING SCHEME NO 1

METRO SCHEME: Urban
LOCAL SCHEME: Special Development A, R25
APPLICANT/OWNER: Whitfords Beach Pty Ltd

INTRODUCTION

At its meeting on 13 April 1994 (I90425) Council initiated Amendment No 576 to its Town Planning Scheme No 1 to recode Lots 8 and 10 Endeavour Road, Lot 12 St Marks Drive and Pt M1362 Whitfords Avenue, Hillarys from R25 to R40 to eventually accommodate grouped housing.

The amendment has just completed its advertising period and four submissions have been received. Following an examination of the contents of the submissions it is recommended to proceed to final approval.

BACKGROUND

The proposal to recode the subject land began with an application initially considered by Council at its meeting in August 1991 (F20819). At the time Council resolved it would require plans outlining the proposed R40 development which could be utilised during the advertising period.

A detailed design was subsequently submitted proposing ten grouped housing sites accommodating approximately 140 dwellings. Council considered the development concept at its meeting in October 1993 (H21005) and resolved to defer consideration of the recoding pending a road volume study for the area.

At its meeting in April 1994 (I90425) Council considered a traffic study prepared by Uloth & Associates Pty Ltd. The study determined that the recoding and future development will not significantly increase the volume of traffic in the area, and furthermore, that the future traffic devices proposed will, in fact, assist in improving the traffic flow.

Consequently, it was resolved to proceed to advertising. The Hon Minister for Planning approved advertising with the closing date for submissions being 23 September 1994.

ASSESSMENT OF SUBMISSIONS

Four submissions have been received, one being from the Water Authority of WA advising that it has no objection to the proposal.

The other submissions consisted of objections from residents of Cook Avenue. Reasons given against the proposal include:

52The development will greatly increase traffic volumes in the area which will adversely affect the amenity and safety of local residents, including school children attending nearby schools.

53Adverse effect on property values.

54One resident expressed concern that Cook Avenue (a road abutting the site) was not considered by the traffic study.

55Concern was also expressed that no development application has been submitted and that the design may change to the detriment of nearby residents.

In response to 1. above I reiterate that the Uloth Traffic Study determined that grouped housing on the subject land will not significantly increase traffic volumes in the area and that future traffic devices proposed will, in fact, assist in improving traffic flow.

The issue relating to the possible adverse effect on property values is a subjective matter that is difficult to substantiate prior to the development being constructed and sales figures are examined. Notwithstanding, it is not a town planning reason as to why the proposed development cannot be accommodated.

Cook Avenue was not included in the Uloth Traffic Study because it was anticipated that most of the traffic generated by the development would utilise Endeavour Road to gain access to, for example, Whitfords City Shopping Centre, Whitfords Avenue and major north-south traffic routes (ie Marmion Avenue, Mitchell Freeway). It was therefore anticipated that the traffic would have greatest impact on residents in the Endeavour Road vicinity.

Given the traffic study's findings regarding the Endeavour Road vicinity, increased traffic movements along Cook Avenue are likely to be minimal.

It should also be remembered that Cook Avenue is a local distributor road and as such those purchasing housing along this road should expect a reasonable flow of traffic.

In response to part 4 above, I advise that the applicant has provided a concept plan, however, at this stage it would be both time consuming and costly to prepare a submission for development approval, given that the amendment is yet to be finalised. The relevance of a development application at this stage is also questionable as the current owner could at any time submit a modified design or could sell the site which could mean yet another design.

Any proposed development of the site will need to comply with the requirements of the Residential Planning Codes which will ensure the appropriate setbacks, open space, car parking and other standards are met. Because of the site's location in

Hillarys it is expected that a high quality development will be provided.

RECOMMENDATION:

THAT Council:

1. finally adopts Amendment No 576 to Town Planning Scheme No 1;
2. forwards the submissions received to the Hon Minister for consideration;
3. following advice that the Hon Minister is prepared to finally approve the amendment, authorises affixation of the Common Seal to, and endorses the signing of, the amendment documents.

O G DRESCHER
City Planner

tk:gm
pre941010
28.9.94
I21021

CITY OF WANNEROO REPORT NO: I21021

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 26 OCTOBER 1994

FILE REF: 790-657

WARD: SOUTH

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 657 TO TOWN PLANNING SCHEME NO 1 TO REZONE VARIOUS LOTS, SWAN LOCATION 2540, WANGARA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Various
CONSULTANT: Chapman Glendinning & Associates/

REPORT WRITTEN: 30.9.94

INTRODUCTION

The above amendment proposes to rezone Lots 1-3, 5, 6 and 9 Wanneroo Road, 33-35 Lancaster Road, 18, 19 and 38 Windsor Road, 108 and 337 Parri Road, Wangara from Rural to Light Industrial and Mixed Business. Advertising for the amendment concluded on 2 September 1994. The draft local structure plan is currently being advertised for 42 days, concluding on 28 October 1994.

BACKGROUND

The Council considered this application at its December Special Council meeting (H81203) where it was resolved, inter alia, to support the application (Attachment No 1) as submitted, subject to the following matters being resolved prior to final approval to the amendment being granted:

56A local structure plan which has been satisfactorily advertised and approved by Council and the Department of Planning and Urban Development (DPUD).

57Arrangements to the satisfaction of the City and the State Planning Commission (SPC) being in place to ensure an equitable contribution is made by the landowner toward the provision of arterial roads and their associated underpasses and dual use paths, public open space, and drainage facilities required for the proper servicing of the industrial area of which this application forms part.

As discussed above, the draft local structure plan is currently being advertised for public comment. Following advertising, the plan will be considered by Council and, if necessary, will be modified in light of any submissions received. The local structure plan will then be referred DPUD for its adoption.

With regard to Point 2, the Council has now resolved that it will accept a letter of undertaking from each respective landowner/developer (subject of an amendment) stating that they undertake to make developer contributions as proposed in the SPC letter dated 3 May 1994 to satisfy this requirement. Accordingly, the consultants should be advised of this requirement.

SUMMARY AND ASSESSMENT OF SUBMISSIONS

At the close of advertising for Amendment No 657, a total of 24 submissions were received in opposition to the rezoning. Attachments Nos 2 and 3 show the location of the various

landholdings in respect of which submissions have been made and a summary of the concerns raised.

In general, the points raised in the submissions can be grouped as follows:

.1Opposition to the rezoning and a belief that a few landowners should not dictate the future development of the area.

.2Rezoning should not occur unless the majority of landowners agree to it.

.3There is currently an over-supply of industrial land and therefore, the proposed rezoning is inappropriate and unnecessary.

.4The area should remain as Rural and if rezoning is contemplated, the area should become Special Rural or Special Residential.

.5The proposed rezoning will create an unnecessary disturbance to existing lifestyles.

.6The proposed rezoning will devalue house and land prices in the area and result in an increase in rates.

COMMENTS.

The following comments are made with regard to the various points raised within the submissions.

- (a) The future development of this (South Wangara) area is not being dictated by a few landowners. The current rezoning application was prepared by the consultants and subsequently initiated by Council as it was generally in accordance with the future development strategies for this area. As Council is aware, this area was identified for Industrial and Mixed Business purposes in the North West Corridor Structure Plan (March 1992) and proposed to be rezoned to Industrial in the recent Major MRS Amendment for east Wanneroo.
- (b) Due to the multiplicity and fragmented nature of land ownership within the area, it is not considered feasible nor practical to expect that the area not be developed until the majority of owners support rezoning. Providing necessary services are available and adequate planning has taken place, it is believed that rezoning can proceed without the majority support from other landowners, particularly when the rezoning is completely consistent with the strategies for the area.

- (c) This comment is simply an opinion. The designation of the subject area for industrial purposes was not an ad hoc decision but was done on the basis of the future estimated employment requirements of the North West Corridor.
- (d) Whilst the owners are not being forced to subdivide or develop their land for industrial purposes, the future of this area has been clearly defined through the various plans and strategies for the area. Any other landuse such as Special Residential or Special Rural would be contrary to such plans and consequently, would be unlikely to be supported by Council or DPUD.
- (e) It is agreed that the progressive development of the subject area for industrial and mixed business will undoubtedly have an impact on the surrounding area and its residents.
- (f) Whilst the Industrial zoning of the area under the MRS may have some impact on rates, the local scheme rezoning will not affect the rates of those landowners not included within this amendment. The development of this area for industrial purposes may result in a devaluation in house prices, however, it is envisaged that this will be compensated by the increasing land values in the area.

The above submissions included three from the owners of Lots 34 and 35 Lancaster Road and Lot 337 Parri Road, who were included in the subject rezoning. These owners have now rescinded their support to the rezoning and have requested the Council to remove their lots from the amendment. Council should therefore modify the amendment documents accordingly.

In addition to the landowners' submissions, two submissions were also received from the Water Authority of WA (WAWA) and the Health Department of WA. The Water Authority has generally supported the proposal and advised that early development of the land (ie within approximately five years) may require temporary works to accommodate sewage disposal for the area.

The Public Health Department has indicated some concern regarding sewer availability and stated that development should not proceed until sewer connection is provided. The Health Department is also concerned with the 'fragmented' rezoning of the area and the likely complaints which may arise from the use of manure and pesticides on the remaining rural land.

In response, it is agreed that the subdivision and development of this area should not proceed without the availability of sewer headworks. As indicated by WAWA however, temporary works may be utilised until the main is extended to this area. With regard to the likely complaints arising from the use of manure and pesticides, it is believed that this will not pose a

significant problem as the area is proposed for industrial purposes where unusual noises and smells are generally better tolerated than in other areas, eg residential.

CONCLUSION

In general, the various submissions have opposed the rezoning of the area for Industrial purposes. The points raised, however, have largely been based on personal and emotive reasons rather than on the basis of sound planning criteria. It is therefore believed that the rezoning can be finalised subject to the various matters as discussed in this report being resolved.

RECOMMENDATION:

THAT Council:

1. modifies Amendment No 657 by deleting Lots 34 and 35 Lancaster Road and Lot 337 Parri Road from the rezoning;
2. finally adopts amendment No 657 to Town Planning Scheme No 1, as modified, subject to the satisfactory resolution of the following:

.1a local structure plan which has been advertised and approved by Council and the Department of Planning and Urban Development;

- .2 the receipt of a letter of undertaking from each respective landowner/developer (subject of the amendment) stating that they undertake to make the developer contributions as proposed in the State Planning Commission letter of 3 May 1994 prior to subdivisional clearances being issued.

3. authorises affixation of the Common Seal to, and endorses the modified amending documents;
4. forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 657 as modified.

rwz:gm/pre941013
4.10.94
I21022

CITY OF WANNEROO REPORT NO: I21022

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 790-685
WARD: SOUTH
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 685 TO
TOWN PLANNING SCHEME NO 1 TO REZONE AND
RECODE PART LOT 50 HILLCREST ROAD,
ALEXANDER HEIGHTS FROM COMMERCIAL TO
RESIDENTIAL DEVELOPMENT R40

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: Homeswest
CONSULTANT: Shrapnel Urban Planning
ADVERTISING COMMENCED: 23.8.94
ADVERTISING CLOSED: 4.10.94
REPORT WRITTEN: 5.10.94

INTRODUCTION

Council, at its meeting on 25 May 1994 (I20524) resolved to initiate Amendment No 685 to rezone and recode portion of Part Lot 50 Hillcrest Road, Alexander Heights from Commercial to Residential Development R40. Advertising of the amendment closed on 4 October 1994 and one submission of support was received.

BACKGROUND

Homeswest, in liaison with Council officers, prepared a concept plan for Lot 50 (the Alexander Heights Shopping Centre). The plan identified future uses at the site such as a Shopping Centre with maximum GLA of 12,000m², Service Station, Fast Food Outlet, Community Purpose Site, Church Site, Medical centre and Residential Development R40 (see Attachment 1).

The design of the Centre is focused on the public square which aims to achieve a pedestrian integration between the Shopping Centre, Medical Centre, Community Purposes Buildings, Church

and the surrounding residential areas. The proposed R40 residential development on the site, the subject of this report, provides an opportunity to reinforce this urban village character.

A subdivision plan, based on the concept plan, has subsequently been approved by the Department of Planning and Urban Development on 19 April 1994.

Homeswest now intends to develop portion of the residential site (see Attachment 2). In fact, development applications for proposed Lots 7-9 have now been approved subject to the finalisation of this amendment. These applications were discussed in reports to Council's May and August meetings this year. (Items No I20541 and I20802).

As residential uses are not permitted in the Commercial zone under Town Planning Scheme No 1, Homeswest initiated this amendment to rezone and recode the site to Residential Development R40 to enable development to proceed.

SUBMISSION

The only submission received was from the Water Authority of Western Australia in support of the amendment.

RECOMMENDATION:

THAT Council:

58finally adopts Amendment No 685 to Town Planning Scheme No 1;

59forwards the submission received to the Hon Minister for Planning seeking final approval to Amendment No 684;

60authorises the affixation of the Common Seal to, and the signing of, the amending documents.

O G DRESCHER
City Planner

pjn:gm
pre941016
5.10.94
I21023

CITY OF WANNEROO REPORT NO: I21023

TO: TOWN CLERK

FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 790-693
WARD: CENTRAL
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 693 TO
TOWN PLANNING SCHEME NO 1 TO CODE PORTION
OF LOCATION 9974 CORNER SHENTON AVENUE AND
MITCHELL FREEWAY RESERVE, CURRAMBINE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: LandCorp
CONSULTANT: LandCorp
ADVERTISING COMMENCED: 2.9.94
ADVERTISING CLOSED 30.9.94
REPORT WRITTEN: 5.10.94

INTRODUCTION

Council initiated Amendment No 693 at its meeting on 13 July 1994 (I20704), to modify the Residential Density Code Map to code portion of Location 9974 on the north-west corner of the intersection of Shenton Avenue and the Mitchell Freeway, Currambine, R20. Although zoned Residential Development, close inspection of the zone and code boundaries revealed that these boundaries did not precisely coincide. This amendment intends then to rectify the situation so that the zoning and codings are correctly matched. Advertising closed on 30 September 1994 and no submissions were received.

RECOMMENDATION:

THAT Council:

61finally adopts Amendment No 693 to Town Planning Scheme No 1;

62authorises the affixation of the Common Seal to, and the signing of, the amending documents.

O G DRESCHER
City Planner
pjn:gm

pre941017
5.10.94
I21024

CITY OF WANNEROO REPORT NO: I21024

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 510-372
WARD: SOUTH WEST
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN OLEANDER WAY AND BRIDGEWATER DRIVE,
KALLAROO

LOCAL SCHEME: SPECIAL DEVELOPMENT 'A'
APPLICANT/OWNER: T & J PAICE/CROWN
REPORT WRITTEN: 12 OCTOBER 1994

INTRODUCTION

The residents adjoining a pedestrian accessway in Kallaroo have requested Council to consider closing the accessway on the grounds of vandalism and anti-social behaviour. The proposed closure will need to be advertised to gauge the opinions of the residents in the vicinity.

APPLICATION

The owners of Lot 71, Oleander Way, Kallaroo, with the support of the other adjoining property owners have requested Council to close the accessway between Oleander Way and Bridgewater Drive, Kallaroo.

The owners of Lots 59 and 71 have been broken into and access to their properties was gained over the side fence adjoining the accessway. All of the residents adjoining the accessway have had trouble with drunken youths throwing bottles and cans into their back gardens and onto their cars from the accessway.

EVALUATION

The proposed closure was referred to the servicing authorities, the Department of Land Administration (DOLA) and the Department of Planning and Urban Development (DPUD).

DOLA has set purchase prices of \$500 and \$1000 for half width and full widths respectively to be amalgamated into the adjoining properties.

Telecom has a service lead which will require relocating at a cost of \$289.00. A 100mm water main will also be affected and WAWA has provided a quote of \$1370.00 for the main to be cut and capped. No other services will be affected if the accessway is closed. The costs associated with relocating the services are to be met by those adjoining owners who acquire the land.

DPUD advised that it has no objections to the accessway being closed.

Although the accessway leads directly into a schoolsite on Bridgewater Drive, and it is part of a network of accessways, alternative pedestrian routes are available through the area. The residents in the vicinity would therefore not be too inconvenienced if the accessway was closed.

The proposed closure will need to be advertised in the local newspaper and signs should be erected at either end of the accessway seeking comments from residents in the vicinity. At the close of the advertising period Council will be in a position to make a final decision on the closure application.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Bridgewater Drive and Oleander Way, Kallaroo subject to the benefiting land owners meeting all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cad:jw
pre941027

12.10.94
I21025

CITY OF WANNEROO REPORT NO: I21025

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 510-1014
WARD: SOUTH WEST
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN CASILDA ROAD AND BARRE PLACE,
DUNCRAIG

LOCAL SCHEME: RESIDENTIAL
APPLICANT/OWNER: MRS F SMITH/CROWN
REPORT WRITTEN: 30 SEPTEMBER 1994

INTRODUCTION

The proposed closure of a pedestrian accessway in Duncraig was advertised in the Wanneroo Times and signs were erected at either end of the accessway. At the close of the advertising period one objection was received from a resident who would not be directly affected by the closure.

APPLICATION

Council at its meeting on 10 August 1994 (Item I20816) resolved to initiate preliminary closure procedures by way of advertising the proposed closure of the accessway between Casilda Road and Barre Place, Duncraig. The application to close the accessway was a result of recent incidents of break-ins and intruders on the properties adjoining the accessway.

All of the adjoining property owners support the closure and the owners of lots 351, 350 and 358 have agreed to purchase the land and meet the associated costs.

OBJECTION

The proposed closure of the accessway was advertised in the Wanneroo Times and signs were erected at either end of the accessway. At the close of the advertising period one objection was received from a resident in Kalyba Place. The objector uses the accessway frequently on his walks in the

district and has also noted that primary school children use the accessway on their way to Glengarry Primary School.

Access to the Glengarry Primary School will not be affected as alternative routes to the school are available without increasing the walking distance considerably.

The objector appears to be only using the accessway as part of his exercise as he does not state that he uses it to walk to any service such as a park or bus stop. This being the case he would not be seriously inconvenienced if the accessway was closed.

Closure of the accessway will have little effect on the pedestrian movement through the neighbourhood and closure should therefore be supported.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Casilda Road and Barre Place, Duncraig subject to the benefiting landowners agreeing to meet all of the associated costs in accordance with Council's policy.

O G DRESCHER
City Planner

cad:jw
pre941018
6.10.94
I21026

CITY OF WANNEROO REPORT NO: I21026

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 12 OCTOBER 1994

FILE REF: 290/2744/22

WARD: CENTRAL

SUBJECT: VARIATION TO LEASE CONDITIONS AND EXTENSION OF AREA, WANNEROO COUNTRY CLUB, CRISAFULLI AVENUE, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Recreation

INTRODUCTION

Council has been requested by the Wanneroo Country Club Inc to delete the shared use clauses from the lease proposed for its premises on Reserve 27744 in Crisafulli Avenue, Wanneroo and to grant it an extension of the lease area.

BACKGROUND

The Wanneroo Country Club Inc has occupied its premises since October 1956. The first lease term expired in March 1989 and the club paid an annual rental of one peppercorn throughout that term.

The new lease which has been prepared in accordance with Council's resolution of 22 December 1993 (H21229) grants the club a further term of ten years at an annual rental of one dollar.

SHARED USE

The shared use clause is standard to Council's leases with sporting associations throughout its district but Wanneroo Country Club argues that its premises and facilities are too specialised to allow shared use by other organisations and because they are licensed premises there exists a potential for conflict with Licensing Court conditions.

The shared use provision is designed to give Council the opportunity to make use of an under-utilised premises, whether it be land only or land and buildings, at times when they are not being used by the Lessee group and another community based group with similar or complimentary interests is not able to obtain other community facilities in the area for either occasional or regular usage.

There appears to be sufficient community land and buildings in the Wanneroo townsite area to make it unlikely that another group could not be accommodated elsewhere. Furthermore, if the Wanneroo Country Club consistently and fully uses the public lands it occupies then obviously the premises are required for its own use and the Council would not seek to install another user group to the detriment of the Country Club which holds the lease. However, the shared use clause does give the Council the opportunity to take advantage of circumstances that might change in the future to make the fullest possible use of its community facilities pool should the need ever arise.

The licensed premises forms only a small part of the area under lease. There are also bowling greens, tennis courts and car

parks within the lease and the club is seeking to extend its area to accommodate a golf practice range. The shared usage of these recreational grounds would not conflict with any Licensing Court conditions.

EXTENSION OF AREA

The Club has requested that Council includes within its lease an area of vacant land of about 2050m² at the corner of Crisafulli Avenue and Leach Road. This land is part of Reserve 10845 which is vested in the City for Municipal Purposes and Recreation with power to lease the whole or any portion for periods up to twenty-one years. The same reserve contains the former City of Wanneroo after-hours emergency services contact duplex dwellings and other uses associated with the Wanneroo Showground but none of those uses are in the section subject to the Club's application.

The subject area is 41 metres wide by 50 metres long and consists of a grassed steeply sloped surface. It has never been used for any active recreation purpose and given its size limitation and the abundance of recreation land that surrounds it, it is unlikely that the City will ever require it. The Club wishes to enclose and landscape it as a golf practice area with putting greens and driving nets for use by its members. Development works and ongoing maintenance would be entirely at the Club's cost.

RECOMMENDATION:

THAT Council:

63does not agree to the deletion of the shared use provisions from the proposed lease with the Wanneroo Country Club Inc;

64agrees to the incorporation of approximately 2050m² of Reserve 10845 into the Lease area, subject to the approval of the Minister for Lands.

O G DRESCHER
City Planner

twm:gm
pre941004
I21027

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 970-3
WARD: ALL
SUBJECT: PLANNING LEGISLATION AMENDMENT BILL 1994

INTRODUCTION

This Bill has been drafted to address what the State Government sees as a number of urgent changes pending a more comprehensive review and consolidation of all planning legislation in 1995. The Bill provides for:

- a 12 member Western Australian Planning Commission (WAPC) to replace the State Planning Commission;
- a single, co-ordinated procedure to evaluate zoning and environmental issues simultaneously and early in the planning process;
- local authorities to amend their town planning schemes to accord with Regional Planning Schemes;
- the Minister to act for local authorities in default of their planning obligations;
- records to be placed on titles of new lots to draw attention to a variety of serious factors on or near the land;
- increased fines of up to \$50,000, and daily penalties of up to \$5,000 for continuing offences;
- once only payments of compensation, and repayments of compensation when the reason for payment is removed.
- an ability to amend and repeal Improvement Plans.

The proposed provisions for environmental assessment, maintaining accord between local and regional schemes, and the Minister's powers to act for local authorities in breach of their planning obligations are controversial aspects of the proposed legislative amendments.

The City Planner has attended discussions with other Local Government Planners at the West Australian Municipal Association (WAMA) which has met with the Minister and gained some concessions on the concerns raised. A working party is presently working on the local government procedural protocols for environmental evaluation.

ENVIRONMENTAL ASSESSMENT

There is no argument with the proposal for environmental consideration to be given early in the planning process. This is consistent with recent views of the Council which stress the need for environmental issues arising from Major MRS amendments to be effectively addressed prior to such amendments being finalised. However, concern has been raised about the weight that will be given to environmental matters and the depth of environmental assessment. Particular aspects of this concern are as follows:

- there will be no compunction on the new WAPC to refer planning proposals to the EPA;
- public involvement in environmental issues will be limited to the public review process provided under planning legislation, and the possibility of requesting the Minister for Environment to require that development proposals be formally assessed;
- there seems to be a presumption that proposals referred to the EPA will ultimately proceed. The EPA advice to the WAPC will be limited to alterations, actions and conditions it recommends before planning approval is given. The possibility of the EPA advising against the planning proposal per se is not countenanced;
- it is unclear as to whether the EPA's recommendations on proposals will be publicly available or not;
- disagreements between the EPA and WAPC regarding environmental matters is to be resolved through a WAPC request to the Minister for Planning to jointly determine with the Minister for the Environment;
- applicants will be able to appeal against conditions (including environmental conditions) placed on subdivision and development approvals. The competence of planning appellate bodies to determine the environmental aspects of such appeals is questionable.

Whilst some initial opinion was that environmental assessment will be weakened by co-ordinated development approval procedures, assessment can only be as effective as the Planning and Environment Ministers will allow it to be. Assurances are required that a pragmatic and sensible balance will be maintained between development and environmental interests, and

that meaningful participation in the environmental planning process will be accommodated. This will no doubt be enthusiastically pursued by the environmental lobby.

CONSISTENCY BETWEEN STATE AND LOCAL PLANNING SCHEMES

Local authorities will have an obligation to amend local town planning schemes where they are not consistent with regional schemes. Presently it is only when regional reserves are deleted that Councils have to zone the land so released by the region scheme through amendment of their local schemes. Under new legislation we will need to ensure adequate structure planning is commenced while the regional scheme is being amended so that these plans can be approved and put in place before local scheme amendments are completed. Local authorities will only have three months to bring their schemes into line with regional schemes once the region scheme has been amended and a more proactive approach will be necessary to cope with the time constraints.

There may in fact prove to be real practical difficulties associated with this matter. For example, if this legislation took effect as is currently proposed, the City will be obliged to initiate an amendment to its Scheme within three months to provide for the appropriate zoning of land in the Alkimos-Eglinton area, when the Alkimos-Eglinton Major MRS Amendment has already taken effect. To date, Council has required that Local Structure Plans (LSP) be prepared as a prerequisite to initiating such rezonings and that such LSP be approved, together with approved arrangements for developer contributions, prior to finalising such rezonings. Some of the landowners in that area would, however, have little interest in undertaking such planning at this stage. In the case of that particular area, Council would also need to provide appropriate zoning to accommodate the Alkimos City Centre area. This would be likely to involve a quite lengthy process.

The initiation of a Major MRS Amendment for the Yanchep-Two Rocks area might still be a possibility. This would provide an even more obvious case of the difficulties Council would encounter in considering rezoning of such an area under its Scheme at this stage.

The outcome of all this is that such rezonings may need to be undertaken (or imposed by the State) in the absence of LSP and approved developer contributor arrangements. The question would then arise as to when will such things be done. Presumably, it would then need to be at the next stage of the development process, being the subdivision stage, which would clearly be an undesirable situation and a recipe for ad hoc development.

At the Minister's Forum held on 6 October 1994 (referred to later in this report), the Minister was queried by Shire of Swan representatives as to whether a requirement for

preparation of LSP and similar planning requirements prior to rezoning under a Council Scheme would be viewed by the State as impeding the implementation of the MRS and therefore lead to State intervention. The Minister's response was that it was accepted that more detailed planning procedures had to be undertaken as a prerequisite to local rezoning and therefore State intervention would not occur. (It is interesting to note that the Minister also expressed his concern at the forum regarding the fact that some Councils are currently holding back on rezonings under their local Schemes in areas where the MRS has been amended).

MINISTER TO ACT ON DEFAULT

If local authorities do not make the consequential amendments necessary to bring local schemes into line with the region scheme or do not review their schemes the Minister will do so at the cost of the Council concerned. The proposed s18A does not provide the Minister with the very wide powers proposed in earlier legislative amendments. The earlier s18A was offensive because it would have allowed the Minister to amend local schemes in every case where the local authority refused to do so. The new proposal limits the powers of the Minister to bringing local schemes into line with the regional scheme and ensuring Councils review their schemes every five years. (I understand the new Act in 1995 will contain a seven year review period).

An issue of concern is that under the current planning legislation, where a MRS reserve is replaced by a zone (such as occurred at Hepburn Heights), and the State moves to amend Council's Scheme should the Council not do so, then that amendment can be carried in a manner different to normal Scheme amendments. In particular, the amendment can be prepared and gazetted without any formal public comment period. The current Bill seems to suffer from this same shortcoming in its provisions enabling the State to amend local Schemes.

WAMA INVOLVEMENT

WAMA has taken a very active role to ensure a sound local government position on what it considers to be extremely important legislation. WAMA co-ordinated a forum of local government planners to discuss the Bill on 16 August 1994 and has subsequently met with the Minister on the concerns raised. The Minister has given certain undertakings, including:

- to include a local government representative on the Statutory Planning Committee and the Transport Committee;
- to support State and Local Government working together with the EPA and development industry to reach agreement on operational aspects;

- to consider financial arrangements to cover Councils costs of environmental assessment;
- to address a local government forum on the proposed legislation;

A WAMA working group is presently preparing procedural protocols for environmental evaluation. This will be forwarded with a request that the Minister entrenches the agreed procedures in a s5AA Statement of Planning Policy or some other appropriate mechanism to make them binding on all parties.

RAPI WORKSHOP

The Royal Australian Planning Institute (RAPI) held a workshop of its local members on the afternoon of 30 September 1994. While ample opportunity was extended for environmental deficiencies of the proposed provisions to be explained, the outcome was that the State Government will still be responsible for the same decisions as under existing legislation. The effectiveness of the procedures will depend on the inter-departmental protocols being developed.

MINISTER'S FORUM

The Minister for Planning addressed a local government forum hosted by WAMA on 6 October 1994. There appeared to be general satisfaction with the proposed legislation following the concessions made by the Minister who stressed that the intention of the Government is not to reduce the powers of the Minister for the Environment but to address planning/environmental processes in a more balanced way than has been the case to date. Presently there is too much opportunity to frustrate development through environmental avenues and no statutory requirement for environmental assessment of zoning proposals. It is the Minister's view that the net result of the proposed legislative amendment will, in an oblique way, give more powers to the Minister for the Environment by requiring environmental assessment at the beginning of the planning process. The existing powers of the Minister for the Environment to call in matters where environmental concerns arise are not eroded by the proposed legislation. The forum urged the State Government to pick up the costs of environmental assessment resulting from major MRS amendments which have gone through without the assessment which the new legislation will require, so that this burden does not fall to local government. The Minister indicated that consideration is currently being given to a number of possible ways of assisting Councils in this regard. These options included the State assisting with funding from the metropolitan Region Improvement Fund or provision being included in the legislation to enable Council to recoup costs it may have incurred.

IMPROVEMENT PLANS

Regarding Improvement Plan (IP) 19 over the Enterprise park area, Council has previously been advised that that IP has been in need of change to reflect new regional structure planning and other matters, however this has not been possible because current legislation has only enabled IPs to be put in place (and not to be changed or repealed). The Bill includes provisions to overcome this deficiency.

PUBLIC OPEN SPACE (POS)

A further deficiency in the current legislation which should be addressed by the Bill concerns POS contributions. For many years, this office has seen that provision should be made for:

1. land-in-lieu contributions to be able to be made, in addition to cash-in-lieu as currently provided for;
2. in the case of cash-in-lieu, land valuations need to be able to be done on a basis which results in a level of funds sufficient for the purchase of designated POS.

RECOMMENDATION:

THAT Council supports the objectives of the Planning Legislation Amendment Bill recognising the importance of the procedural protocols which have still to be developed and accepted as the means to ensure implementation of the objectives in a balanced, pragmatic manner.

O G DRESCHER
City Planner
acs/pjt:gm/
pre941026
12.10.94
I21028

CITY OF WANNEROO REPORT NO: I21028

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 050-2

WARD: SOUTH-WEST

SUBJECT: INVENTORY OF HERITAGE PLACES - PINNAROO VALLEY MEMORIAL PARK

INTRODUCTION

At its meeting of August 1994 (Item I20820) Council resolved that the Metropolitan Cemeteries Board be approached to obtain its support for the inclusion of Pinnaroo Valley Memorial Park on the City of Wanneroo Inventory of Heritage Places. The Board's advice has now been received, expressing support for the proposal.

LOCATION

The Pinnaroo Valley Memorial Park consists of Crown Land Reserve No 25746 of 116.6658 hectares of land situated between Mitchell Freeway and residential areas of Padbury just south from Whitfords Avenue (Attachment 1). The area occupies a section of the historical Stock Route which was used by drovers. It constitutes the oldest cemetery within the Wanneroo municipality, outside the Wanneroo townsite, and the first funeral was held for Wanneroo pioneer Cecil Cockman.

DISCUSSION

Pursuant to the Council resolution, the Board was approached with this request and in response the Board has advised that it has no objection to the inclusion of Pinnaroo Valley Memorial Park on the Inventory of Heritage Places subject to:

65the cemetery being listed separately from Hepburn Heights, and;

66the property being clearly identified as an operating public cemetery.

RECOMMENDATION:

THAT Council includes the Pinnaroo Valley Memorial Park on the Inventory of Heritage Places as a separate item operating as a public cemetery.

O G DRESCHER
City Planner

rh:gm
pre941022
10.10.94
I21029

CITY OF WANNEROO REPORT NO: I21029

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 790-662
WARD: CENTRAL
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 662 TO
TOWN PLANNING SCHEME NO 1 : CURRAMBINE
DISTRICT CENTRE, PT LOT M1722 CORNER
SHENTON AVENUE AND MARMION AVENUE,
CURRAMBINE

METRO SCHEME: Urban
LOCAL SCHEME: Rural and Residential Development
OWNER: Beaumaris Land Sales
CONSULTANT: Feilman Planning Consultants
REPORT WRITTEN: 11.10.94

INTRODUCTION

The major elements of Amendment No 662 include 7.5 hectares (ha) of commercial land intended to accommodate two stages each of 7500m² Gross Leasable Area (GLA) of retail floorspace (Stage 1 opening post 1994 and Stage 2 post 1997), 5.6ha of Mixed Business land, two service station sites and 2.7ha of land for Civic and open space purposes.

The amendment has now been advertised for public comment and 23 submissions have been received, four in support and 19 objecting to the proposal. The major basis of the objection related to the effect of the proposed Currambine District Centre on the viability of surrounding centres.

The applicant presented a retail study to justify the scale of the proposed centre. This study basically concludes that there is a sufficient under-supply of retail floorspace in the Currambine catchment to warrant the centre as proposed and that any impact on surrounding centres would be insignificant and temporary.

While there was some concern over aspects of this study, there is no question that an under-supply of retail floorspace exists in the area. By delaying the Stage 2 trading at Currumbine until after 1 January 2000, Joondalup would be provided with a period of at least five years to establish its position as a distinctively larger and higher order centre. The City has promoted and protected Joondalup for a considerable number of years and the proposed deferral of the second stage should enable this Centre, which is to commence trading on 24 October this year, to be well established. Furthermore, as Joondalup will exceed 80,000m² of retail floor space it will always be the major and dominant centre in the region.

Prior to finalising the amendment the applicant will need to confirm the developer's public open space contribution for Currumbine has been provided, finalise a legal agreement in respect to ceding the community purpose and open space land in fee simple and resolve the outstanding concept plan issues.

BACKGROUND

Amendment No 452 to Town Planning Scheme No 1 was initiated by Council at its October 1988 meeting (C21021). This amendment sought to rezone the Currumbine District Centre and surrounding residential areas. In relation to the District Centre, the amendment proposed a retail gross leasable area maximum of 10,000m² as well as sites for service industrial development, a tavern and two service stations.

Because of concerns by the City and the then Joondalup Development Corporation over the potential effect of this centre on the development of the Joondalup City Centre, the landowners entered into an agreement with the City and the then Joondalup Development Corporation not to open the centre prior to November 1992.

As the owners were keen to develop the residential component of their landholding and debate over the Commercial and Service Industrial components of the amendment were causing its delay, the applicants requested Council to delete, inter alia, the Currumbine District Centre from Amendment No 452 with the intention of applying for a new amendment at a later date.

The present Amendment No 662 was initiated by Council at its August 1993 meeting (H20829) and seeks up to 15,000m² GLA of retail floorspace. At the time of initiating this amendment Council was advised of a separate retail study submitted by the applicant to justify this extent of retail floorspace. Council initiated the amendment on the basis that this study would be assessed and agreed floorspace figures and staging would be included in Schedule 5 of the scheme.

Since initiating the amendment, the applicant submitted a revised concept plan for the site as shown on Attachment 2.

The previous design is shown on Attachment No 3. The main basis for this change was the applicants desire to locate the retail component of the centre closer to the intersection of Marmion and Shenton Avenues, in order to gain maximum exposure.

The City had some concerns with the design of the initial concept plan, in particular relating to vehicular access points, internal roads, integration of the various landuse components, the design of the Mixed Business area, the design and appropriateness of the lake within the public open space and the possibility of incorporation of private community sites within the District Centre. These concerns still remain with the revised concept. These issues will need to be resolved and the resultant changes made to the proposed zone boundaries prior to finalisation of the amendment.

ADVERTISING

The amendment has now been advertised for public comment, the closing date for submissions being 6 May 1994. At this time 23 submissions had been received. The origin of the submissions is outlined below:

67One letter from a local church organisation interested in establishing a range of community facilities within the proposed centre.

68One letter from a Quinns Rocks resident interested in establishing a shop at the Currambine Station. It is unclear whether this submission actually relates to the Currambine District Centre.

69One letter from the Water Authority of Western Australia indicating it has no objection to the amendment.

70One letter of objection from a local resident.

71Twelve letters of objection from individual tenancies within the Beaumaris City Shopping Centre.

72One letter of objection from a part owner of the Beaumaris City Shopping Centre.

73One letter of support from a 50% owner of the Beaumaris City Shopping Centre.

74Individual submissions from Armstrong Jones, LandCorp (joint venture partners in the Lakeside Joondalup Shopping Centre), Coles/Myer (the major tenants at the Lakeside Joondalup Shopping Centre) as well as separate submissions from planning consultants acting on behalf of these parties.

Council will also recall recent deputations presented on behalf of:

1. the part owners/tenants of the Beaumaris City Shopping Centre in Ocean Reef;
2. the Lakeside Joondalup Shopping Centre and Coles/Myer;
3. LandCorp, and;
4. the proponent, Beaumaris Land Sales.

Deputations on behalf of parties 1-3 above objected to the amendment.

The major reasons for the objection identified both within the submissions and deputations can be summarised as follows.

1. Retail floorspace in excess of 10,000m² Net Lettable Area (NLA) is contrary to the established commercial framework for the North West Metropolitan Corridor. This framework establishes Joondalup as the highest order Strategic Regional Centre and Currumbine as a distinctively lower order District Centre which should merely provide for the weekly shopping needs of the community.
2. Ad hoc modifications to the established commercial framework will create uncertainty and undermine investor confidence and government commitment to Joondalup as the Strategic Regional Centre.
3. In recognition of the proximity to the Joondalup City Centre, a 10,000m² NLA fixed retail limit was specifically established for the Currumbine Centre under the North West Corridor Structure Plan. This limit was established in order to inhibit the development of a Discount Department Store which would enable the Currumbine Centre to directly compete with Joondalup.
4. The proposed retail floor area as well as the range and extent of proposed Mixed Business land, clearly exceeds the intended function of Currumbine as a District Centre. The proponent has identified the Mixed Business component as a potential area for future shopping centre expansion. The size of the proposed commercial and mixed business area is capable of ultimately accommodating a shopping centre of around 30,000m² NLA or larger, depending on the final alignment of the site's northern boundary.
5. The retail analysis used to justify the proposed 15,000m² retail floorspace should not be accepted. It is presented in a way that is not capable of verification and is based on short term and incorrect assumptions.

6. The establishment of the Currambine Centre at the scale proposed and at this time will prejudice the success and further expansion of the Joondalup City Centre, including the Lakeside Shopping Centre and the newly opened Beaumaris City Shopping Centre each of which is at a stage of early growth.
7. Indications that the District Centre level of the Commercial Centres hierarchy is becoming obsolete in favour of Regional Centres which are perceived as providing comparison and neighbourhood centres which provide convenience.

A common theme to the major submissions was that a 10,000m² retail restriction for Currambine, which is in line with the established commercial framework for the area is acceptable. It was, however, considered that any increase to this size would be detrimental to surrounding centres, particularly if constructed in the short term.

ASSESSMENT

The Metropolitan Centres Policy prepared by the Department of Planning and Urban Development in 1991 establishes a clear hierarchy for commercial centres throughout the Perth Metropolitan Area. This hierarchy being Central Perth, Strategic Regional Centres, Other Regional Centres, District Centres and Neighbourhood Centres.

Under this hierarchy, Joondalup is classified as a Strategic Regional Centre. Such centres are intended to be the main focal points outside Central Perth serving a major commercial, social, recreation and community role.

Government priority is placed on the development of Strategic Regional Centres, particularly in Joondalup which has been planned and developed from scratch since the early 1970s.

By virtue of its non-central location within the north-west corridor and the present road network, Joondalup is, and will continue to be, in the short-term, relatively less accessible than the proposed Currambine Centre. Depending upon the size and staging of the proposal, Currambine has a potential to undermine the commercial success of Joondalup, particularly if totally developed in its early growth phase.

Currambine is classified as a District Centre under the Metropolitan Centres Policy. Under this policy, District Centres should meet the weekly shopping needs of the community.

It is clearly specified that District Centres are not intended to compete with Regional Centres and that a clear distinction should be maintained between District and Regional Centres.

The North West Corridor Structure Plan, again prepared by the Department of Planning and Urban Development in 1992, incorporated a retail strategy for the corridor. This strategy identifies the Currumbine Centre as having a fixed maximum retail floorspace of 10,000m² NLA and suggests that this floorspace potential was likely to exist in the short to medium term.

The Departments decision to fix the Currumbine Centre at 10,000m² NLA was specifically made in recognition of the proximity of the Joondalup City Centre and with the intent not to allow a District Centre at Currumbine to compete with Joondalup. The figure of 10,000m² NLA was used, as a centre of this size would be too small to enable the incorporation of a Discount Department Store. It was considered that Discount Department Stores have the ability to draw consumers from a wide catchment which should be served by Joondalup.

The applicant's retail study suggests through complex market based computer modelling that there is an under-supply of retail floorspace within the main Currumbine Catchment area (an area with radius of approximately 10-12 kilometre from the proposed Currumbine Centre) sufficient to justify 7500m² GLA in 1996 and an additional 7500m² GLA in 1998. The study further suggests that the impact of this scale centre on surrounding centres would be insignificant and temporary.

The study however lacks sufficient explanation of the various assumptions, statements and inputs to enable it to be fully understood and therefore the results to be capable of verification.

The study ignores the substantial commercial framework currently in place for the North West Corridor. It merely identifies a total under-supply of retail floorspace throughout a substantial catchment area and suggests that, given a number of assumptions, Currumbine would be able to attract sufficient consumer dollars to remain viable. It fails to address the planning merits of locating any additional retail floorspace in Currumbine as opposed to other centres, particularly Joondalup.

The original copy of the study submitted for consideration was based on short term scenarios, relied on extensive catchment areas and ignored the influence of several planned centres throughout that catchment. Many of the assumptions and input data, particularly relating to population forecasts, floorspace figures and changes to the transport network appeared, on the basis of the information supplied, to be incorrect. The applicants have since modified the model results to reflect DPUD population forecasts, more accurate floorspace figures for surrounding centres and longer term scenarios.

In any case, given the fact that the Heathridge Centre (approximately 13,000m² GLA) is now no longer likely to proceed, Council's previous support under Amendment No 452 to

expanding the Currumbine Centre to 14,000m² GLA if the Heathridge Centre did not proceed as well as informal advice from officers of the DPUD, there is no question that an under-supply of retail floorspace exists in the area. As previously mentioned, a 10,000m² NLA restriction was placed on Currumbine by the DPUD as a means of protecting the early development of Joondalup.

It is not until the time that the Currumbine Centre could support a Discount Department Store that it would begin to substantially influence Joondalup's trading. Given the delays in the rezoning of the Currumbine Centre, the applicants have advised that if a 15,000m² was approved in two stages the earliest likely trade commencement date for Stage 1 would be 1996 and Stage 2, which would include the development of a Discount Department Store, would be 1999.

As Council is aware, Stage 1 of the Lakeside Joondalup Shopping Centre, comprising approximately 29,000m² GLA is scheduled to open this month. This would provide Joondalup with a period of at least five years to establish its position as a distinctively larger and higher order centre than Currumbine and enable it to commence and complete its second stage development.

The ultimate floorspace figures should include the fast food outlets as well as the sales area associated with the proposed service stations in the event that Amendment No 642 (which seeks to enable general retail sales from service stations) is finalised.

Some concern has been expressed by officers of the DPUD over the extent of Mixed Business land associated with this centre.

Given the continuing pressures for the establishment of Mixed Business related uses in the City's industrial areas, such provision is likely to ease this pressure and therefore no objection is raised to the Mixed Business component as proposed.

Council initiated Amendment No 662 on a clear understanding that prior to seeking final approval it would require:

1. confirmation that the developer's Currumbine public open space contribution has been provided
2. the finalisation of a legal agreement covering the ceding of the community purposes and public open space land free of cost to the City of Wanneroo, and
3. satisfactory resolution of outstanding concept plan issues.

These issues are yet to be satisfactorily addressed. As the DPUD and the Hon Minister for Planning is yet to consider the amendment in the light of submissions received and there is a

possibility that some changes to the total retail floorspace, retail staging and the extent of Commercial and Mixed Business land, it would be appropriate to now progress the matter through the DPUD and Hon Minister however withhold the City's final endorsement of the amending documents until the above issues have been satisfactorily addressed.

RECOMMENDATION:

THAT Council:

1. modifies Amendment No 662 to Town Planning Scheme No 1 by replacing previous reference to maximum retail gross leasable area and staging for inclusion in Schedule 5 of the scheme with reference to:
 - .1 15,000m² being the maximum gross leasable area that will be used for retail purposes;
 - .2 the retail development being staged so that no more than 7500m² retail GLA will be constructed and trading until after 1 January 2000 and that prior to this date development shall specifically exclude a discount department store or equivalent;
2. finally adopts the modified form of Amendment No 662 to Town Planning Scheme No 1;
3. authorises the affixation of the Common Seal to, and the signing of, the amending documents, subject to:
 - (a) confirmation, to the City's satisfaction that the landowner's 10% public open space contribution for Currambine has been provided,
 - (b) the finalisation of a legal agreement covering the ceding of the community purpose and public open space land free of cost to the City of Wanneroo, and
 - (c) final adoption of a concept plan and policy for the District Centre;
4. delegates authority to the City Planner to determine the precise zone boundaries.
5. advises the applicant that the concept plan and policy referred to above:
 - (a) should address the outstanding design issues relating to vehicular access points, internal roads, integration of the various landuse components, the design of the Mixed Business

component, the appropriateness and design of a lake within the public open space and the possibility of incorporating private community sites within the District Centre; and

- (b) will require additional advertising in accordance with the Planning Policy provisions of the City's Town Planning Scheme No 1;

O G DRESCHER
City Planner

rmp:gm
pre94726
6.7.94
I31000A

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL

26 OCTOBER 1994

I31005

CITY OF WANNEROO : REPORT NO I31005

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES
MEETING DATE: 26 OCTOBER 1994
FILE REF: 020-0
WARD: ALL
SUBJECT: OUTSTANDING GENERAL DEBTORS - SEPTEMBER
1994

Detailed below is a summary of the outstanding general debtors at the end of September together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 30 September 1994 is summarised as follows:-

	<u>Total Outstanding</u>	
	§	
Current	596,926.13	73.0%
30 Days	52,991.02	6.5%
60 Days	10,206.15	1.2%
90 Days	152,756.71	18.7%
Deferred Debtors	5,337.29	0.6%
	<hr/>	<hr/>
	\$818,217.30	100.0%
	<hr/>	<hr/>

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Mansard Homes	\$ 22.81
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
	<hr/>
	\$ 5,337.29

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

	\$
Sorrento Soccer Club	11,316.85
Wanneroo Districts Basketball Association	3,437.03
Wanneroo Districts Basketball Association	12,500.00
Wanneroo Football Club	12,474.86
Quinns Rocks Bowling Club	23,500.00
Eating House Licences and Registrations 1993/94	600.00
Sporting Clubs Clubrooms Facilities Contributions	30,763.63
S.G.I.O.	955.16
Eating House Licences and Registrations 1994/95	8,425.00
S.E.C.W.A.	6,872.00
Sundry	41,912.18
	<u>\$152,756.71</u>

SORRENTO SOCCER CLUB - \$11,316.85

The Club's **total** outstanding debt is \$11,583.30 dissected as follows:

Loan Repayments	\$ 2,799.37
Property Rental	\$ 4,025.00
Commercial Refuse Charges	\$ 357.80
Utility Charges	\$ 790.34
Interest on Debt	\$ 3,610.79
	<u>\$11,583.30</u>

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$11,583.30 in September 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$3,437.03

Commercial refuse charges and hire of basketball courts at Craigie Leisure Centre. The Association's total outstanding debt is \$3,692.03.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$12,500.00

Lease fee for the year 1 July 1993 to 30 June 1994 (\$30,000 less paid \$17,500). The Association made monthly payments of \$3,625.00 up to February 1994 to clear account.

The Association stopped making regular monthly payments in February 1994. These monthly payments have since resumed with \$5,000 being paid in August 1994 and \$2,500 in September and October 1994.

A letter was sent to the Association on 14 September 1994 requesting an increase in the monthly payments to address the outstanding balance.

WANNEROO FOOTBALL CLUB - \$12,474.86

The **total** amount outstanding on this account is \$17,745.82 dissected as follows:-

	\$
Lease Fees	13,822.44
Commercial Refuse Charges	914.35
Utility Charges	388.77
Interest on Debt	1,832.26
Property Rental	788.00
	<hr/>
	\$17,745.82
	<hr/>

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club paid the \$500.00 weekly payments for May and July 1994 and a lump sum payment of \$10,000.00 in June 1994. No payments have been received since July 1994.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum).

A deputation from the Club addressed the Policy and Special Purposes Committee at its meeting on 5 October 1994. Report I refers.

QUINNS ROCKS BOWLING CLUB (Inc) - \$23,500.00

Balance of \$30,000.00 Council grant funds inevitably expended by Club being repaid by annual instalments of \$6,500.00 in

July of each year. Interest is being charged on outstanding balance at Commonwealth Bank base rate - currently 9.0%

EATING HOUSE LICENCES AND REGISTRATIONS - \$600.00

1993/94 - \$600.00

2 accounts of \$300.00 outstanding:-

	\$
Pizza To Go	300.00
Monty Carlo Pizza	300.00
	<hr/>
	\$600.00
	<hr/>

Summons has been issued against the proprietor of Pizza to Go.

Council's Health Department prosecuted Monty Carlo Pizza in Court on 13 September 1994 for operating without a licence.

Council was successful in this prosecution being awarded costs and fine. The business is no longer operating, therefore it is recommended that the \$300.00 charge be written off.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$30,763.63

Contributions by various sporting clubs towards the use of clubrooms for 1991/92, 1992/93 and 1993/94 years. Accounts raised totalled \$57,059.59. An amount of \$18,722.88 was written off and \$7,573.08 paid to date.

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are continuing.

When meeting with these clubs arrangements are being made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92, 1992/93 and 1993/94 years.

S.G.I.O. - \$955.16

Workers Compensation Claims - \$206.79

1 claim for \$24.63 since paid. 1 claim for \$182.16 denied, to be written off.

General Claims - \$748.37

1 claim being processed for payment.

EATING HOUSE
LICENCES AND
REGISTRATION
- \$8,425.00

1994/95 -
\$8,425.00

44 of the
321 licences
issued in
June 1994
for the
1994/95 year
remain
unpaid.
Reminder
letters are
currently
being
prepared and
will be
forwarded by
14 October
1994.

S.E.C.W.A. - \$6,872.00

Oil spillage in Wild Road, Hillarys. Account since paid.

SUNDRY - \$41,912.18

Other Recoupables - \$1,907.85

Road and footpath repairs, other works.

Commercial Refuse - \$10,610.92

Payments being pursued.

Licences/Fines and Penalties - \$13,505.00

Dog registration fines and costs, food prosecutions and parking infringements.

Income from Property - \$6,336.18

Hire of various reserves and buildings.

Government Grants - \$3,877.34

Ministry of Sport and Recreation grant.

General - \$5,674.89

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment recoverable, development/building licence fee, child care fee relief overpayment recoverable, meals on wheels charges and training course fee.

An amount of \$760.27 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$760.27 representing debts considered irrecoverable as detailed in Attachment B to this report.

T ORD
Acting City Treasurer

TP:JW
7 October 1994

tre0239

I31006

C I T Y O F W A N N E R O O R E P O R T N O : I31006

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
DATE: 26 OCTOBER 1994
FILE REF: 021-1
WARD: ALL
SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
30 SEPTEMBER 1994

WARRANT OF PAYMENTS TO COUNCIL ON 26 OCTOBER 1994

INCORPORATING PAYMENTS TO 30 SEPTEMBER 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	002609 - 003996	\$ 5,059,744.71
Municipal	000022 - 000039b	\$24,257,709.35
		<hr/>
		\$29,317,454.06

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 17 ACCOUNTING DIRECTIONS.

CERTIFICATE OF ACTING CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$29,317,454.06 which was submitted to each member of Council on 26 October 1994 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

ACTING CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$29,317,454.06 as submitted on 26 October 1994 is recommended to Council for payment.

MAYOR

RC:JW
tre0010
I31007

CITY OF WANNEROO : REPORT NO I31007

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
I31008

CITY OF WANNEROO REPORT NO: I31008

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 26 OCTOBER 1994
FILE REF: 002-1
WARD: ALL
SUBJECT: AUDIT - 1993/94 FINANCIAL REPORT

Council's Auditor, Mr Graham McHarrie of Deloitte Touche Tohmatsu, Chartered Accountants, has completed the audit of Council's records for the 1993/94 financial year. A copy of his report is shown as Attachment 'A'. The Financial Report pertaining to the audit is appended to Report I .

It is pleasing to note that, once again, the City has received a "clean audit".

In accordance with the provisions of Section 171 (2) of the Local Government Act, Council must now hold a General Meeting of Electors. Section 171 also requires advertisement of the meeting at least 14 days prior.

Perusal of the schedule of Forthcoming Events indicates that an appropriate time for this meeting will be Monday, 5 December 1994 at 7.30 p m in the Council Chamber.

The order of business will be:

1. Receiving of the Annual Financial Report.
2. The Reading of the Report of the Auditor.
3. The Reading of the Report of the Mayor.
4. Dealing with Special Business notice of which has been given
5. General Business.

Councillors will recall that last year 100 ratepayers selected by computer were invited to attend the Annual General Meeting following which a supper was provided. Direction will be required if Council wishes to repeat this practice.

RECOMMENDATION

That Council -

1. receives the Auditor's Report for the 1993/94 financial year;
2. convenes the Annual General Meeting of Electors for Monday, 5
3. advertises the meeting in The West Australian and local press, and all registered Elector/Ratepayers Association be notified accordingly.

T ORD
Acting City Treasurer

TO:JW
13 October 1994

tre0269

I31009

CITY OF WANNEROO REPORT NO: I31009

TO: TOWN CLERK
FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 009-1

WARD: SOUTH AND SOUTH WEST

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Peter and Julie Richardson, 72 Allenswood Road, Greenwood 6024.

Peter and Julie have been selected and named to officiate at a National Under 19's Ladies Tournament to be held in Perth from 15 - 22 January 1995 at the Mirrabooka Stadium.

Although the games are being held in Perth, accommodation costs and a levy are to be paid.

It should be noted that Council donated \$100.00 to Peter and Julie Richardson in November 1993.

2. Miss Leah Pollard, 25 Goldbury Street, Duncraig 6023.

Leah has been selected in the State team for the forthcoming National Games of Special Olympics. The Games are to be held in November/December 1994 in Perth.

The Special Olympics is a voluntary organisation which organises sporting activities for athletes with intellectual disabilities.

3. Padbury Catholic School, O'Leary Road, Padbury 6025.

The school commenced an extension program for students to provide them with the opportunity to study topics in addition to their normal curriculum.

This year as part of that program a team of seven (7) Year 6/7 students entered the Tournament of Minds Competition organised by Edith Cowan University. The team won the State Final in the Language and Literature Section.

As a result of this the team is to travel to Adelaide on 20 October 1994 to participate in the National Titles. Costs associated with this amount to \$4,000.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-

Peter Richardson
Julie Richardson
Leah Pollard

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

2. donates \$200.00 to the Padbury Catholic School to assist with c
Other - Miscellaneous.

T ORD
Acting City Treasurer

JW
5 October 1994

tre0002
I31010

CITY OF WANNEROO REPORT NO: I31010

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 26 OCTOBER 1994
FILE REF: 009-1
WARD: SOUTH
SUBJECT: DONATION - WA SPORTING CAR CLUB - DISABLED PERSONS SPECTATOR AREA

In November 1989 (Report D11119 refers) the WA Sporting Club wrote to Council requesting consideration be given to financial assistance for the provision of a spectator area for disabled persons at Wanneroo Raceway.

The area designated was located in front of the VIP rooms and viewing area, and consisted of a concrete pad approximately 2.4

metres wide by 15 metres in length. To accommodate this viewing pad, it was necessary to install safety railing and a retaining wall. The construction cost estimated for this project was \$3,850.

This matter was subsequently referred to the Finance Committee in November 1989 (Report D31123 refers). At this meeting Council resolved to make a non statutory donation of \$200.00 to the WA Sporting Car Club.

The City Engineer advised the Club that a \$200.00 donation would be forthcoming upon confirmation that the project had commenced. The Club advised by letter dated 13 September 1994 that the disabled persons spectator area is now completed and requested Council's promised donation.

As five years have elapsed since Council's authorisation for this donation and all votes for funding lapse at the 30 June each year, it is appropriate that Council again gives consideration to the request.

RECOMMENDATION

That Council makes a non statutory donation of \$200.00 to the WA Sporting Car Club. Such donation to be from account 26066 - Sundry Donations - Other Aged and Disabled.

T ORD
Acting City Treasurer

JW
12 October 1994

tre0267

I31011

CITY OF WANNEROO REPORT NO: I31011

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 905-1; 330-5-1; 485-10; 880-7

WARD: ALL

SUBJECT:

ADDITIONAL AND INCREASED CASH FLOATS

Requests have been received from the Recreation and Cultural Services, Welfare Services and Municipal Law and Fire Services Departments for additional and increases in cash floats as follows:-

1. Ocean Ridge After School Care Programme - Increase in petty cash from \$150.00 to \$250.00
2. Girrawheen/Koondoola School Holiday Programme - Petty cash float of \$100.00
3. Yanchep/Two Rocks School Holiday Programme - Petty cash float of \$100.00
4. Mobile Day Care Service - Increase in petty cash from \$100.00 to \$150.00
5. Doorknocking Dog Registration Service - Increase in cash float from \$50.00 to \$100.00

The increases in petty cash for the Ocean Ridge After School Care Programme and Mobile Day Care Service is required due to the expansion in these services and greater demand for purchases.

The Girrawheen/Koondoola and Yanchep/Two Rocks School Holiday Programmes are new services under the Youth Service Projects and require petty cash floats for minor purchases.

The increase in cash floats for the doorknocking dog registration service will give the two casual Registration officers separate floats which will allow them to work independently on opposite sides of the street.

Adequate audit controls would be implemented for the correct recording and security of the cash floats.

RECOMMENDATION

That Council -

1. increases the cash floats as follows -
 - (a) Ocean Ridge After School Care Programme petty cash by \$100.00 to \$250.00;

(b)

Mobile Day Care Service petty cash by \$50.00 to \$150.00; and

(c) Doorknocking Dog Registration service cash float by \$50.00 to \$100.00.

2. advances cash floats as follows:-

(a) Girrawheen/Koondoola School Holiday Programme - \$100.00

(b) Yanchep/Two Rocks School Holiday Programme - \$100.00.

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

T ORD
Acting City Treasurer

TP:JW
5 October 1994

tr0265

I31012

CITY OF WANNEROO REPORT NO: I31012

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 280-0

WARD: ALL

SUBJECT: DISPOSAL OF ACCOUNTING BOOKS AND DOCUMENTS

Pursuant to section 634 of the Local Government Act Council may, with the approval of the Auditors but subject to the Library Board of W A Act 1951, destroy various books and documents relating to the accounts of the City if they have not been in use for upwards of six years.

The following books and documents for the 1986/87 year are in excess of six years old -

1. Payroll Time Sheets
2. Treasurer Advance Account Vouchers
3. Trust Fund Vouchers
4. Receipt Books and Forms

These records have passed their recommended custody period under the Library Board of W A Act 1951.

RECOMMENDATION

That Council seeks the approval of the Auditor to destroy the following books and documents relating to the 1986/87 year:-

Payroll Time Sheets
Treasurer Advance Account Vouchers
Trust Fund Vouchers
Receipt Books and Forms

T ORD
Acting City Treasurer

TP:KL
11 October 1994

tre0266
I31013

CITY OF WANNEROO REPORT NO: I31013

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 472-1-3

WARD: ALL

SUBJECT:

WANNEROO BRITISH SOCCER CLUB CLUBROOMS

Correspondence has been received from the Wanneroo British Soccer Club indicating that the Club is not in a position to raise its contribution required to proceed with the proposed extensions to the clubrooms. Furthermore, the Club has discussed its funding problem with the Community Sport and Recreation Department and it is possible that the Club will not obtain the grant for the extension.

The City Building Surveyor has advised that given the Wanneroo British Soccer Club's withdrawal from the project, there is no need for Council to proceed with any works relating to the proposed extensions. Accordingly, the funds, as listed in the 1994/95 budget, are no longer required for the project.

Council's 1994/95 budget provides for the following:-

REVENUE

Account No 13959 - Government Grant	\$ 30,000
Account No 13839 - Club Contribution	\$ 30,000
	<hr/>
	\$ 60,000
	<hr/>

EXPENSE

Account No 23600 - Loan 267	\$ 19,000
Account No 30951	\$105,310
	<hr/>
	\$124,310
	<hr/>
Net Council Component	\$ 64,310
	=====

It is recommended that necessary adjustments be made to delete the Wanneroo British Soccer Club Clubrooms extensions from Council's 1994/95 budget and the resultant surplus funds of \$64,310 be utilised to offset the budget over expenditures approved to date and as approved following consideration of Report I Authorisation of Reallocation of Funds.

RECOMMENDATION

That Council -

1. authorises **BY ABSOLUTE MAJORITY** in accordance with Section 547 (12) and 528 (3) of the Local Government Act the necessary adjustments to the 1994/95 Budget to reflect the deletion of the extensions to the Wanneroo British Soccer Club Clubrooms; and
2. advises the Wanneroo British Soccer Club accordingly.

T ORD
Acting City Treasurer

13 October 1994
TO:JW

tre0270

I41000A

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL
26 OCTOBER 1994

I41009

CITY OF WANNEROO REPORT NO: I41009

TO: TOWN CLERK
FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 26 OCTOBER 1994
FILE REF: 30/188-12
WARD: SOUTH
SUBJECT: OFFENSIVE TRADE APPLICATION - FISH
PROCESSING ESTABLISHMENT

Council is advised of an application from Newmart Pty Ltd of Unit 1, 45 Edward Street, Osborne Park to establish an offensive trade (fish processing establishment) at Newmart Supermarket, Greenwood Village Shopping Centre, Greenwood.

The applicant has advertised his intentions in The West Australian Newspaper on 10 October 1994 as per the requirements of the Model Health By-laws Series 'A' and a Building Licence for improvements to the supermarket has been granted.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish processing establishment) at Newmart Supermarket, Greenwood Village Shopping Centre, Greenwood, subject to:

- 1 no objections being received by 9 November 1994; and
- 2 the premises complying with all Health Act provisions.

M L AUSTIN
Acting City Environmental Health Manager

hrel0003
ip:rej
I41010

CITY OF WANNEROO REPORT NO: I41010

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 26 OCTOBER 1994

FILE REF: 264-3

WARD: ALL

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND
ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of Meeting held 21 September 1994.

Item 2.2 Locality Names

The Committee discussed the City Planner's report on East Wanneroo Nomenclature Proposed Locality Names. Although a number of proposed names had been rejected by the Geographic Names Committee, the Historical Sites Advisory Committee affirmed its opinion that the family name "Keane", because of its significance to Wanneroo, should be resubmitted for acceptance either in its original form or with the suffix "ville" to form "Keaneville"; and that the names "Brady" and "Carramar Park" also be resubmitted for acceptance as locality names within the City of Wanneroo.

It was recommended that Council resubmits the family name "Keane" or, alternatively, "Keaneville", along with "Brady" and "Carramar Park" to the Geographic Names Committee for acceptance as locality names within the City of Wanneroo.

Item 3.1 Protection of Wet Lands - Yellagonga Park

The Committee discussed an item of correspondence from Dr Adrienne Kinnear of Edith Cowan University regarding protection of the wet lands at Lake Joondalup.

A grant of \$100,000 had been received by an Edith Cowan research team to undertake a survey of the aquatic and bird fauna in the Beenyup Swamp/South Joondalup region of Yellagonga Park.

Concern was expressed about potential development of the area and, in particular, that appropriate management plans be imposed for the swamp and the surrounding areas.

It was recommended that Council formally requests a copy of the research report undertaken by Edith Cowan University on the aquatic and bird fauna in Yellagonga Park.

Item 4.3 Delamare House, Lot 274 Pinjar Road

The Committee considered a request from Alan and Ingrid Boar seeking permission to demolish a building (Delamare House) at Lot 2 (274) Pinjar Road, Mariginiup, which is listed on the Inventory of Heritage Places.

The Committee recommended that Council:

- a removes Delamare House from the City's Municipal Inventory of Heritage Places;
- b permits the demolition of the building, subject to the owner allowing Council to make an architectural survey and photographic record of it prior to the demolition; and
- c defers the installation of an appropriate plaque on the site until further evaluation has been undertaken.

RECOMMENDATION

That Council:

- 1 resubmits the family name "Keane" or, alternatively, "Keaneville", along with "Brady" and "Carramar Park" to the Geographic Names Committee for acceptance as locality names within the City of Wanneroo;
- 2 requests a copy of the research report undertaken by Edith Cowan University on the aquatic and bird fauna in Yellagonga Park;
- 3
 - a removes Delamare House from the City's Municipal Inventory of Heritage Places;
 - b permits the demolition of the building, subject to the owner allowing Council to make an architectural survey and photographic record of it prior to the demolition; and
 - c defers the installation of an appropriate plaque on the site until further evaluation has been undertaken.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre41010
I41011

CITY OF WANNEROO REPORT NO: I41011

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 26 OCTOBER 1994

FILE REF: 429-1

WARD: ALL

SUBJECT: SALE OF ART WORKS - GLOUCESTER LODGE MUSEUM

At its meeting on Wednesday, 7 September 1994, the Gloucester Lodge Museum Management Committee endorsed the establishment of an art gallery space within the Museum, Yanchep. This consists of two small rooms suitable for the display of art and craft works.

The main objective of the gallery space is to create opportunities for local artists to exhibit their work. This will increase exposure for the artist and assist in gaining experience affiliated with the curation, exhibition procedures and sales. In turn, the community can benefit from this endeavour and provide support to local artists. Each artist is to exhibit for an eight week period.

Similarly, the Gloucester Lodge Museum Management Committee agreed to the gallery space being available to local artists, free of charge, as a community based activity. In return, it was agreed that a 10% commission be deducted from the sale of art works. Since the inception of the City of Wanneroo Art Award, a 10% commission rate has been charged on the sale of art works.

In view of the ongoing nature of this initiative, it is appropriate that Council formally adopts the 10% commission/administration charge. This will then be subject to review during the annual review of Council's Schedule of Charges.

Adequate funds were available from Recreation and Cultural Services Art Award, Craft Award and Public Collections Exhibition accounts for the installation of lighting and picture rails. Similarly, the two rooms have been painted and relevant plinths supplied. It is noted, however, that as the 1994/95 Budget did not specifically provide for this project, Council authorisation will be required to reallocate the necessary funds. Total establishment costs associated with this amount to \$2,150.

The space officially opened with an exhibition on the Gloucester Lodge Museum Open Day, Sunday, 25 September 1994. Due to an overwhelming response from local artists, the gallery space is booked until 1998. The artist currently utilising the gallery space has sold twelve works of art.

RECOMMENDATION

That Council:

- 1 approves the establishment of a Community Arts Gallery at the Gloucester Lodge Museum;
- 2 authorises by ABSOLUTE MAJORITY in accordance with Section 547(12) of the Local Government Act the reallocation of the following funds

From:

Account 32167	Craft Award	\$ 717
Account 32162	Art Award	\$ 865
Account 32132	Public Collections Exhibition	<u>\$ 568</u>

To:

New Account Community Arts Gallery Establishment Cost	<u>\$2,150</u>
--	----------------

- 3 adopts a 10% commission/administration charge for the sale of art works from the Community Arts Gallery.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rre41008

CITY OF WANNEROO REPORT NO: I41012

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 26 OCTOBER 1994

FILE REF: 680-11

WARD: ALL

SUBJECT: CRAIGIE LEISURE CENTRE - JUSTIFICATION FOR
THE POSITION OF HEALTH AND FITNESS SUITE
SUPERVISOR

At its meeting on August 13 1993 Council approved the creation of the temporary position of Fitness Centre Supervisor - Craigie Leisure Centre, for a twelve month period with an evaluation being undertaken at the end of that time and that a report be submitted on the outcome of that evaluation (Item H50801 refers). Mrs Ann Dowe was appointed to that position in November 1993.

The need for a Supervisor in this area became apparent soon after the new facilities opened in April 1993. Prior to Councils endorsement of the temporary appointment, a Supervisor was engaged on a casual basis to service the significant increase in demand for the new fitness facilities.

The Health and Fitness Suite currently records an average weekly attendance of approximately 1150 patrons and the staff conduct an average of 73 programme or fitness appraisals per week. This financial year the average weekly revenue for this component of the facility exceeds \$9479, with an expected end of financial year income of \$437,020. The corresponding expenditure during this period is expected to be \$328,080. This should realise a nett surplus for this cost centre of \$108,940. This compares favourably with the following end of year figures:

<u>YEAR</u>	<u>INCOME</u>	<u>EXPENDITURE</u>	
<u>SURPLUS/DEFICIT</u>			
1993/94	\$351,916	\$263,702	\$ 88,214
1992/93	\$131,309	\$ 65,306	\$ 66,003
1991/92	\$ 99,787	\$ 14,594	\$ 85,193

(Changes to the accounting system saw control costs of \$47,370 apportioned to this cost centre for the first time in 1992/93. In subsequent years asset depreciation has also been apportioned. The control costs in 1993/94 were \$111,386. The control costs for 1994/95 are projected to be \$129,630.)

The position of Health and Fitness Suite Supervisor plays a major role in the overall co-ordination of this vibrant and financially viable component of Craigie Leisure Centre. The duties of this full time position are outlined in the draft Position Description appearing in Attachment 1. It should be noted this Position Description is still subject to endorsement under the Award restructuring process.

The sheer size and scope of the current fitness operation demands a professional and dedicated approach. This is achieved by engaging the casual services of a mix of specialist programming, appraisal and sales staff co-ordinated by the Supervisor. The position of Health and Fitness Suite Supervisor at Craigie Leisure Centre plays an integral role in ensuring the ongoing viability and credibility of the fitness service is maintained.

RECOMMENDATION

That Council endorses the continuation of the permanent position of Health and Fitness Supervisor Craigie Leisure Centre.

R BANHAM
City Recreation and
Cultural Services Manager

DVR:LC
rre41012
I41013

CITY OF WANNEROO REPORT NO: I41013

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 26 OCTOBER 1994

FILE REF: 680-1

WARD: ALL

SUBJECT: REPORT ON CASUAL ATTENDANCES IN THE CRAIGIE
 LEISURE CENTRE FITNESS SUITE

Following a decision to increase the casual fitness suite attendance fee from \$5.00 to \$7.00 per visit from 1 July 1994, a report was requested at the end of the three month trial period (Item I90653 refers).

BACKGROUND

The decision to increase the casual fee was to encourage patrons to consider the membership options promoted at the Centre. The previous rate of \$5.00 per visit was well below market rates for a casual visit to similar, well appointed gymnasiums. It was felt that if Craigie Leisure Centre hoped to compete with commercial operators and function as a financially viable operation, the schedule of charges needed to be reviewed.

USAGE PATTERNS

As requested, the level of casual attendances to the Health and Fitness Suite has been closely monitored over the three month trial period. Casual usage has dropped significantly by approximately 40% and as anticipated a large number of casual users have converted to one of many membership options available.

However, the total attendances have increased from an average of 1118 visits per week prior to the increase, to an average of 1364 in the month of September. Total attendances have increased by 13% over the three month period.

SUMMARY

The large increase in the casual fitness suite rate may have appeared excessive; however, the price increase, coupled with innovative membership promotions, have served to meet the original objectives.

A significant number of patrons have converted to the various membership options as a result of the casual price increase. It is suggested that a return to the previous casual price would cause considerable concern to those people who were encouraged to purchase memberships as a more cost effective alternative.

The graphs in Attachment 1 summarises the attendances and revenue over the period in review. As indicated, casual attendances have decreased, however any loss in this area has

been more than offset by an increase in the total revenue and total attendances.

RECOMMENDATION

That Council endorses the casual fitness suite rate at Craigie Leisure Centre at \$7.00 per visit.

R BANHAM
City Recreation and
Cultural Services Manager

DVR:SS
rre41011

Att.
I41014

CITY OF WANNEROO REPORT NO: I41014

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 2233/960/5

WARD: SOUTH WEST

SUBJECT: DOG ACT APPEAL - MR P ATTIWELL, 5 KEBROYD WAY, KALLAROO

On 9 June 1994 Council refused an application by Mr P Attiwell of 5 Kebroyd Way, Kallaroo to keep three dogs at his residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mr Attiwell has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mr Attiwell under

Section 26(5) of the Dog Act to keep three dogs at his premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
3. the exemption may be reviewed if valid complaints are received or conditions of the approval are breached;
4. the third dog is to be registered immediately it is 3 months old; and
5. the exemption only applies to the present occupiers, the present dogs in their care and the German Shepherd to be acquired. Once the dog has been acquired, the Hon Minister for Local Government is to be informed of the dog's details, e.g. name, sex, age, breed.

The application relates to the following dogs:

- a) female brown/white Cavalier King Charles Spaniel;
- b) sterilised black/white/brown Cavalier King Charles Spaniel;
- c) unknown.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

K W SMITH
Acting Manager-Municipal
Law & Fire Services

6 October 1994

dw/10001
I41015

CITY OF WANNEROO REPORT NO: I41015

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 901-1
WARD: ALL
SUBJECT: FEASIBILITY OF ESTABLISHMENT OF COMMITTEE
FOR CARE OF ANIMALS

At Council's meeting on 24 August 1994 it was resolved that 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 (Item I90856 refers).

Council's Municipal Law & Fire Services Department is responsible for the policing of over 22,000 dogs which are registered within the City of Wanneroo, and many dogs which are unregistered. This task is performed by six full time Rangers who educate dog owners within the community on a 'hands on' daily basis with a back-up office staff of four who are responsible for an effective registration system, the taking of complaints and assistance with animal queries in general. The main areas policed by Rangers, and Patrol Officers, are dogs wandering, dog attacks, barking and unregistered dogs.

The community is further assisted by the placement of two advertisements annually in October concerning the registration of dogs.

Owners of the known 22,000 dogs are sent a free informative and educational pamphlet each year with their registration form. Casual staff are employed to carry out house to house enquiries for unregistered dogs. Where unregistered dogs are detected then registration papers and Your Dog and the Law pamphlets are left with the dog owner. Refer Attachment 1.

The City of Wanneroo Information Directory has lists of Dog Obedience Clubs and at present there is the imminent introduction of two Dog Training Schemes within the City of Wanneroo by the Canine Association WA and Amrex, which will cover all aspects of dog training and education. On request, Council's Senior Ranger will advise groups on these courses of their responsibilities and the Law relating to the Dog Act 1976.

RECOMMENDATION

It is recommended that, due to services listed in this report and the availability of expert advice from the RSPCA and the many Veterinary Surgeons within the City of Wanneroo, a Committee for Care of Animals is, at this stage, not necessary.

K W SMITH
Acting Manager-Municipal
Law & Fire Services

7 October 1994

mnh/dw/10002
I61011

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

CITY OF WANNEROO REPORT NO I61011

TO: TOWN CLERK
FROM: ACTING CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 26 OCTOBER 1994
FILE REF: 210-2
WARD: ALL
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 7 October 1994.

A COUNCIL WORKS

75MAJOR WORKS

.1Joondalup Drive Duplication

The drainage pipe outfall structures have been completed. Outstanding work includes the reinstatement of the temporary outfall structure and verge works. This project will be completed by mid October.

.2Marmion Avenue Duplication

Minor road crossings for mainline drainage across the existing carriageway are to be completed when the new carriageway is open to traffic.

Main roadworks and intersection modifications are progressing satisfactorily. The section of Hodges Drive, east of Chantilly Way, was closed from 4 October to 7 October to allow the construction of the new Marmion Avenue eastern carriageway intersection works. Work at this intersection proceeded well and Hodges Drive was reopened to traffic as scheduled. Traffic light modifications at this intersection were co-ordinated with the road construction and are practically complete. It is anticipated that the new carriageway will be opened to traffic by the end of the October school holidays.

Verge and fencing works in the vicinity of the drainage sump at the Marmion Avenue/Hodges Drive intersection will resume once the new carriageway has been opened.

.3Marmion Avenue Dual Use Path

The Dual Use Path has been completed between Ocean Reef Road and Prince Regent Drive. Construction of the final section to Hodges Drive is now underway with asphaltting programmed for the second week in October. The dual use path is expected to be completed in time for the opening of the new carriageway.

.4Beverley Crescent/Hall Road/Graham Road, Quinns Rocks

Work on this project recommenced on 7 October 1994 following the relocation of water services by the Water Authority of WA. All drainage works have been completed and it is anticipated that the remaining road and verge works will be completed by the end of October.

76

DRAINAGE WORKS

.1Raleigh Road, Sorrento

The outfall drainage line and outlet structure have been completed and installed. Fencing of the outfall and the spray mulching of the surrounding area is programmed and will be completed by mid October.

.2Wangara Outfall Structure

Rain has hindered the completion of the earthworks associated with this project.

Outstanding works, include re-casting the outfall wall extension, regrading the sump batters and sump floor.

The weir walls are completed and the stone pitched apron connecting both weirs is finished.

.3Hocking Road, Kingsley

Drainage works have been completed. As part of the intersection modifications, SECWA will be relocating a power pole at the Wanneroo road intersection on 14 October. The roadworks are scheduled to commence on 24 October with an anticipated completion in mid November.

77PEDESTRIAN AND CYCLE FACILITIES

.1Private

Alex Heights	Pedestrian Accessway	Hillcrest Road Mirrabooka Avenue	to
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Currambine	Dual Use Path	Currambine Boulevard (Doncaster Square to Connolly Drive)
Currambine	Pedestrian Accessway	Mistral Meander to Currambine Boulevard
Iluka	Footpath	Aral Court and Graton Loop
Iluka	Footpath	Santa Monica Parade
<u>Joondalup</u>	<u>Footpath</u>	<u>Plaistow Street (Grand Boulevard to Lot 48) north side</u>
	<u>Footpath</u>	<u>Plaistow Street (Grand Boulevard to Lot 48) south side</u>
<u>Merriwa</u>	<u>Pedestrian Accessway</u>	<u>Allum Green to East (half)</u>
<u>Merriwa</u>	<u>Pedestrian Accessway</u>	<u>Coldstream Circuit (Badja Place to Helby Close</u>
<u>Merriwa</u>	<u>Footpath</u>	<u>Helby Close to Allum Green (half)</u>
<u>Merriwa</u>	<u>Footpath</u>	<u>Coldstream Circuit (Baltimore Parade to Calder Retreat)</u>
<u>Quinns Rocks</u>	<u>Dual Use Path</u>	<u>Morialta Avenue (Worlanna Place to Santa Barbara Parade)</u>
<u>Quinns Rocks</u>	<u>Dual Use Path</u>	<u>Santa Barbara Parade (Morialta Parade to Lot 234 inc)</u>
.2Council Contractor		
Wanneroo	Footpath	Continuation of asphalt/slab replacement programme in Wanneroo Road - east side

.3Cliff Street/Sheppard Way Roundabout

The extension of the guard rail to enhance safety near a power pole has been programmed for mid October 1994.

.4Springwood Way, Woodvale

All outstanding works of the cul-de-sac head installation have been undertaken and this project is now complete.

.5Warwick Road/Ron Chamberlain Drive, Duncraig

The installation of a left turn lane in Warwick Road commenced late in August 1994 and is substantially complete. The outstanding works include paving of the islands and verge reinstatement.

.6Dampier Avenue - Traffic Management Scheme, Kallaroo

The lighting upgrade has been undertaken and is now complete. The median strip painting will be completed by mid October 1994.

78

CAR PARKS

.1Chichester Car Park, Woodvale

Installation of the Watt's Profile speed hump has been completed. The stencil crete island infill will be constructed early in October. Work on this project will then be complete.

.2Mullaloo Point Stage 2 (Animal Exercise Beach)

Water binding of the limestone base, kerbing and asphaltting of the access road and car park have now been completed. Concrete pathway works and bollard installation are presently being undertaken. Access to the old car park is now only possible via the new car park. The old access road is required to be filled with spoil from the car park earthworks. Linemarking, dune stabilisation and fencing are still to be completed.

This project is anticipated to be completed by late October.

.3Mullaloo Point Sailing Club Car Park

The next stage of construction of the existing limestone car park has now commenced. The project comprises of the construction of a turnaround/rigging area to the south of the existing access road and the kerbing, asphaltting and lighting of the existing limestone parking area to the north of the access road. Associated work includes installation of concrete pathways, beach access pathways, linemarking, fencing and dune stabilisation.

Drainage works have been completed and the construction of the turnaround has commenced. It is anticipated that work on this project will be complete by mid November.

79 MISCELLANEOUS

.1Maintenance

As part of the 1994/95 budget, Council has implemented funds to gradually upgrade the limestone pathways along the foreshore. The programme commenced on 26 September 1994 beginning in Sorrento and progressing north. Approximately twelve paths were completed.

Repairs to the shoulder of Pinjar Road, from Wanneroo Road to Caport Street, were carried out by Council's minor works crew.

.2Kerbing Works

The following list shows the locations where Council's kerbing contractor has recently installed kerbing for the month of September 1994.

- Marmion Avenue, Heathridge - Hodges Drive intersection
- Mullaloo Point Stage 2 (Animal Exercise Beach)
- Springwood Way, Woodvale Cul-de-sac Treatment

80 1994/95 ARTERIAL ROADS STREET LIGHTING PROGRAMME

Works orders for the following projects have been placed according to designs and quotations received from SECWA.

Marmion Avenue (Hodges Drive to Edinburgh Way)
Marmion Avenue (Anchorage Drive to Santa Barbara Pde)
Burns Beach Rd (Marmion Ave to Currumbine train station)

Connolly Drive (Burns Beach Road to Selkirk Way)
Connolly Drive (Hester Avenue to Jenolan Way)

The required light poles have been delivered on site for all projects. Light poles in Marmion Avenue, Burns Beach Road and Connolly Drive (Hester Avenue to Jenolan Way) have been installed. The cabling work has commenced and 90% of the works in Connolly Drive (Hester Avenue to Jenolan Way) is complete.

81 SPEED ZONING - JOONDALUP DRIVE, EDGEWATER

Main Roads WA has advised that following further assessment, it will not proceed with a proposal to increase the speed zoning in Joondalup Drive near Edgewater which is currently 70 km/h. However, the situation will be reassessed once adjacent development of the area has progressed.

B WASTE MANAGEMENT

Discussions for a new enterprise agreement for the whole of Waste Management are currently being undertaken.

Issues and areas of improved productivity are being recognised with the view of finalising a document that can be endorsed by Council.

The 20th January 1995 has been established as being the date for expiration of the current domestic collection services agreement.

The waste section completed its functions in September to schedule. The Bulk Refuse Service fell marginally behind due to several factors, including the state of the refuse placed out in the Koondoola, Girrawheen areas.

The recycling service continued to schedule with participation rates fairly stable.

The domestic collection continues to function quite satisfactorily.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 1. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1994 and those subdivisions currently under or awaiting construction.

Submitted for information

P PIKOR
Acting City Engineer

GR:DM:HT:AT
Bere1012
I61013

CITY OF WANNEROO REPORT NO: I61013

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 26 OCTOBER 1994

FILE REF: 002-3

WARD: ALL

SUBJECT: ANNUAL FINANCIAL REPORT 1993/94

The Annual Financial Report for the period 1 July 1993 to 30 June 1994 has been compiled in accordance with the Local Government Accounting Directions 1994 and is shown as Attachment 'A' to this report.

Councillors will recall that it is now a requirement for local governments to comply with all relevant Australian Accounting Standards. In particular, these are AAS 27 and AAS 28, however, numerous other accounting standards also come into play to ensure compliance.

Since the closure of financial transactions for the 1993/94 financial year, Treasury officers have worked in close liaison with Council's auditor to ensure accurate interpretation of the various standards. In this inaugural year it was seen as and has proven to be invaluable experience for officers from both organisations. Whilst this resulted in a delay in submitting the report to Council there is no doubt that this has been justified by the accuracy and presentation of the final product.

One of the major objectives for the introduction of AAS 27 and AAS 28 was to produce local government financial reports that are more meaningful to the end users i.e. Councillors, ratepayers, other Government Departments and external accounting bodies. The method in achieving this was to prescribe accounting and financial reporting principles similar to those applicable to private enterprise.

The resultant report is considerably more voluminous than the Statutory Statements previously required. It primarily consists of seven financial statements supported by thirty two pages of explanatory notes.

I commend the report to Council as a self explanatory document providing a comprehensive picture of Council's sound financial position.

T ORD
Acting City Treasurer

TO:JW
12 October 1994

tre0268

I61014

CITY OF WANNEROO REPORT NO: I61014

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 26 OCTOBER 1994
FILE REF: 002-3
WARD: ALL
SUBJECT: FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 1994

As advised last Council meeting Report I61010 the recently introduced Local Government Accounting Directions 1994

specifies precisely the format of the quarterly financial report to be presented to Council - viz

"Once in every quarter, in lieu of or in addition to the monthly report required under sub clause 9.2, the Principal Accounting Officer shall present to a Council a financial report clearly showing 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 quarter together with a summary of the current assets and liabilities existing at that date. Such report shall include:-

- (a) an Operating Statement compiled and prepared in accordance with the principles of AAS 27;
- (b) Schedules 1 and 2 of these directions; and
- (c) such other information as may be considered necessary by the Principal Accounting Officer or the Council".

Accordingly, the Financial Report for the quarter ended 30 September 1994 has been prepared on this basis and is appended as Attachment 'A'.

General

At this early stage of the financial year no real expenditure or revenue trends are apparent. The change in net assets resulting from operations as shown in the operating statement is far in excess of the adopted budget. However, this is a result of Council's accounts reflecting the total rates revenue for the year whilst generally only three months expenditure is shown. As the financial year progresses this "net change in assets" will diminish.

Future statements will be adjusted to more accurately reflect period to date results pertaining to 'Fixed Asset Depreciation' - the operating statement currently shows annual estimated actuals and 'Net Gain or Disposal of Assets' - the relevant transactions have not yet been processed through Council's Asset Register.

Although optional, the Municipal Fund Summary of Financial Activity is included in the "Statutory Reports" and again shows a comparison of actual results with both the adopted budgets and revised budgets as a result of Section 547 (12) adjustments.

Rates

Rate collection at 30 September 1994 was \$26,219,859 which represented 61.5% of the total rates due. For comparative purposes the collection position at the corresponding period in previous years was:-

1993/94	61.5%
1992/93	61.8%
1991/92	61.4%
1990/91	61.2%
1989/90	64.9%

In comparison with other local authorities the position at 30 September 1994 was:-

	Issue Date	Collection
Stirling	27/07/94	69.3%
Swan	22/07/94	82.8%
Canning	17/08/94	53.0%
Wanneroo	12/08/94	61.5%

The collection rate of 61.5% which equals 1993/94 is encouraging in view of the fact that rate notices were issued a week later than last year.

From a total of 72,000 rate assessments issued, 38,974 or 54.1% have been paid in full.

17,908 or 24.9% of rateable owners have opted to pay by two instalments; 2,468 or 3.4% have claimed financial hardship and have made arrangements to pay by regular multiple repayments and 12,650 or 17.6% have made no payment at all. Of the latter 1,692 or 2.35% are registered with Council as Entitled Pensioners.

Collection notices have been issued to the 10,958 or 15.2% non-pensioners who have made no payment nor have contacted Council to make alternative arrangements.

The 10,958 rate collection notices were issued as follows:-

Central Ward	3,481
North Ward	1,462
South Ward	3,354
South West Ward	2,661

In previous years Council issued the following collection notices:-

1993/94	12,561
1992/93	13,000
1991/92	13,834
1990/91	12,800

Refuse

Total refuse outstanding at 30 September 1994 was \$1,511,668 or 21.3% indicating a collection of 78.7%.

Comparison with collections in previous years was:-

1993/94	80.4%
1992/93	80.5%
1991/92	76.1%
1990/91	78.9%

Full details are shown on pages 8 and 9 of Attachment 'A'.

Swimming Pool Inspection Fees

Total levies for swimming pool inspection fees amount to \$112,993 which represents 11,894 pools. At 30 September 1994 \$25,026 or 22.1% remained outstanding indicating a collection of 77.9%.

Full details are shown on page 10 of Attachment 'A'.

Interest on Investments

Council's earning to 30 September 1994 from investments was \$538,606 against an annual budget of \$2,037,730.

At the date of writing this report Council's investment portfolio is summarised as follows:-

National Australia Bank	\$ 6,452,874	10.7%
Westpac	\$ 5,373,504	8.9%
Australian and New Zealand	\$ 2,602,577	4.3%
Commonwealth Bank	\$31,105,735	51.5%
Town and Country Bank Ltd	\$ 7,028,929	11.6%
Bankwest	\$ 5,778,405	9.6%
Challenge Bank	\$ 1,864,214	3.1%
Permanent Building Society (In Liquidation)	\$ 238,164	0.3%
	<hr/>	<hr/>
	\$60,444,402	100%
	<hr/>	<hr/>

Council's funds are currently attracting interest rates in the vicinity of 5.5%.

A more comprehensive presentation of Council's investment portfolio as at 30 September 1994 is shown on pages 11 and 12 of Attachment 'A'.

Salaries and Wages

Payroll paid to 30 September 1994 of \$6,162,236 represents payments for 7 of the 27 pays scheduled for 1994/95. It should

be noted however, that \$778,960 of this amount relates to salaries and wages accrued from 1993/94.

Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the three month period ended 30 September 1994, was -

	<u>Surplus</u> \$	<u>Subsidy</u> \$
Control		
Pool		89,991
Sports/Function	12,743	
Fitness Centre	38,110	
Aerobics Room	6,650	
Kiosk		899
Creche		10,729
	-----	-----
Total	\$57,503	\$101,619
	-----	-----

Net subsidy \$44,116.

Council's budget provides for an operating subsidy of \$143,560 to this complex for the 1994/95 year.

A budget/actual comparative summary of each Location's operating results is shown on page 13 of Attachment 'A'.

Aquamotion

In broad terms the financial position of Aquamotion for the three month period ended 30 September 1994, was -

	<u>Surplus</u> \$	<u>Subsidy</u> \$
Control		
Pool		97,741
Fitness Centre		2,148
Recreation Room		5,762
Kiosk	88	
Creche		4,365
	-----	-----
Total	\$88	\$110,016
	-----	-----

Net subsidy \$109,928.

Council's budget provides for an operating subsidy of \$334,740 to this complex for the 1994/95 year.

A budget/actual comparative summary of each Location's operating results is shown on page 14 of Attachment 'A'.

Marangaroo Golf Course

In summary the operating profile of this activity for the three months ended 30 September 1994 was:-

	Annual Budget	Budget 30/09/94	Actual 30/09/94
	\$	\$	\$
Revenue	855,750	213,938	185,467
Expenditure	447,500	111,875	90,251
Surplus	408,250	102,063	95,216

The position at the corresponding period in previous years was:-

	1989/90	1990/91	1991/92	1992/93	1993/94
Income	\$173,436	\$173,908	\$194,358	\$195,902	\$199,007
Expenditure	\$ 84,879	\$ 83,695	\$ 82,368	\$ 96,410	\$ 88,398
Net Surplus	\$ 88,557	\$ 90,213	\$111,990	\$ 99,492	\$110,609

Full financial details are shown on page 15 of Attachment 'A'.

Carramar Golf Course

In summary the operating profile of this activity for the three months ended 30 September 1994 was:-

	Annual Budget	Budget 30/09/94	Actual 30/09/94
	\$	\$	\$
Revenue	774,410	193,602	198,358
Expenditure	502,690	125,672	101,831
Surplus	271,720	67,930	96,527

As this facility did not open for business until May 1994 comparative statistics are not available. Indications are that patronage has exceeded expectations with the surplus to date in excess of budget. This partly offsets the slight downturn experienced at Marangaroo Golf Course.

Full financial details are shown on page 17 of Attachment 'A'.

Recreation Centres

The operating position for the individual recreation centres for the three months ended 30 September 1994 are shown on page 19 of Attachment 'A'.

Reserve Accounts

Aggregate account balances of Council's Reserves at 30 September 1994 were \$14,310,232.

Individual Reserve account balances are shown on page 20 of Attachment 'A'.

Loan Accounts

Aggregate unspent loan funds at 30 September 1994 were \$386,383.

Details of individual projects to which these funds relate are shown on page 21 of Attachment 'A'.

Town Planning Scheme Accounts

Balances in these accounts at 30 September 1994 were:-

Town Planning Scheme No. 5	\$207,667
Town Planning Scheme No. 7A Stage 2	\$780,801
Town Planning Scheme No 7A Part B	\$541,855
Town Planning Scheme No 21	\$428,501

Financial Statements relating to these schemes are shown on pages 22 to 25 of Attachment 'A'.

Trust Funds

Balances at 30 September 1994 were:

Unclaimed Salaries and Wages	\$ 678.62
Unclaimed Monies	\$105,341.47
Town Planning Scheme No. 22	\$573,920.73
Yanchep/Two Rocks Community Bus	\$ 53,142.60
	<hr/>
	\$733,083.42
	<hr/>

Submitted for information.

T ORD
Acting City Treasurer

TO:JW
28 September 1994

tre0264
I61015

CITY OF WANNEROO : REPORT NO I61015

TO: TOWN CLERK
FROM: ACTING CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES
MEETING DATE: 26 OCTOBER 1994
FILE REF: 404-10
SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
SEPTEMBER 1994

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

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

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1994/95 budget are also provided.

Submitted for information.

T ORD
Acting City Treasurer

LC:JW
5 October 1994

tre0011
I61016

CITY OF WANNEROO REPORT NO: I61016

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 26 OCTOBER 1994
FILE REF: 851-7
WARD: ALL
SUBJECT: FOOD COMPLAINT - SAMPLE NO 17 - ex I40807

At its meeting on 10 August 1994, Council resolved to instigate legal proceedings in respect of Food Complaint Sample Number 17.

The matter was referred to Council's Solicitors who have since advised against prosecution due to anomalies in the Analyst's report. Accordingly, the case has been filed and the relevant parties advised.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre10001
mcp:rej
I61017

CITY OF WANNEROO REPORT NO: I61017

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 26 OCTOBER 1994
FILE REF: 851-7
WARD: ALL
SUBJECT: RECENT PROSECUTION - FOOD COMPLAINT NO 18
- ex I40706

Council is advised of the result of a recent prosecution resulting from a consumer complaint.

On 13 September 1994 at the Joondalup Court of Petty Sessions Wesmilk Pty Ltd pleaded guilty to a charge that it was responsible for the sale of a 1kg piece of cheese which contained a piece of metal.

Wesmilk Pty Ltd entered a plea of guilty and was fined \$300 with costs of \$250.

Council's legal costs amounted to \$334.65 in this case.

Submitted for information.

M L AUSTIN
Acting City Environmental Health Manager

hrel0002
mcp:rej
I61018

CITY OF WANNEROO REPORT NO: I61018

TO: TOWN CLERK
FROM: MANAGER WELFARE SERVICES
FOR MEETING OF: COUNCIL MEETING
MEETING DATE: 26 OCTOBER 1994
FILE REF: 862-1
WARD: ALL

SUBJECT: EVALUATION OF PILOT MEALS ON WHEELS SERVICE

In May 1994 Council received additional funding from the Home and Community Care Programme to operate an alternative delivered meals services to 50 aged clients.

The service was contracted to a private catering firm. Part of the Government grant included \$12,000 to carry out an evaluation of the project. It is intended to call for expressions of interest from individuals or organisations to carry out this evaluation.

The project will be evaluated in two main areas, namely:

- . A thorough cost comparison between the traditional method of service delivery and the trial service.
- . A qualitative review of client satisfaction in terms of meal quality, choice and the degree of social interaction (or lack of it) in the delivery.

It is proposed that the evaluation be carried out before the preparation of the 1994/95 draft budget.

It is intended therefore that expressions of interest will be invited from individuals or organisations to carry out the evaluation in November 1994. This will allow for any possible policy change to be examined by Council in February/March 1995.

Submitted for Council's information.

P STUART
Manager Welfare Services

PS:CJ
wre10004

I61019

CITY OF WANNEROO REPORT NO: I61019

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 26 OCTOBER 1994
FILE REF: 260-0
WARD: ALL
SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT
MONTHLY ACTIVITIES REPORT

RECREATION SERVICES

OCEAN RIDGE ZONE

Children's Holiday Programme

During the October school holidays a smorgasbord of programmes were conducted. These workshops included basketball (with Mike Ellis from the Wildcats), tennis, pottery, roller blading, chocolate making, holiday club and arts and crafts. These programmes were in addition to the Vacation Care Programme provided for working parents.

Start of Summer Sporting Season

Saturday 8 October 1994 saw the start of the summer sporting season. Meetings have been held with most of the clubs to ensure that they have access to adequate playing fields and facilities.

Fourth Term Leisure Courses

Enrolments are now in progress for next term's leisure courses. At this stage 133 courses are being offered.

SORRENTO DUNCRAIG ZONE

Sorrento Community Hall

Sorrento community hall is still undergoing repairs due to storm damage which occurred on May 23rd. Although building department advised that delays have occurred which were beyond council's control, community groups are angry that it has taken five months to repair the building when the initial estimate was 6-8 weeks. The temporary arrangements which were made were not designed to house the groups for this extended period of time and many of the groups are suffering loss of memberships as a result.

Sorrento Surf Club

A meeting was held on 28 September 1994 between the Recreation Facilities Manager and the President and Treasurer of the Surf

Club to explore the possibilities of increased revenue through facility hire. Discussions centred around the restrictions that are currently in place with regard to hiring of the facility (ie. only passive recreation pursuits allowed). The Surf Club has been advised that there is a great demand for social functions in the area and the Surf Club could benefit financially from allowing the community to use this facility. The Surf Club committee will reconvene with the Manager of the Sorrento Duncraig zone early in October to make arrangements to accommodate other groups.

WARWICK-GREENWOOD ZONE

Aquafest

Funding has been sought from the Department of Community Development for the annual Aquafest which is run from Warwick Leisure Centre. Unfortunately the application was not successful, therefore fees will be increased to run this programme in January 1995.

Greenwood Vacation Care Programme

The Greenwood Vacation Care Programme filled up unusually fast this past holiday period. It is almost to the point that the daily intake may need to be increased.

Security System

Approval has been granted for a security system to be fitted to the Warwick Open Space Clubrooms. This system is presently being fitted and it should serve to prevent the substantial vandalism that has occurred in the past. The two main users of the facility, Greenwood Tennis Club and Perth Outlaws Softball, have been keen to install such a system, particularly as the building is located in an isolated area.

CRAIGIE REGIONAL ZONE

Aquatic Centre

The October Vacation Swim Programme commenced 3 October 1994 and will operate to capacity for the two week programme.

Preparation has begun on the outdoor pools and picnic areas scheduled to open on 29 October 1994 for the start of the 1994/95 summer season.

The shutdown has been postponed until the April/May 1995 school holiday period. Some components of the work schedule will be carried out during normal operation and should improve water and air quality over the coming summer period.

Fitness Centre

The previous month has seen a consolidation of the new memberships signed up in the August promotion. Work has begun on the next promotion, as well as Christmas and New Year incentive schemes.

Sports Hall

Many of the competitions commenced their new season during the final week of September. A record number of 215 teams are currently registered at the Centre. This figure is above budget estimates.

Marketing Strategy

The Centre is continuing its internal review of the marketing strategy. Work has begun on improvements to presentation of both the staff and the venue, signage and displays, advertising and promotional material. A series of immediate changes have been implemented which will continue within the budget guidelines. This review will culminate in the preparation of a marketing strategy for Craigie Leisure Centre.

Leisure Course Programme

An introductory leisure course programme will commence in Term 4 1994, in the Craigie Zone. Logistical problems associated with administering a satellite programme will be fine tuned in preparation for an expanded programme in 1995.

WANNEROO TOWNSITE ZONE

Aquamotion

Attendance Figures

Attendance figures for the month of September 1994 for Aquamotion were 11,823 which gives a year to date attendance of 34,129. This compares to 11,408 for September 1993 (up 415) in 1994 and a cumulative figure of 30,426 (increase of 3,703) in 1994.

These increases could be attributed to the increase in child attendances in both programmes and casual usages.

Term 4 Learn to Swim Programme

The Term 4 Learn to Swim Programme has been completed with enrolments progressing well. Learn to Swim re-enrolments are particularly encouraging with a large portion of classes already filled.

Spring Back Programme

Aquamotion has planned a "Spring into Summer" campaign for late October which hopes to boost programmes to follow onto the

summer period. Some outdoor type special events are also being considered.

Wanneroo Recreation Centre

Creative Leisure Courses

The Term 4 Creative Leisure Course programme has been completed with some 50 leisure courses being offered.

There has also been some school holiday workshops offered to children during the October holidays. The response rate has indicated that the courses were quite successful.

Vacation Care

The holiday vacation care has received an overwhelming amount of bookings with all places filled.

CULTURAL SERVICES

The opening night of the City's Public Collection Exhibition was held Thursday 29 September within the function room.

Curators of the exhibition, Rosemary Bilsby and Megan Evans arranged an excellent choice of artworks displaying diversity within the collection.

The exhibition continued until Sunday 9 October. The artworks will continue to be rotated within the Administration building.

Youth Services

The Youth Services Co-ordinator has been successful in securing Sumfun funding for the "Get Into It" school holiday programme to operate in Girrawheen. The Youth Services Co-ordinator in conjunction with the Yanchep Community Reference Group has also received Sumfun funding to operate a series of activities for young people in the Yanchep/Two Rocks area. The City's new mobile skate ramp will be used in these programmes.

The Youth Services Co-ordinator has also been looking to involve community people from Quinns, Merriwa and Clarkson to look at issues pertaining to young people in terms of transport, lack of resources and isolation and some strategies to indicate these needs.

The Youth Advisory Committee has begun planning for the next "Youth Fest". This event will be a celebration of the positive achievements of young people in the City of Wanneroo.

Anchors Youth Centre

Anchors has had a busy month with daily attendances exceeding 20 young people. The October school holiday programme is full and starts on the 4 October. Sunfun funding (Department for Community Development) was received for October and January programmes. The Youth Activities Officer has been actively promoting the centre to the community with a brochure being sent out to 3,500 households in the area.

R BANHAM
City Recreation and
Cultural Services Manager

CS:Mgrs
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