

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, 9 NOVEMBER 1994

ATTENDANCES AND APOLOGIES

Councillors:	F D FREAME, Acting Mayor	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

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

Apoloiges for absence were tendered by Crs Waters, Cooper and Moloney, and the Town Clerk.

There were 32 members of the Public and 1 member of the Press in attendance.

The Acting Mayor declared the meeting open at 7.34 pm.

CONFIRMATION OF MINUTES

I91101 MINUTES OF COUNCIL MEETING, 26 OCTOBER 1994

MOVED Cr Dammers, **SECONDED** Cr Wood that the Minutes of Council Meeting held on 26 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

GENERAL ASSEMBLY OF THE AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION CONFERENCE

The Mayor, Councillor Rita Waters, Councillor Brian Cooper and our Town Clerk Ron Coffey have been in Canberra for the past few days to attend the General Assembly of the Australian Local Government Association Conference.

They are flying back to Perth tonight.

PADBURY SENIOR HIGH SCHOOL YEAR 12 GRADUATION CEREMONY

On Wednesday, 2 November I deputised for the Mayor at the Padbury Senior High School's Year 12 Graduation Ceremony.

It was an enjoyable evening.

OFFICIAL OPENING OF THE LAKESIDE SHOPPING CENTRE

On the same day the Mayor attended the official opening of the Lakeside Shopping Centre in Joondalup.

Premier Richard Court performed the opening ceremony.

APPRECIATION DINNER

Last Thursday Council held an appreciation dinner for the Historical Sites Advisory Committee, the Perry's Paddock Organising Committee and the City of Wanneroo Municipal Inventory Steering Committee.

All three groups are to be congratulated for their splendid work.

1994 CITY OF WANNEROO BI-CENTENNIAL TRUST AWARDS

On Friday, 4 November Council hosted a cocktail party for the presentation of the 1994 City of Wanneroo Bi-Centennial Trust Awards.

This year Council received more nominations than the previous years and the quality of applications made it difficult for the Board of Trustees to actually narrow the field down to four winners.

For the record, the winners of this year's Bi-Centennial Trust Awards were:

Crossroads West (the Salvation Army) received \$500 for beautifying their property in Landsdale by planting native trees;

Community Circus Program and Performing Arts received the free use of circus equipment valued at \$1500 for developing a circus program;

Gloucester Lodge Management Committee received \$3000 for developing an exhibit on the 10th Light Horse;

Whitford Volunteer Sea Rescue Group received \$3500 to help them purchase a computer to update their records of people with boats in the northern suburbs.

ARMISTICE DAY SERVICE

Last Sunday I deputised for the Mayor at the RSL Armistice Day Service at the Wanneroo War Memorial.

PETITIONS, MEMORIALS AND DEPUTATIONS

191102 PETITION OPPOSING PROPOSED CARPARK OFF PALOMA LOOP, MARANGAROO - [510-3290]

Cr Gilmore submitted a 14-signature petition from residents of Paloma Loop, Marangaroo opposing the proposed 40 bay car park off Paloma Loop.

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the petition opposing the car park off Paloma Loop, Marangaroo be received and referred to Engineering Department for a report to Council.

CARRIED

**I91103 PETITION REQUESTING DOG EXERCISE AREA AT MARMION -
[901-3]**

Cr Curtis submitted a 78-signature petition from local residents seeking the allocation of a small area of beach between Troy Avenue and Ozone Road, Marmion for a dog exercise area.

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the petition requesting the allocation of a dog exercise area in Marmion be received and referred to Town Planning Department for a report to Council.

CARRIED

**I91104 SUBMISSION FROM RESIDENTS SEEKING TRAFFIC CALMING AT
INTERSECTION OF FORREST ROAD & ALEXANDER ROAD, PADBURY -
[334-333]**

Cr Freame submitted two letters from residents of Forrest Road, Padbury seeking traffic calming treatments at the intersection of Forrest and Alexander Roads, Padbury.

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the correspondence from residents seeking traffic calming at the intersection of Forrest and Alexander Roads, Padbury be received and referred to Engineering Department for a report to Council.

CARRIED

**I91105 PETITION OBJECTING TO PROPOSED CHILD CARE CENTRE - LOTS
90 & 91 DIABLO WAY, CONNOLLY - [30/4914]**

A 65-signature petition has been received objecting to the proposed child care centre on Lots 90 and 91 Diablo Way, Connolly.

The petitioners object on the grounds of increased traffic and noise and the likelihood that Mission Hills Place will be used as a pick-up/drop-off area.

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

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the petition objecting to the proposed child care centre on Lots 90 and 91 Diablo Way, Connolly be received and referred to Town Planning Department for a report to Council.

CARRIED

191106 PETITION REQUESTING COMPLETION OF TOILET ADDITION -
TIMBERLANE PARK HALL, ALTHEA WAY, WOODVALE - [061-390-1]

A 107-signature petition has been received requesting that the proposed toilet addition at Timberlane Park, Althea Way, Woodvale be completed by December 1994.

The City Building Surveyor advises that the proposed extensions to Timberlane Park Hall have been awarded to Homestead Constructions after administration and funding delays. Completion is expected prior to the end of 1994.

This petition will be referred to Building Department for action.

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the petition requesting the completion of the proposed toilet addition at Timberlane Park, Woodvale by December 1994 be received and referred to Building Department for action.

CARRIED

191107 PETITION EXPRESSING CONCERN AT PROBLEMS WITH PARKING,
LITTERING AND DUNE DAMAGE - MERRIFIELD PLACE, MULLALOO -
[510-0300]

A 10-signature petition has been received from residents expressing concern at problems with parking, littering and dune destruction in Merrifield Place, Mullaloo.

The petitioners request that relevant signs be erected in Merrifield Place regarding littering and dune damage, and to prohibit parking.

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

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the petition expressing various concerns in relation to Merrifield Place, Mullaloo be received and referred to Engineering Department for a report to Council.

CARRIED

191108 PETITION COMPLAINING OF ANTISOCIAL BEHAVIOUR, DUNCRAIG -
[694/941/8, 694/940/10]

A 5-signature petition has been received from residents complaining of antisocial behaviour by the occupants of two properties in Duncraig.

This petition will be referred to Environmental Health Department for action.

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the petition received from residents complaining of antisocial behaviour from occupants of two properties in Duncraig be received and referred to Environmental Health Department for action.

CARRIED

**I91109 PETITION COMPLAINING OF EXCESSIVE NOISE LEVELS -
DORCHESTER AVENUE, WARWICK - 0135/ /61**

An 8-signature petition has been received from residents complaining of excessive noise levels emanating from a property in Dorchester Avenue, Warwick.

This petition will be referred to Environmental Health Department for action.

MOVED Cr Curtis, **SECONDED** Cr O'Grady that the petition from residents complaining of excessive noise levels from a property in Dorchester Avenue, Warwick be received and referred to Environmental Health Department for action.

CARRIED

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

Nil

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GIFT TO KASTORIA FROM COUNCIL - ex I90429

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

The Greek Consulate recently advised Council that they have made contact with the Kastorian group "Friends of the Environment" which will be caring for the swans. The Consulate is currently trying to ascertain if Friends of the Environment have a suitable enclosure as per the instructions of the Australian Nature Conservation Agency. A report will be submitted in due course.

**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."

DEPUTY TOWN CLERK'S REPORT I51109

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.

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."

CITY BUILDING SURVEYOR'S REPORT I61102

PETITION REQUESTING IMPROVED FACILITIES AT CHICHESTER RESERVE, WOODVALE - ex I91031

"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."

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

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

CITY ENGINEER'S REPORT I11104

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."

The resurfacing of two tennis courts in Blackboy Park was included in the 1994/95 Annual Tennis Court Resurfacing Programme. Currently, quotations are being obtained from different contractors. High priority has been given to this project and it is anticipated that these courts will be resurfaced before Christmas. The petitioners have been advised accordingly.

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.

PROVISION OF UNDERGROUND POWER - ex I91063

"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."

A report will be submitted following release of the State Government's Discussion Paper on underground power.

PETITION EXPRESSING DISAPPROVAL OF PROPOSED CARPARK ADJOINING PALOMA WAY, MARANGAROO - ex I91034

"the petition from residents of Paloma Loop, Marangaroo expressing disapproval of the proposed 40 bay car park adjoining Paloma Way be received and referred to Engineering Department for a report to Council."

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

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 following on-site meeting with Main Roads WA.

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."

CITY PLANNER'S REPORT I21107

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."

CITY PLANNER'S REPORT I21108

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.

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."

CITY PLANNER'S REPORT I21106

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.

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN
TIFERA CIRCLE AND DAMPIER AVENUE, KALLAROO - ex I91026

"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."

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

PETITION OPPOSING CLOSURE OF PEDESTRIAN ACCESSWAY - BENBULLEN
BOULEVARD AND GURIAN GARDENS, KINGSLEY - ex I91028

"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."

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

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN
GAYFORD WAY AND DANBURY CRESCENT, GIRRAWHEEN - ex I91029

"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."

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

PETITION SUPPORTING THE CLOSURE OF THE PEDESTRIAN ACCESSWAY
ADJOINING 25 EUCALYPT COURT, DUNCRAIG - ex I91036

"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."

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

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

"consideration of this matter be deferred;

Council invites landowners within this cell to attend a meeting to discuss the proposed structure plan."

A meeting with landowners is being arranged.

BURNS BEACH CARAVAN PARK LEASE - ex I91062

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

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

MODIFICATIONS TO R-CODES IN RELATION TO LARGE DEVELOPMENTS - ex
I91064

"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."

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

ERECTION OF PLAQUE FOR STOCKMEN AND SHEPHERDS - ex I90932

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

This matter is being investigated by the Historical Sites Advisory Committee.

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.

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

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held 13 October 1994
- B GIRRAWHEEN/KOONDOOLA SENIOR CITIZENS CENTRE MANAGEMENT
COMMITTEE
Meeting held 25 October 1994
- C WANNEROO SENIOR'S COMMUNITY CENTRE MANAGEMENT COMMITTEE
Meeting held 27 October 1994

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

CARRIED

ADVISORY COMMITTEES

- A MULTICULTURAL ADVISORY COMMITTEE
Meeting held 19 September 1994
- B CHILDREN'S SERVICES ADVISORY COMMITTEE
Meeting held 10 October 1994

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

CARRIED

OTHER COMMITTEES

- A GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION
Meeting held 27 September 1994
- B NEIGHBOURHOOD WATCH SUBURB MANAGERS AND AREA
CO-ORDINATORS
ANNUAL MEETING
Meeting held 10 October 1994
- C OUTSIDE SITE SAFETY COMMITTEE
Meeting held 12 October 1994
- D LOTTERIES HOUSE STEERING COMMITTEE
Meeting held 13 October 1994
- E JUNIOR COUNCIL
Meeting held 20 October 1994

MOVED Cr Gilmore, **SECONDED** Cr Hall that the Minutes listed at Items A to E 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

Crs Dammers, Gilmore and O'Grady declared an interest in Item I61105A.

Cr Wood declared an interest in Item I91119.

Cr Magyar declared an interest in Items I91120, I91126 and I91127.

BUSINESS REQUIRING ACTION

I91110 TECHNICAL SERVICES

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

REPORTS

I11101 PLANT ADDITIONAL PURCHASES - TENDER NUMBERS 061-062-94/95 - [208-6]**CITY ENGINEER'S REPORT I11101**

Tenders have been called for the supply of municipal vehicles.

The City Engineer reports on the tender submissions received.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council accepts the following tenders as outlined in Attachment 1 to Report I11101:

<u>Tender No</u>	<u>Company</u>	<u>Vehicles</u>	<u>Changeover</u>
061-94/95	Skipper Daihatsu	5 Diahatsu Applause Executive Sedans	\$85,430.00
061-94/95	Halberts Mitsubishi	Mitsubishi Lancer Station Wagon	\$20,487.00
062-94/95	Midway Ford	2 Ford Econovans	\$30,258.00

CARRIED

Appendix I refers.

I11102 PLANT REPLACEMENT PROGRAMME - ANNUAL VEHICLE TENDERS - TENDER NUMBERS 063-067-94/95 - [208-6]**CITY ENGINEER'S REPORT I11102**

Tenders have been called for the supply of municipal vehicles.

The City Engineer reports on the tender submissions received.

ADDITIONAL INFORMATION

The City Engineer advised that attachments of Report I11102 did not include schedules of the vehicles to be traded.

A copy of the relevant schedules form Appendix IX hereto.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council accepts the following tenders as outlined in Attachment 1 to Report I11102:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
063-94/95	Midway Ford	\$ 1,295.00
064-94/95	Midway Ford	\$80,440.00
065-94/95	Halberts Mitsubishi	\$16,569.00
066-94/95	Titan Ford	\$ 721.00
067-94/95	Skipper Trucks	\$31,481.00

CARRIED

Appendices II and IX refer.

I11103 LOCAL GOVERNMENT STANDARDS FOR SUBDIVISION - [740-1]

CITY ENGINEER'S REPORT I11103

The Institute of Municipal Engineers Western Australia has written to Council seeking financial support of \$1,000 to prepare a Local Government Standard for Subdivisions. It has been estimated that the total cost of the document is \$30,000.

For some time the private industry has been concerned about the number of different standards that each Local Authority uses for Municipal works, such as kerbing and drainage systems.

The City Engineer outlines the purpose of the project and advises that Council's contribution towards the preparation of the study will entitle it to receive two copies of the Guidelines once they are completed.

He considers that in view of the extent of development occurring within this City, Council should seek representation on the Steering Committee.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council approves a contribution of \$1,000 to the Institute of Municipal Engineering Australia for the preparation of a manual on Design Guidelines for Subdivisions subject to the City Engineer being represented on the Project Steering Committee.

CARRIED

I11104 DRAINAGE WORKS IN KINGSWAY, LANDSDALE - SHORTFALL OF FUNDS - [510-222, 222/24/217]

CITY ENGINEER'S REPORT I11104

Council raised Loan 270 for \$56,000 in 1988/89 to undertake drainage works in Kingsway, Landsdale to relieve flooding of the property at Lot 24 Kingsway. Many options for siting a drainage

disposal facility have been considered and numerous reports presented to Council on this matter in the past six years.

The City Engineer provides background details to the subject matter and advises that the extent of the works has grown substantially from that proposed in 1988/89. He seeks a reallocation of funds to meet the shortfall of \$48,000.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council authorises, in accordance with Section 547 (12) of the Local Government Act the reallocation of \$48,000 from Account No 34172 Sorrento Drainage Upgrade Scheme to the Kingsway Drainage Project as shown on Attachment 1 to Report I11104.

**CARRIED BY AN
ABSOLUTE**

MAJORITY

Appendix III refers.

I11105 MARANGAROO DRIVE - SERVICE ROAD, ALEXANDER HEIGHTS -
[510-1403]

CITY ENGINEER'S REPORT I11105

The Member for Marangaroo, Mr T Cunningham MLA, has forwarded a fourteen signature petition on behalf of residents of Alexander Heights requesting a service road on Marangaroo Drive, between Northumberland Avenue and Alexander Drive.

The residents have indicated that with the proposed construction of the dual carriageway, there are concerns with access to the properties, safety for children and the increase of traffic including buses and trucks passing close to the homes.

The City Engineer advises that whilst the provision of a service road for properties having direct access to a District Distributor has merit, the acquisition of land and additional costs are significant factors. He considers that the proposed dualling of Marangaroo Drive will improve the current traffic situation adjacent to the properties.

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

- 1 does not approve the construction of a Service Road in Marangaroo Drive, between The Avenue and Alexander Drive, due to the significant costs and land acquisition requirements;
- 2 advises the petitioners accordingly.

CARRIED

I11106 PARKING PROHIBITIONS - HEATHRIDGE VILLAGE SHOPPING CENTRE - [510-1591]

CITY ENGINEER'S REPORT I11106

Council has received a request from the management of the Heathridge Village Shopping Centre to install verge prohibitions adjacent to the Centre's frontage on Caridean Street, Heathridge. The verge prohibitions are requested to reduce the impact of vehicles parking on the verge.

The City Engineer reports on the parking facilities available at the shopping centre and supports the installation of verge prohibition and bollards.

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

- 1 installs "NO STANDING ANY TIME ON VERGE" signs along the southern side of Caridean Street adjacent to the Heathridge Village Shopping Centre as shown on Attachment 1 to Report I11106.
- 2 authorises the installation of bollards by the Heathridge Village Shopping Centre Management in the southern verge of Caridean Street, adjacent to the Heathridge Shopping Centre, to the satisfaction of the City Engineer;
- 3 notifies the Centre Management accordingly.

CARRIED

Appendix IV refers.

I11107 PARKING PROHIBITIONS - WHITFORD CITY SHOPPING CENTRE - BANKS AVENUE AND ENDEAVOUR ROAD - [510-390]

CITY ENGINEER'S REPORT I11107

In October 1990, Council considered a report on parking prohibitions adjacent to the Whitford City Shopping Complex on Banks Avenue, Hillarys (Item E11014 refers).

At that time, Council resolved to approve the installation of the parking prohibitions to coincide with the first stage of the Shopping Centre development. Bollards were subsequently installed by the Shopping Centre Management to protect the verge and reinforce the parking ban.

The City Engineer reports on a request from the Centre Management for an extension of existing road and verge prohibitions on the northern side of Banks Avenue and the eastern side of Endeavour Road adjacent to the complex.

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

- 1 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along the northern side of Banks Avenue, from the entry exit point to Whitford City Shopping Centre opposite Lot 240, to the junction with Endeavour Road as shown on Attachment 2 to Report I11107;
- 2 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the eastern side of Endeavour Road from the junction of Banks Avenue to a point 6m north of the car park entry exit, as shown on Attachment 2 to Report I11107;
- 3 notifies the affected parties accordingly.

CARRIED

Appendix V refers.

I11108 AMENDED PLANS: LOT 140 (20) CASTELLA WAY, MULLALOO - [2378/140/20]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11108

The owner/builder of the dwelling at Lot 140 (20) Castella Way, Mullaloo, has submitted amended plans for Council approval which include a third storey habitable room.

The Deputy City Building Surveyor provides background details on the subject matter and states that the front elevation of the dwelling has not changed with the inclusion of the habitable room.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council approve the amended application for a habitable room on the third floor level of the dwelling at Lot 140 (20) Castella Way, Mullaloo.

CARRIED

I11109 PROPOSED "GARAGE" ADJACENT SORRENTO SOCCER, SPORTS & SOCIAL CLUB (INC) CLUBROOMS AT PERCY DOYLE RESERVE - [472-1-1]

CITY BUILDING SURVEYOR'S REPORT I11109

The President of the Sorrento Soccer, Sports and Social Club (Inc) has requested permission for the Club to erect a 6m x 3.6m garage next to the Sorrento Soccer, Sports and Social Club Clubrooms at Percy Doyle Reserve for storing general equipment.

The City Building Surveyor advises that as the Clubrooms occupy a prominent site, erection of a storage shed will be subject to certain conditions.

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

- 1 approves in principle the erection of a 6m x 3.6m "garage" adjacent to the Sorrento Soccer, Sports and Social Club (Inc) Clubrooms at Percy Doyle Reserve subject to:
 - (a) the Club or the Club's builder applying for and gaining a building licence for the work;
 - (b) the shed or "garage" being constructed in materials and in a manner acceptable to the City Building Surveyor;
 - (c) the shed or "garage" being located in a position acceptable to the City Building Surveyor;
 - (d) the Sorrento Soccer, Sports and Social Clubs lease area being extended to cover the location of the shed;
 - (e) the Sorrento Soccer, Sports and Social Club (Inc) indicating its acceptance of and ability to undertake all capital, maintenance and operating costs for the shed;
- 2 authorises the alteration of the lease to cover the extended lease area and the maintenance and operating provisions for the shed or "garage".

CARRIED

I11110 TENDER NO 85-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT WHITFORDS SAILING CLUB FORESHORE AREA - [208-8]

ACTING CITY PARKS MANAGER'S REPORT I11110

Tenders have been called for supply, installation and commissioning of an Automatic Reticulation System at Whitfords Sailing Club Foreshore area.

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

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

- 1 accepts the tender as submitted by Elliotts Irrigation for \$14,369 for the supply, installation and commissioning of an automatic reticulation system at Whitfords Sailing Club Foreshore Area;
- 2 authorises signing of the tender documents.

CARRIED

I11111 TENDER NO 84-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT GASCOYNE PARK, WOODVALE - [208-8]

ACTING CITY PARKS MANAGER'S REPORT I11111

Tenders have been called for supply, installation and commissions of an Automatic Reticulation System at Gascoyne Park, Woodvale.

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

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

- 1 accepts the tender as submitted by Malua Reticulation for \$62,458 for the supply, installation and commissioning of an automatic reticulation system at Gascoyne Park, Woodvale;
- 2 authorises signing of the tender documents.

CARRIED

I91111 TOWN PLANNING

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

CARRIED

REPORTS

I21101 INFRASTRUCTURE CONTRIBUTIONS FOR CELL 5, LANDSDALE - [780-21, 740-93627]

CITY PLANNER'S REPORT NO I21101

The State Planning Commission (SPC) has recently advised Council of its determination in relation to a request from North Whitfords Estates for the reconsideration of Condition 3 of the subdivision approval for Stage 5 in Landsdale.

In short, the Committee for Statutory Procedures, on behalf of the SPC, resolved that the principles applied to Condition 3 should not be modified. The Committee did however, modify the condition by quantifying the amount of contribution required to be made by the developer.

The City Planner provides background details to the subject matter and an assessment of SPC's determination.

He states that although SPC took into account Council's advice and applied \$2,880 per lot as the level of developer infrastructure contribution, the inclusion of this figure in a subdivision condition effectively fixes this amount at today's value for a period of three years.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council writes to the State Planning Commission and advises of its concern regarding the imposition of developer infrastructure contributions within subdivision conditions as a specific charge, without any provision for general increases to be accommodated.

CARRIED

I21102 REQUEST FOR ADDITIONAL REIMBURSEMENT: COMPENSATION CLAIM FOR LAND RESUMPTION FOR OCEAN REEF ROAD: A & A R VLAHOV - [205/9/235, 205/51/9]

CITY PLANNER'S REPORT NO I21102

Council has previously paid compensation to Mr and Mrs A and A R Vlahov from whom land was resumed for the purpose of extending Ocean Reef Road east of Wanneroo Road and providing an associated road drainage catchment area. The compensation paid by Council represented land value, disruption of business, loss of crops, severance, solatium, valuation fees and interest. Mr and Mrs Vlahov are now seeking additional amounts for valuation and legal fees that were not included in the settlement.

The City Planner provides background details to the subject matter.

He advises that the compensation agreed to with Mr and Mrs Vlahov was considered by the City to be in full and final settlement of their claim and the City is under no obligation to pay any further amount.

MOVED Cr Major, **SECONDED** Cr Dammers that Council does not approve the payment of any further amounts to A and A R Vlahov in respect of the resumption of land from Lot 51 Mary Street, Wanneroo.

CARRIED

I21103 COMPENSATION PAYMENTS FOR PERRY ROAD, PINJAR - GRATIX AND CORCORAN - [510-0471]

CITY PLANNER'S REPORT NO I21103

The City has negotiated with two owners of Location 1896 and 1897 Perry Road, Pinjar to purchase a portion of their land affected by road widenings. Unfortunately due to the survey being complex and taking longer than expected the valuations set on the land required for road works are out of date.

The City Planner reports on a revised valuation which was provided by the same licenced valuer, Egan National Valuers (WA) and considers this amount should be paid to the landowners, being the current market value of the land.

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

- 1 rescinds points 1 and 2 of Item G31104 viz:
 - "1. offer to purchase 6300m² of land from A and V E Gratix the owners of Swan Location 1896, at the purchase price of \$3780.00 plus 10% solatium and compensation of \$100.00 for the three gum trees;
 2. offer to purchase 4163m² of land from C Corcoran, the owners of Swan Location 1897, at the purchase price of \$2500.00 plus 10% solatium;"
- 2 offers to purchase 6300m² of land from A and V E Gratix, the owners of Swan Location 1896 at the purchase price of \$4536.00 plus 10% solatium and compensation of \$100.00 for the three gum trees;
- 3 offers to purchase 4163m² of land from C Corcoran, the owner of Swan Location 1897, at the purchase price of \$2997.00 plus 10% solatium.

CARRIED

I21104 CLOSE OF ADVERTISING: REZONING/RECODING OF LOT 2 MARMION AVENUE, QUINNS ROCK - [790-645]

CITY PLANNER'S REPORT NO I21104

Council initiated Amendment No 645 at its meeting on 10 March 1993 to recode portions of Lot 2 Marmion Avenue from Residential Development R20 to Residential Development R25 and R40 and to rezone a small local centre site to Commercial in general accordance with an approved structure plan for the land.

The amendment was initiated subject to a number of Council's concerns being addressed at subdivision stage. A subdivision plan for Lot 2 has now been approved by the Department of Planning and Urban Development (DPUD) addressing most of these concerns. Advertising closed on 14 October 1994 and one submission has been received. It is now appropriate for Council to consider finally adopting the amendment.

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

At the close of advertising one submission from the Water Authority of WA has been received. The Authority objects to the rezoning unless the rezoning is made conditional on the headworks contribution for water and sewerage being adjusted in line with the North West Corridor Agreement.

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

1 subject to 2 below, finally adopts Amendment No 645 to Town Planning Scheme No 1, as modified in accordance with the Minister for Planning's requirements, to:

- (a) recode portions of Lot 2 Marmion Avenue, Quinns Rocks, Swan Location 1370 from Residential Development R20 to Residential Development R25 and R40 and to rezone the local centre site from Residential Development to Commercial in general accordance with Subdivision Plan No 89716 approved by the State Planning Commission in March 1994, prepared by Chappell and Lambert, Planning and Design Consultants;
- (b) include in the Fifth Schedule of the Scheme Text a figure of 500m² GLA for the proposed shopping centre;

2 advises the applicant, Homeswest, that final adoption of Amendment No 645 is subject to advice being received from the Water Authority of Western Australia that Homeswest has entered into arrangements to meet its headworks contribution for water and sewerage in line with the North West Corridor Agreement, to the satisfaction of the Water Authority;

- 3 authorises the affixation of the Common Seal to, and
endorses the signing of, the amending documents;
- 4 forwards the amendment documents and submissions to the
Hon Minister for Planning seeking final
approval and gazettal.

CARRIED

**I21105 CLOSE OF ADVERTISING: AMENDMENT NO 689, MODIFICATION TO
SCHEME INTERPRETATION OF RADIO MASTS AND ANTENNAE -
[790-689]**

CITY PLANNER'S REPORT NO I21105

Council initiated Amendment No 689 following advice from its solicitor that the current Scheme interpretation of Radio Masts and Antennae is not adequate for the control of television satellite dishes.

The City Planner provides background details to the subject matter and advises that the modification was initiated by Council in June 1994 (Item I20605 refers) and the statutory advertising period for the amendment expired on 20 September 1994.

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

- 1 adopts Amendment No 689 for final approval;
- 2 authorises affixation of the Common Seal to, and
endorses the signing of, the amending documents.

CARRIED

**I21106 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS
550 AND 551 MOFFAT PLACE, WARWICK - [510-1449]**

CITY PLANNER'S REPORT NO I21106

Council has previously resolved not to close the accessway between Lots 550 and 551 Moffat Place, Warwick on the basis of the objections received from Westrail and the Department of Planning and Urban Development. Westrail has now withdrawn its objection on the basis that the proposed closure is extensively advertised.

The City Planner provides background details to the subject matter and advises that the accessway is well used and if closed it is presumed that the current users will be inconvenienced.

He suggests that the proposed closure be advertised to gauge the opinion of local residents.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council advertises the proposed closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick to gauge the opinions of the residents in the vicinity.

CARRIED

I21107 PROPOSAL FOR EXTENSION OF THE WHITFORDS SEA SPORTS CLUB AT FORESHORE RESERVE IN OCEAN REEF - [765-20]

CITY PLANNER'S REPORT NO I21107

The Whitfords Sea Sports Club (WSSC) has expressed an interest to extend its facilities at Ocean Reef (just north from the Ocean Reef Boat Launching Facility) for:

- 1 An additional lease of land to the south of the existing premises as part of a club long-term development project;
- 2 Building additions/alterations to the WSSC;
- 3 Approval to fence off (on a temporary basis) a part of the "No Through Road" which is the access road to WSSC and the Whitfords Volunteer Sea Rescue Group (WVSRG).

The proposed extension of WSSC is situated on the coastal Reserve 20561 (Crown Land reserved for Recreation and Purposes Incidental Use) vested in the City of Wanneroo. It occupies an area between the Club's existing building and the Ocean Reef Boat Launching Facility car park, just west from Lot 1029.

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

He considers that the area for development is a valuable asset for public recreation, particularly for children and possible future connection to Lot 1029 and the beach. The ultimate use of the site should be determined as part of an overall strategy for the area.

RECOMMENDATION

That Council:

- 1 does not support the concept for extension of development for the Whitfords Sea Sports Club at the

location shown on Attachment Nos 1 and 2 to Report I21107;

2 advises the Club that:

- (a) the matter of the overall development proposal for the area consisting of the Ocean Reef boat launching facility and Lot 1029 needs to be resolved before major extensions to the Club's lease area can be considered;
- (b) the proposed alterations to the Club's existing building may be acceptable, but a more detailed design for the alterations needs to be submitted before approval can be considered;

3 permits the temporary fencing of an area between the Club's existing fence and one (1) metre from the western edge of the existing bitumen road, subject to the following conditions:

- (a) access to the Whitfords Volunteer Sea Rescue Group is not blocked;
- (b) all necessary leasing permission must be arranged before the erection of any new fence;
- (c) maintenance of public access through the site in accordance with the original management plans.

MOVED Cr Curtis that Council supports the concept for extension of development for the Whitfords Sea Sports Club at the location shown on Attachments 1 and 2 to Report I21107.

There being no **SECONDER** the Motion

LAPSED

MOVED Cr Major, **SECONDED** Cr Curtis that consideration of this matter be deferred pending submission of a further report.

CARRIED

Appendix VI refers.

I21108 REQUEST FOR FOUR WHEEL DRIVE VEHICLES ON SELECTED BEACHES - [765-20]

CITY PLANNER'S REPORT NO I21108

James Jolley on behalf of the Western 4 x 4 Club Inc is seeking access to selected City of Wanneroo beaches by members of that Club.

The City Planner advises that this is the second request from the same Club within less than a year.

He gives reasons why this request is not supported.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council advises Western 4 x 4 Club Inc that it has discussed the possibility of four wheel drive vehicles using beaches in the City of Wanneroo on several occasions, but does not consider such a use to be desirable for the same reasons as outlined in December 1993.

CARRIED

I21109 THE MARITIME LEGISLATION OF THE FUTURE - [765-20, 308-2]

CITY PLANNER'S REPORT NO I21109

The Department of Transport is undertaking a review of its maritime legislation and has invited Council's comments.

The City Planner reports on the background details to the subject matter and the relative responsibilities between the Department of Transport and Local Government authorities.

He considers a review of maritime legislation would have significant implications for the City of Wanneroo.

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

- 1 advises the Department of Transport that it believes the review of Maritime Legislation currently being undertaken holds significant implications for the City of Wanneroo. Detailed investigations will not be completed in time to respond fully by 18 November 1994 and a one month's extension of that time for submission is requested;
- 2 considers the matter further upon completion of the investigations referred to in Report I21109.

CARRIED

Appendix VII refers.

I21110 PERRY'S PADDOCK HISTORICAL VILLAGE PROJECT - [057-4]

**CITY PLANNER'S AND CITY RECREATION AND CULTURAL SERVICES
MANAGER'S REPORT NO I21110**

In mid-1994, the City advertised for registrations of interest from the private sector and community groups for participation

in the development of the Perry's Paddock Historical Village project. Two registrations of interest have been received: one from Mr Vic Garmson and one from Mr Robert Brittain.

In addition to the above formal registrations of interest, two further proposals relating to Perry's Paddock have been received, one from Mr K Dooley and another from Mr Andrew Wharram.

The City Planner and City Recreation and Cultural Services Manager provide background details to the subject matter and an assessment of the proposal.

RECOMMENDATION

That Council:

- 1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:
 - (a) detailed plans and land requirements;
 - (b) sources of finance (letters from funding sources to be provided);
 - (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);
 - (d) projected outgoings and income;
 - (e) rental proposition to the City;
 - (f) contributions to servicing/infrastructure for the site;
 - (g) what involvement would Mr Garmson have with community groups in terms of his development;
- 2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;
- 3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded from the Perry's Paddock Historical Village Reserve Fund;

- 4 for the purpose of undertaking 3 above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;
- 5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

MOVED Cr Curtis that this item relating to proposals for development of Perry's Paddock be opened for discussion.

There being no **SECONDER** the Motion

LAPSED

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

- 1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:
- (a) detailed plans and land requirements;
 - (b) sources of finance (letters from funding sources to be provided);
 - (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);
 - (d) projected outgoings and income;
 - (e) rental proposition to the City;
 - (f) contributions to servicing/infrastructure for the site;
 - (g) what involvement would Mr Garmson have with community groups in terms of his development;
- 2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;
- 3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded

from the Perry's Paddock Historical Village Reserve Fund;

- 4 for the purpose of undertaking 3 above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;
- 5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

I91112 FINANCE & ADMINISTRATIVE RESOURCES

MOVED Cr O'Grady, **SECONDED** Cr Lynn that the Finance & Administrative Resources Reports be received.

CARRIED

REPORTS

I31101 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

ACTING CITY TREASURER'S REPORT I31101

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

The net result of these reallocations and adjustments is a budget surplus of \$4,135.

MOVED Cr Hall, **SECONDED** Cr Dammers that Council authorises, in accordance with Sections 547 (12) and 527 (3) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 9 November 1994.

**CARRIED BY
ABSOLUTE**

MAJORITY

Appendix VIII refers.

I91113 COMMUNITY SERVICES

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

CARRIED

REPORTS

I41101 TRADING IN PUBLIC PLACES - [930-19]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41101

Council is advised of an incident which occurred on 14 October 1994 whereby an unlicensed trader Mr R J Cooper of 8 Grosvenor Road, Bayswater was found to be selling hot dogs and soft drinks from Boas Avenue, Joondalup.

The Acting City Environmental Health Manager advises that under Council's By-laws relating to Trading in Public Places, no person shall carry on trading unless they are the holder of a current licence.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council institutes legal proceedings against Mr R J Cooper, 8 Grosvenor Road, Bayswater for contravening Council's By-laws relating to Trading in Public Places.

CARRIED

I41102 CONSTRUCTION OF AGED CARE FACILITY - ALEXANDER HEIGHTS - [635-15-1]

MANAGER, WELFARE SERVICES' AND CITY BUILDING SURVEYOR'S REPORT I41102

Council in its 1994/95 Budget made provision for the construction of an aged care facility in Alexander Heights. It is intended that the facility will accommodate the needs of aged people in the Girrawheen, Koondoola, Marangaroo and Alexander Heights areas.

The Manager, Welfare Services provides details of the proposed facility, site location and estimated cost.

It is proposed that applications be made to the Lotteries Commission and Home and Community Care Programme for contributory grants.

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

- 1 submits an application for a grant of \$150,000 to both the Lotteries Commission and the Home and Community Care

Programme for the purpose of the construction of an aged care facility at Alexander Heights;

- 2 approves the sketch plan for the proposed Aged Care Facility;
- 3 authorises the documentation and calling of tenders.

CARRIED

I41103 JOONDALUP LIBRARY RESOURCES - [240-14]

CITY LIBRARIAN'S REPORT I41103

A deputation to the Minister for the Arts in June this year addressed Council's concern on the Library and Information Service of Western Australia's (LISWA) ability to supply the Joondalup Library stock on schedule. At the meeting, LISWA confirmed the need for special resourcing however, recent correspondence from the Minister and LISWA indicates otherwise. This advice does not adequately address Council's concerns.

The City Librarian provides background details to the subject matter and expresses concern at the stock provision schedule estimates for the opening of Joondalup Library in late 1996.

The City Librarian considers that these calculations are largely optimistic estimates and believes that concentrated lobbying of the Minister will be required throughout the development of the Joondalup Library.

RECOMMENDATION

That Council:

- 1 corresponds to the Minister for the Arts:
 - (a) acknowledging that should the 15,000 volumes be provided for the Joondalup Library by 30 June 1995, the 1994/95 new stock provision schedule will be maintained;
 - (b) seeking clarification the 20,000 used stock will be provided prior to July 1995;
 - (c) expressing concern at the continued lack of an appropriate forward planning process for the establishment of public libraries in Western Australia;
- 2 corresponds to the State Librarian:

- (a) seeking urgent commencement of selection of the used stock component for the Joondalup Library;
- (b) expressing disappointment at the LISWA decision not to submit a special 'one-off' funding application to enable a firm schedule to be established for the Joondalup Library and inject additional stocks into the Library and Information Service of Western Australia.

3 advises the Western Australian Local Government Librarians Association of the inactivity of LISWA in promoting the development of the Library and Information Service in Western Australia. By not seeking special funding for the Joondalup Library, the State public library system has been denied the opportunity to quickly increase total resources by 40,000 items without detriment to the current system.

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

- 1 consideration of this matter be deferred;
- 2 Council writes to the Minister for the Arts seeking clarification of the provision of stock.

CARRIED

I41104 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES
- [264-3]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I41104

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

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

- 1 enters Cockman House in the Heritage Conservation and Property Value Awards;
- 2 applies to the Heritage Council of WA under the Conservation Incentives Programme 1994/95 for a cash grant to assist with the preservation of the shed at the rear of Cockman House;
- 3 investigates the purchase of a modular wooden platform on which to locate Council's piano;

4 endorses the appointment of Ms Marenee Provis to the Youth Advisory Committee for 1994/95.

CARRIED

I41105 REQUEST FOR WAIVER OF HIRE FEES - [330-9-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I41105**

The City Recreation and Cultural Services Manager reports on two requests for the refund and waiver of hire fees.

Soroptimist International of Joondalup has requested a refund of the \$170.40 hire fee for its use of the Civic Centre main hall for a senior citizens concert.

The Canine Association of WA (Inc) is seeking a waiver of \$246.00 hire of a Council park for the introduction of a "Canine Good Citizen" Programme. The course will emphasise responsible dog ownership.

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

- 1 refunds the hire fee of \$170.00 for the use of the Civic Centre on 11 September 1994 by Soroptimist International of Joondalup for its annual senior citizens concert;
- 2 waives the hire fee of \$246.00 for the use of a Council park by the Canine Association of WA (Inc) for the purpose of a "Canine Good Citizen" programme.

CARRIED

I41106 DOG ACT APPEAL - MR B CRAIG, 11 BEXLEY WAY, GIRRAWHEEN - [488/388/11]

MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I41106

On 16 August 1994, Council refused an application by Mr B Craig of 11 Bexley Way, Girrawheen to keep three dogs at his residence. All applications to keep more than two dogs on residential properties are refused by Council (Item G50713 refers).

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

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

MOVED Cr Gilmore, **SECONDED** Cr O'Grady that consideration of this matter be deferred pending further enquiries regarding the Minister's decision.

CARRIED

I41107 APPOINTMENT OF HONORARY PARKING INSPECTORS FOR WARWICK GROVE SHOPPING CENTRE - [910-1]

MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I41107

A letter dated 25 May 1994 has been received from Growth Equities Mutual Property Management Pty Ltd, Managing Agents for the Warwick Grove Shopping Centre, Warwick seeking establishment of the Shopping Centre as a Parking Station.

The Managing Agents have also nominated Mr Glen Alan Hill of 8 Altair Way, Beldon and Mr Philip Frederick Rice of 8 McPherson Street, Mt Lawley as Honorary Parking Inspectors for the Warwick Grove Shopping Centre.

In accordance with Section 669DA of the Local Government Act 1960, Council may appoint officers to these honorary positions.

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

- 1 in accordance with Section 669DA of the Local Government Act 1960 appoints Glen Alan Hill and Philip Frederick Rice as Honorary Parking Inspectors for the Warwick Grove Shopping Centre, Warwick for a 12 month period, subject to renewal;
- 2 in accordance with the provisions of the Justices Act 1902, authorises the withinmentioned Honorary Parking Inspectors to act under and enforce the Parking By-laws for the City of Wanneroo only within the boundaries of the Warwick Grove Shopping Centre, Warwick as detailed hereunder:
 - (a) Parking Facilities By-laws No 19;
 - (b) Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

CARRIED

I41108 APPOINTMENT OF HONORARY BEACH INSPECTORS - MULLALOO SURF LIFE SAVING CLUB - [313-5]

MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I41108

The Mullaloo Surf Life Saving Club has nominated Mr Stephen Brian Dargie of 149 Caridean Street, Heathridge, Mr Jeffrey Alexander Davidson of 13 Taylor Way, Hillarys and Mr Edward Neilan of 23 Lenham Way, Marangaroo to be authorised as Honorary Beach Inspectors for the Mullaloo Beach Reserve area.

In accordance with Clause 16 of the By-laws relating to the Safety, Decency, Convenience and Comfort of Persons made under the Local Government Act, Council may appoint officers to these honorary positions.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council approves the appointments of Mr Stephen Brian Dargie, Mr Jeffrey Alexander Davidson and Mr Edward Neilan as Honorary beach Inspectors attached to the Mullaloo Surf Life Saving Club for a period of 12 months, subject to renewal. Such authority to be contained to the Mullaloo Beach Reserve area.

CARRIED

I91114 BUSINESS FOR INFORMATION

MOVED Cr Dammers, **SECONDED** Cr O'Grady that the Business for Information Reports be received.

CARRIED

REPORTS

I61101 LANDSDALE ROAD RECONSTRUCTION - [510-225]

CITY ENGINEER'S REPORT I61101

The City Engineer reports on the programme for reconstruction of Landsdale Road between Alexander Drive and Rangeview Road, Landsdale.

It is proposed to reconstruct one kilometre in this financial year and the 500 metre balance of works will be submitted for Council's consideration for funding next financial year.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that CITY ENGINEER'S REPORT I61101 be received.

CARRIED

I61102 REPAIRS TO WANNEROO SHOWGROUNDS SOUTH BAR - [061-376-3]

CITY BUILDING SURVEYOR'S REPORT I61102

For some years the South Bar at the Wanneroo Showgrounds has suffered from vandalism.

The City Building Surveyor reports on the most recent damage and advises that repairs have been undertaken so that the bar will be reconstructed to its former state by the annual Wanneroo Show in November.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that CITY BUILDING SURVEYOR'S REPORT I61102 be received.

CARRIED

I61103 CITY OF WANNEROO - FASTEST GROWING MUNICIPALITY IN AUSTRALIA - [019-7]

CITY PLANNER'S REPORT I61103

The City of Wanneroo has been identified as the fastest growing municipality in Australia according to Melbourne based form Coopers and Lybrand in their well publicised annual "National Report on Population Growth Ranking in Australia". Based on the report, an article in "Time Australia" magazine discusses Wanneroo's place as the nation's most rapidly growing locality.

The City Planner provides background details on the report and advises that it is anticipated that Wanneroo's growth will continue to remain strong throughout the next decade.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that CITY PLANNER'S REPORT I61103 be received.

CARRIED

I61104 1994/95 RATE INCENTIVE SCHEME - PRIZEWINNERS - [018-20]

ACTING CITY TREASURER'S REPORT I61104

The Acting City Treasurer reports on the 1994/95 Rate Incentive Scheme Prizewinners who were invited together with prize donors, to a Cocktail Party on Friday 14 October 1994.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that ACTING CITY TREASURER'S REPORT I61104 be received.

CARRIED

I61105 NZLIA CONFERENCE REPORT - [240-2]

CITY LIBRARIAN'S REPORT I61105

Councillor Dammers and the City Librarian attended the New Zealand Library and Information Association/Australian Library and Information Association Joint Conference in Wellington, New Zealand, 26-30 September 1994.

The Conference theme "He waka eke noa - embarking together" highlighted the opportunity for New Zealand and Australian professionals to share information and explore the potential for co-operation in the delivery of library and information services.

The City Librarian reports on aspects of the Conference which provided the opportunity to gain a range of information on developments in the library field both within Australia and New Zealand but also on the international level.

The knowledge and stimulus gained by Council's delegates will certainly be of benefit to the City of Wanneroo in the immediate future.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that CITY LIBRARIAN'S REPORT I61105 be received.

CARRIED

I61105A COMMUNITY NETWORK SEMINAR - [202-1]

Cr Dammers reported that Richard Naylor, a speaker at the New Zealand Library and Information Association/Australian Library and Information Association Conference, was conducting a Community Networking Seminar on Monday, 21 November 1994 from 9 am to 1.00 pm. The cost of the seminar is \$10 per person and includes morning tea.

He recommended this seminar to Councillors and staff members.

Crs Dammers, Gilmore and O'Grady declared an interest in this item.

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

- 1 authorises the attendance of Crs Dammers, Gilmore and O'Grady and interested members of staff at the Community Network Seminar on 21 November and the expenditure associated with this attendance;
- 2 authorises the attendance of Cr MacLean who will be paying his own attendance costs.

CARRIED

Crs Dammers, Gilmore and O'Grady abstained from voting.

I61106 MUNICIPAL LAW AND FIRE SERVICES DEPARTMENT - ACTIVITIES
FROM 1 JULY 1994 TO 30 SEPTEMBER 1994 - [905-1]

MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I61106

The Manager - Municipal Law and Fire Services reports on the major activities of his department during the period 1 July 1994 to 30 September 1994.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that **MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I61106** be received.

CARRIED

I91115 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Lynn, **SECONDED** Cr O'Grady that the Report of the Policy and Special Purposes Committee Meeting, held on 2 November 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	South Ward
	G A MAJOR from 5.43 pm	South-West Ward
	G W CURTIS - Observer, deputising for Cr Major from 5.35 pm to 5.43 pm	South-West Ward
	B A COOPER - Observer from 5.43 pm	Central Ward
	L A EWEN-CHAPPELL - Observer from 5.52 pm	Central Ward
	S P MAGYAR - Observer	Central Ward
	B J MOLONEY - Observer from 5.47 pm	South Ward
	K H WOOD - Observer	South Ward
	A B HALL - Observer	South Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMCK
City Planner:	O G DRESCHER
City Building Surveyor:	R FISCHER
Deputy City Building Surveyor:	L CANDIDO

City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Committee Clerk:	J HARRISON
Minute Clerk:	V GOFF

APOLOGIES

Apologies for absence were tendered by Crs Lynn and Freame.

An apology for late attendance was tendered by Cr Major.

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 19 October 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	5.33 pm
Closed:	6.52 pm

I51101 JOONDALUP BUSINESS ASSOCIATION - REQUEST FOR TOILETS -
[210-0]

CITY BUILDING SURVEYOR'S REPORT I51101

A request has been received from the Joondalup Business Association seeking the provision of public toilets in the Business Park between Ascari Lane and Elcar Lane, Joondalup.

The City Building Surveyor provides details of the cost and suitable location for a toilet building.

No funds have been budgeted for this project.

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

- 1 includes funds for the provision of toilets on Elcar Park, Joondalup in the 1995/96 draft budget for consideration;
- 2 advises the Joondalup Business Association accordingly.

CARRIED

I51102 SITE WORK ORDERS TO BE REGISTERED ON TITLE - [210-1]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I51102

The Deputy City Building Surveyor reports on progress with the development of a policy to require site work orders to be registered on Titles following receipt of correspondence from REIWA, the Co-ordinator, Family and Community Mediation Services and Council's solicitors.

Cr Major requested that selected comments from the Ombudsman's Report be included in the letter to the Minister for Local Government.

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

- 1 again writes to the REIWA Institute thanking them for their co-operation;
- 2 authorises in accordance with Section 547 (12) of the Local Government Act the expenditure of \$1000.00 to assist the Legal Aid Commission in the printing of pamphlets and agrees to paying \$150.00 per mediation (estimated four per annum, ie \$600) towards the honorarium paid to the mediators;

3 writes to the Minister for Local Government using the solicitor's draft and request that consideration be given to including the requirement for the mandatory issue of Council clearance certificates in the Western Australian Land Act.

**CARRIED BY
ABSOLUTE MAJORITY**

I51103 MOTHER BABY FAMILY SUPPORT CENTRE - [303-9-10]

MANAGER WELFARE SERVICES REPORT I51103

The Mother Baby Family Support Centre has presented a deputation to Council's Children's Services Advisory Committee. The purpose of the deputation was to give an overview of the objectives of the Centre and seek Council's support in establishing a Home Care Scheme for families under stress following the birth of a baby.

The Centre has formed a Committee comprising of medical advisers, social workers and consumers who through their work or personal experience see a need to establish a support service for families in the post-natal period. At the moment no such service exists in the northern suburbs. Currently families must travel to facilities south of the river to receive assistance.

The Manager, Welfare Services reports on the major aims of the Committee and gives an assessment of the proposal.

She considers that this type of service should be the responsibility of the Health Department of WA rather than Local Government.

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

1 informs the Mother Baby Family Support Centre Project that it is unable to assist financially in the establishment of a Home Care Scheme;

2 writes to the Minister for Health seeking clarification on Departmental policy on funding post natal home support services and expresses Council's support for the establishment of a service in the City of Wanneroo.

CARRIED

**I51104 PROPOSED WAREHOUSE ON PT LOT 3 JOONDALUP DRIVE,
EDGEWATER - [30/3769]**

It is proposed to develop a large building supplies showroom on the southern portion of Pt Lot 3 Joondalup Drive, Edgewater. There are a number of concerns with the proposal and the applicants are requested to consider alternative designs for what will be a prominent, somewhat obtrusive structure gaining exposure to an important junction of major roads which presently form the gateway to the Joondalup City Centre.

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

He advises that although the proposed showroom is appropriate for the area and in line with the existing approval, the size and design of the proposed structure is of considerable concern.

He suggests a number of measures which can be taken to reduce the impact of the structure on this site.

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

- 1 seeks a meeting with Bunnings Building Supplies Pty Ltd to discuss the current application for a building supply showroom on Pt Lot 3 Joondalup Drive and Ocean Reef Road, Edgewater in view of the earlier commitments made to Council and the Community by Haselhurst Management;
- 2 writes to Department of Planning and Urban Development advising them of its concerns in this matter.

CARRIED

**I51105 PROPOSED COMMERCIAL DEVELOPMENT ON PT LOT 3 (57)
JOONDALUP DRIVE, EDGEWATER (EDGEWATER GATE) - [30/3769]**

This application for commercial development applies to the whole of Pt Lot 3 (57) Joondalup Drive, Edgewater, but only contains sufficient detail to be considered for the southern precinct. A separate application for a Bunnings complex within this precinct is the subject of a separate report.

The City Planner provides details of the subject matter and advises that the proposed mixed business and showroom developments are appropriate to the area.

He states that significant traffic management issues relating to the lot will have to be resolved prior to occupation of any buildings.

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

- 1 seeks a meeting with Haselhurst Management on behalf of Edgewater Gate Pty Ltd to discuss the current application for Mixed Business development of Pt Lot 3

(57) Joondalup Drive in view of the earlier commitments made to Council and the Community on this land;

- 2 writes to Department of Planning and Urban Development advising them of its concerns in this matter.

CARRIED

I51106 PROPOSED TEN GROUPED DWELLINGS, THREE STOREYS IN HEIGHT, LOTS 135, 136 AND 137 KEYS CLOSE AND LOT 125 ROSSLARE PROMENADE, MINDARIE - [30/4720]

The Town Clerk submits Report I51009 relating to the proposed ten grouped dwellings, three storeys in height on Lots 135, 136 and 137 Keys Close and Lot 125 Rosslare Promenade, Mindarie which was deferred from the last meeting of Council, to enable an inspection of the site.

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

- 1 rescinds its resolution Item I51009, viz:

"That consideration of Report I51009 be deferred pending an on-site meeting."

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

- (a) the final location of the jetty moorings being approved to the satisfaction of the City Planner prior to the issuing of a building licence;
- (b) 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;
- (c) 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;
- (d) standard and appropriate development conditions.

CARRIED

I51107 RETAINING WALLS - LOT 262 (8) IBIZA COURT, MINDARIE - [2957/262/8]

Retaining walls have been constructed at Lot 262 (8) Ibiza Court, Mindarie to a height of 5.3 metres.

The City Building Surveyor provides details of the subject site and reports that an error in the reading of the plans resulted in the retaining walls being approved by the Building Department.

The retaining walls overlook public open space and are necessary due to the extreme difference in levels on the site. Significant landscaping on the public open space will reduce the visual impact of the retaining wall.

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

- 1 approves the 5.3 metre high retaining walls constructed on the rear and northern side boundary of Lot 262 (8) Ibiza Court, Mindarie;
- 2 advises the applicant to provide significant landscaping to screen the retaining wall on the public open space to the satisfaction of the City Parks Manager.

CARRIED

I51108 WARD NAMES - PROPOSED NEW WARDS - [801-5]

At its meeting held on 26 October 1994 Council was advised by the Town Clerk that a report on names for new wards would be submitted to Council at its meeting on 9 November 1994 so that they may be forwarded to the Hon Minister for Local Government for approval when creating the ten new wards for the City of Wanneroo for the 1995 Municipal Elections.

The City Planner submits the names suggested for the ten wards for consideration by Council.

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

- 1 adopts the following names for the proposed ten new wards based on the common names of the areas:

Ward No	Name of Area
1	Marangaroo
2	Warwick
3	Sorrento
4	Whitfords
5	Ocean Reef
6	Heathridge
7	Joondalup

8	Wanneroo
9	Quinns
10	Yanchep

2 submits the new ward names to Hon Minister for Local Government for approval when creating the ten new wards for the 1995 Municipal Elections.

CARRIED

I51109 PROPOSAL TO INCREASE REPRESENTATION ON THE POLICY & SPECIAL PURPOSES COMMITTEE - [920-2]

In response to the proposal to increase membership of Council's Policy and Special Purposes Committee, whilst maintaining an equality of ward representation, the Deputy Town Clerk reports on two constraints to the implementation of that proposal.

He advises that if the Minister for Local Government approves the new ward representation system proposed by Council, some of the constraints imposed by the By-laws will be reduced.

He outlines possible changes to Council's By-laws which will assist in achieving an equality of ward representation on its Standing Committees.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that consideration of this matter be deferred to the next Policy & Special Purposes Committee Meeting to be held on 16 November 1994.

CARRIED

I51110 COUNCIL MEETING STRUCTURE - [702-0]

Cr Dammers suggested that the next meeting of Policy & Special Purposes Committee Meeting be set aside to discuss Council meeting structure and the possible reintroduction of committee meetings.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the next meeting of Policy & Special Purposes Committee to be held on 16 November 1994 be set aside to discuss Council meeting structure and the possible reintroduction of Standing Committee meetings.

CARRIED

I51111 GRATUITY PAYMENTS TO STAFF MEMBERS - [404-6]

The Town Clerk advised that it was Council's practice to make a \$500 gratuity payment to staff members who resigned or retired after 10 years service.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that a report be submitted to Policy & Special Purposes Committee Meeting on gratuity payments for members of staff who retire or resign after 10 or more years service.

CARRIED

I91116 TOWN CLERK'S REPORT

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

CARRIED

I91117 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Transfer of Land
Parties: City of Wanneroo and K H Rieckmann
Description: Lot 4 (110) Ziatas Road, Pinjar
Date: 25.10.94

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Analed Pty Ltd
Description: Lot 202 Wattle Mews, Wanneroo
Date: 28.10.94

Document: Scheme Amendment
Parties: City of Wanneroo and Minister for Planning
Description: Town Planning Scheme No 1, Amendment No 685
Date: 1.11.94

Document: Scheme Amendment
Parties: City of Wanneroo and Minister for Planning
Description: Town Planning Scheme No 1, Amendment No 693
Date: 1.11.94

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

CARRIED

I91118 PROPOSED GARAGE: LOT 125 (22) ALLENSWOOD DRIVE, GREENWOOD - [163/125/22]

APPLICATION

An application has been submitted for approval to construct a proposed garage at Lot 125 (22) Allenswood Drive, Greenwood, with a reduced front building setback (Appendix I refers).

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 garage 2.3 metres from the front boundary instead of the 3000 required under Council's Policy. The application has been signed by both adjoining owners who indicate they have no objection to the proposed garage.

COMMENTS

The Residential Planning Codes give Council the authority to approve a carport or garage right up to the front boundary. Council may approve or refuse the application. In the event of refusal, the applicant will have the right of appeal to the Minister for Planning. It is considered that the 700mm variation requested by the applicant will not seriously affect the streetscape.

Cr Wood declared an interest in this item.

Moved Cr Dammers, **Seconded** Cr Gilmore that Council approves the proposed garage to be constructed at Lot 125 (22) Allenswood Drive, Greenwood.

CARRIED

Cr Wood abstained from voting.

Appendix I refers

I91119 PROPOSED WORKSHOP/GARDEN SHED: LOT 251 (85) FLINDERS AVENUE, HILLARYS - [631/251/85]

An application was submitted for approval to construct a workshop/garden shed at Lot 251 (85) Flinders Avenue, Hillarys (Appendix II refers).

The application was previously placed before Council at its meeting on 14 September, 1994, (I10909 refers) and was refused because of the objections of the adjoining owner and the excessive height of the proposed structure.

The applicant has submitted amended plans which indicate the reduced height as well as the removal of a steel column finial which was located in the corner of the property. The original height of the wall which was 4.945 metres at its highest point has been reduced to 4.150 metres. The amended roof line is shown on Appendix II.

The owner has requested that the application be again placed before Council for consideration. Because the height of the proposed structure has been reduced, it is considered that most of the objections by the adjoining owner have been removed.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council approves the proposed workshop/garden shed to be constructed at Lot 251 (85) Flinders Avenue, Hillarys.

CARRIED

Appendix II refers

I91120 CIVIC RECEPTIONS AND FUNCTION - [703-3]

Council approval is sought for the following function to be included in the 1994/95 Calendar:

<u>Date</u> <u>1994</u>	<u>Function</u>	<u>Guests</u>	<u>Host</u>
16 November 1994	Integrated Local Area Planning - Steering Committee light luncheon at Gumblossom Community Centre	40	Council

MOVED Cr Major, **SECONDED** Cr Curtis that Council approves the following function for inclusion in the 1994/95 Calendar:

<u>Date</u> <u>1994</u>	<u>Function</u>	<u>Guests</u>	<u>Host</u>
16 November 1994	Integrated Local Area Planning - Steering Committee light luncheon at Gumblossom Community Centre	40	Council

CARRIED

I91121 REPRESENTATION ON GREENING AUSTRALIA - [200-0]

Last year Council nominated Cr N Rundle to act as its delegate to Greening Western Australia. A request for membership renewal, at a cost of \$50.00 per annum has now been received.

As an annual membership applies, it is necessary for Council to again nominate a delegate for "Greening Western Australia".

Cr Curtis nominated Cr Magyar.

Cr Magyar declared an interest in this item.

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

- 1 renews and maintains its membership of Greening Western Australia;
- 2 nominates Councillor Magyar to represent Council on Greening Western Australia.

CARRIED

Cr Magyar abstained from voting.

I91122 LOCAL GOVERNMENT STRUCTURAL REFORM ADVISORY COMMITTEE -
[312-2]

Advice has been received from the Hon Minister for Local Government that Cabinet has approved the establishment of the Local Government Structural Reform Advisory Committee. The Terms of Reference for the Committee are as follows:

- a. To consider whether local governments generally throughout Western Australia as at present constituted are able to operate and have a community of interest in financial, administrative and strategic matters that is efficient and effective not only for its residents but generally to the State.
- b. To recommend what steps, if any, should be taken to ensure Councils are able to provide for a community of interest and also be capable of delivering efficient and effective services to the community.
- c. To identify and promote opportunities and strategies which enhance the efficient and effective delivery of services.
- d. To consider as part of deliberations in a, b and c above the implications and requirements of the proposed new Local Government Act.

The Hon Minister has expressed the view that as the new Local Government Act will afford greater flexibility to local government, the industry should be positioned to take maximum advantage of the new legislation. He further states that "Whilst the relevance of council boundaries will be considered,

the Committee is not driven by an amalgamation agenda. Its work has the potential to impact on the future of local government in this State."

The Advisory Committee is to report to the Hon Minister at least every two months on its progress, and to deliver its final report no later than December 31, 1995. Administrative and secretarial support is to be provided by the Department of Local Government.

Committee membership is as follows:

Mr Humphrey Park	Chairperson nominated by Hon Minister
Mr Garry Hunt	Nominee of IMM
Cr Rob Rowell	Nominee of WA Municipal Association
Mr John Lynch	Executive Director, Dept Local Government
Cr Joe North	Nominee of Minister for Local Government.

Input will be sought from all local authorities in due course and I would expect that this Council will be making a submission to the Committee.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the information regarding the establishment of the Local Government Structural Reform Advisory Committee be received.

CARRIED

I91123 WORKING PARTY ON ALTERNATIVE TERMITE TREATMENTS -
[865-2-2]

The Director of Policy & Advisory Services of the Western Australian Municipal Association has requested that a member of the Australian Institute of Building Surveyors represent Local Government on the working party on alternative termite treatments.

The Deputy City Building Surveyor, Mr Lou Candido, has been chosen by the Institute to represent WAMA. The working party will meet fortnightly at 8.30 am on Friday at the Office of the Minister for Housing, Dumas House, Havelock Street, West Perth. The Minister for Housing expects this matter to be resolved by 1 December 1994 at which stage the meetings will cease.

The working party is comprised of some 16 members from the Minister for Housing, HIA, Master Builders, Homeswest and the Ministry of Health. The working party is seeking alternative treatment for termites following the ban on the use of organochlorines in July 1995.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the information regarding representation by Local Government on the Western Australian Municipal Association working party on alternative termite treatment be received.

CARRIED

I91124 PROPOSED SECOND DWELLING, LOC 6279 (12) PIPIDINNY ROAD, EGLINTON - 30/89]

METRO SCHEME:	Rural and other Major Highways Reservation
LOCAL SCHEME:	Rural
APPLICANT/OWNER:	Mr D A & Mrs R A Lamont
CONSULTANT:	McGrath Homes
APPLICATION RECEIVED:	14.10.94
APPLICANT CONTACTED:	21.10.94
ADVICE RECEIVED:	24.10.94
REPORT WRITTEN:	25.10.94

SUMMARY

An application has been received to develop an additional dwelling on the abovementioned lot which is outside the area identified in the Two Houses on One Lot Policy Plan. Despite this, the lot size and the limited scale of development would warrant support of this application.

BACKGROUND

The subject lot is situated on the north-west corner of Wanneroo Road where it intersects Pipidanny Road and is bounded on its north by Lacey Road. The proposal comprises a two storey residence with four bedrooms and a single carport. The proposal will be accessed via the main driveway to the existing house which is serviced by Pipidanny Road.

Council's Two Dwelling on One Lot Policy states that Council may support the development of a second dwelling on rural lots in the municipality where they exceed lot areas greater than two hectares and in accordance with the minimum lot sizes prescribed in the Two Houses on One Lot Policy plan (Appendix VI refers). It should be noted that this property is outside of the policy plan area with designated minimum lot sizes but is well within the 2-8ha range prescribed by the same with a lot area of 5.4456ha.

The site was the subject of a previous development application for a second dwelling in December 1993 but was not proceeded with given that the area was the subject of a possible rezoning as a result of Amendment 932/33 of the Metropolitan Region Scheme.

Portions of the property were affected by a rezoning from Rural to Important Regional Roads Reservation. These portions occur parallel to Wanneroo Road and are not in close proximity to any proposed or existing development.

ASSESSMENT

Given that the proposal abuts Wanneroo Road Council is statutorily required (under the Metropolitan Region Scheme) to notify the Main Roads Department. The Main Roads Department has no objection to the proposal subject to no access being permitted onto Wanneroo Road. There currently exists an unsurfaced accessway linking to Wanneroo Road which is not shown on the submitted site plan on Appendix IV refers. Should this application be supported by Council a condition of approval prohibiting any direct access onto Wanneroo Road will be imposed.

The proposal comfortably complies to Council's setback requirements for development in the Rural zone. In addition the proposed second dwelling, the existing dwelling and associated outbuildings comprise an approximate site coverage of less than one percent of the total lot area.

The proposal is also affected by the recently finalised Alkimos/Eglinton metropolitan Region Scheme (MRS) Amendment and Councillors may recall a recent report to its October 1992 meeting regarding the Amendment.

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

Pt Lot 6279 abuts Pipidinnny Road but any future widening of Pipidinnny Road would only affect the southern portion of the landholding. The proposed second dwelling is located well away from (in excess of 200 metres) Pipidinnny Road.

Councillors may also recall that Pt Lot 6279 is located within an area which was formerly intended to be reserved within the MRS Amendment as a "green link" due to its environmental and recreation qualities. Council resolved that the Rural Strategy will consider and recommend on the best means of controlling land use in the area and retain the natural qualities of the area by preventing inappropriate development. While this proposal for a second dwelling is not seen to be detrimental to the general qualities of the area, it is important that Council is aware of the need for development in the area to be scrutinised with a view to its future impact prior to planning controls being in place.

Consequently, given this proposal is not likely to have an adverse effect on the surrounding rural locality it is recommended the application for a second dwelling be supported.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council approves the application for a second dwelling submitted by D A and R A Lamont for Location No 6279 (12) Pipidiny Road, Eglinton, subject to:

1prior to the occupation of the dwelling, the owner entering into a deed prepared by the Council's solicitors at the owners' expense to provide that the owner will not seek subdivision of the lot. To ensure that this obligation passes onto all subsequent owners, the deed is also to enable the Council to lodge an absolute caveat against the title of the land to preclude the owner from assigning the land to another person unless that person enters into a similar deed with the City. The caveat is not to be removed unless the Council amends its Policy or rezones the area:

2the unauthorised accessway onto Wanneroo Road being deleted and reinstated with landscaping, except where firebreaks are lawfully required;

3no access being permitted onto Wanneroo Road;

4standard and appropriate conditions.

CARRIED

Appendices 111, IV, V and VI refer

I91125 COUNCILLOR TRAINING - [702-3]

Councillor Stephen Magyar has expressed interest in attending the "Introduction to Town Planning" course which is being offered by Municipal Training Services.

The next course is due to be held on Saturday, 3 December 1994 and the cost will be \$170.00.

Cr Magyar declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that Council approve of Cr Magyar attending the "Introduction to Town Planning" course.

CARRIED

Cr Magyar abstained from voting.

I91126 APPOINTMENT OF A COUNCIL DELEGATE TO THE "COMMUNITY CONSULTATIVE COMMITTEE - GNANGARA MOUND WATER RESOURCES ALLOCATION & MANAGEMENT PROJECT" - [702-3]

Prior to May 1994, Cr Bill Marwick was nominated as Council's delegate on the above committee.

Cr Magyar was a Community Representative on the committee prior to his election to Council. As the Water Authority has indicated that it intends to maintain the committee, Cr Magyar has requested that the question of the appointment of a Council delegate be raised.

The next meeting of the committee is to be held at 9.30 am on Thursday, 17 November 1994.

Cr Dammers nominated Cr Magyar.

Cr Magyar declared an interest in this item.

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

- 1 Council appoint Cr Magyar as Council's representative on the "Gnangara Mound Water Resources Allocation and Management Project - Community Consultative Committee";
- 2 the Committee be listed as one to which a delegate is to be appointed at the first Council meeting held after each annual election.

CARRIED

Cr Magyar abstained from voting.

I91127 REQUEST FOR ASSISTANCE - YANCHEP NATIONAL PARK SWIMMING POOL - [727-8-1-2]

An urgent request for assistance to operate the swimming pool in Yanchep National Park has been received from the Department

of Conservation and Land Management. The opening season for this facility will extend from 14 November 1994 to 30 April 1995 (24 weeks). It is understood that the previous arrangements made by CALM to operate the pool have unexpectedly foundered. Booking commitments have already been established commencing 14 November 1994, hence the urgency for assistance.

In the past, Council has agreed to provide support in the form of a seconded Pool Manager (Item F70121 refers). All costs associated with the secondment were borne by CALM (including: Pool Manager's salary; travelling allowance; and staff replacement costs). For the proposed 24 week period, a total cost of approximately \$15,000 could be expected (a definitive cost will not be available until the Award translation process is finalised). These costs would be initially carried by Council, and then reimbursed by CALM. The cost to CALM will be partially offset by the entry fees paid by patrons to the pool.

Should Council agree to this request, appropriately qualified staff can be quickly mobilised whilst still maintaining a full and effective staffing complement at Council's aquatic facilities.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council agrees to assist the Department of Conservation and Land Management in staffing the Yanchep National Park swimming pool for the 1994/95 season providing that all associated costs are reimbursed.

CARRIED

MOTIONS FOR FURTHER ACTION

Nil

MOTIONS FOR REPORT

Nil

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

I91128 NOTICE OF MOTION - CR LYNN - [702-0]

Cr Lynn gave notice of her intention to move the following Motion at the next Ordinary Meeting of Council, to be held on Wednesday, 9 November 1994:

"That Council rescinds its resolution I51012, viz:

"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."

ADDITIONAL INFORMATION

The Deputy City Building Surveyor advised that following Council's meeting on 26 October 1994 a letter was sent to the applicants requesting further information for the proposed development on the above property.

A letter dated 7 November 1994 has been received from R L Fisher explaining that the structural engineer for the project has now been authorised to rectify the structural design, following advice from Council's checking engineer.

In response to Council's query that the nominated builder has ceased trading, the applicant has nominated another builder. Two copies of site plans have also been submitted indicating a 6000 front building setback and deleting reference to Bio-Cycle septic tanks so they do not conflict with the current application made by Bio-Cycle.

A check of the Bio-Cycle system approved by the Department of Public Health indicates that the reduction of 500mm between Unit 1 and Unit 2 will mean that the curve in the driveway to Garage 2 must be altered to relocate the soakwells. The opposite side of the driveway will require widening slightly to comply.

The applicant has also admitted that the retaining walls to the southern boundary will require a minor re-design to provide for a maximum height of 1 metre. Amended details will be submitted in due course. It should be noted that the submitted site plans are dimensioned to show a front building setback but still scale at 5.5 metres. The applicant will be advised of the alterations required.

Cr Lynn tabled correspondence relating to the subject matter.

I11100

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I11101

CITY OF WANNEROO REPORT NO I11101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT ADDITIONAL PURCHASES - TENDER NUMBERS
061-062-94/95

Tenders were advertised on 10 and 13 September 1994 for the supply and delivery of the following:

061-94/95 Six, 1600/1800cc sedan/wagon.

062-94/95 Two, 4 cylinder, 1 tonne full forward control vans.

Tenders providing the lowest changeover and to Council specification are recommended with the following exception:

Tender No: 061-94/95

At acceptance of the 1994/95 Budget, Council approved the purchase of the following additional vehicles.

1 **Building Department**

- (a) Swimming Pool Inspection - Two sedans.
- (b) Building Survey - Two sedans.
- (c) Building - Cleaning - One, 1 tonne van.

2 **Environmental Health**

- (a) Health Inspection - One sedan.
- (b) Technical Officer - One, 1 tonne van.

3 **Welfare Services**

- (a) Family Day Care - One station wagon.

Only four (4) sedans, however need to be purchased as it is considered appropriate to reallocate the spare sedan held at the Works Depot. This vehicle has been used to supplement departments when pool vehicles are off the road for lengthy periods. However, it now proves more appropriate for a vehicle to be hired for these purposes.

Recommendations made at this tender for the purchase of five (5) Diahatsu Applause Executive sedans and one (1) Mitsubishi Lancer station wagon are consistent with the recommendation made in Tender Number 058-94/95 as part of the Vehicle Replacement Programme. This tender was approved by Council at its meeting on 26 October 1994 (Item I51011 refers).

RECOMMENDATION

That Council:

Saccepts the following tenders as outlined in Attachment 1 to Report No:

<u>Tender No</u>	<u>Company</u>	<u>Vehicles</u>	<u>Changeover</u>
061-94/95	Skipper Daihatsu	5 Diahatsu Applause Executive Sedans	\$85,430.00
061-94/95	Halberts Mitsubishi	Mitsubishi Lancer Station Wagon	\$20,487.00
062-94/95	Midway Ford	2 Ford Econovans	\$30,258.00

R T McNALLY
City Engineer

BD:PRG
drel001a
I11102

CITY OF WANNEROO REPORT NO I11102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT REPLACEMENT PROGRAMME - ANNUAL VEHICLE
TENDERS - TENDER NUMBERS 063-067-94/95

Tenders were advertised on 17 and 20 September 1994 for the supply and delivery of the following:

Tender No

063-94/95	5	Six cylinder utilities.
064-94/95	11	Three tonne trucks.
065-94/95	8	Four cylinder, one tonne utilities.
066-94/95	1	4WD Super Cab utility.
067-94/95	21	Four cylinder dual cab utilities.

Trade vehicles are generally of similar specification to that required.

Tenders providing the lowest changeover and to Council specification are recommended.

RECOMMENDATION

That Council accepts the following tenders as outlined in Attachment 1 to Report No:

<u>Tender No</u>	<u>Company</u> <u>Changeover</u>	
063-94/95	Midway Ford	\$
1,295.00		
064-94/95	Midway Ford	
	\$80,440.00	
065-94/95	Halberts Mitsubishi	
	\$16,569.00	
066-94/95	Titan Ford	\$
721.00		
067-94/95	Skipper Trucks	
	\$31,481.00	

R T McNALLY
City Engineer
I11103

BD:PRG
dre1002

CITY OF WANNEROO REPORT NO I11103

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 740-1

WARD: ALL

SUBJECT: LOCAL GOVERNMENT STANDARDS FOR SUBDIVISION

The Institute of Municipal Engineers Western Australia has written to Council seeking financial support of \$1,000 to prepare a Local Government Standard for Subdivisions. It has been estimated that the total cost of the document is \$30,000.

For some time the private industry has been concerned about the number of different standards that each Local Authority uses for Municipal works, such as kerbing and drainage systems.

In this regard the Institute has initiated discussions with the private sector and received support from the Association of Consulting Engineers Australia (ACEA) as the representative of private Engineering Consultants in Perth, the Urban Development Institute of Australia (UDIA) representing the developers and Australian Earthmovers and Road Contractors Federation (AERCF) representing the contractors to produce a design guideline for local authorities in Western Australia. A similar guideline has been recently produced in Queensland.

The Institute of WA has written to all the Associations seeking financial support to undertake the study. The institute has advised that support has also been received from the Minister for Transport, Mr Eric Charlton, the Minister for Local Government, Mr Paul Omodei and Minister for Planning, Mr Richard Lewis. Mr Omodei has also promised to contribute \$5,000 to the project through the Department of Local Government. A budget

allowance has also been made for the Australian Earthmovers and Road Contractor's Federation to contribute \$15,000.

Accordingly, the Institute is now seeking the support of individual Local Authorities to help finance the study and preparation of the Guidelines. This Council's support for the project by contributing \$1,000 towards preparation of the manual will entitle it to receive two copies of the guidelines once they are completed.

Also, as a major local authority in Western Australia, Council will be recognised as a contributor to the project in the forward of the report. Council will also be approached by the Consultants for input and a draft copy of the final document will be forwarded for comment prior to the review of the document and its printing for release.

It is considered that this proposal has considerable merit and should be supported. Also, in view of the extent of development occurring within this City, Council's direct representation on the Steering Committee to prepare the manual should be conditional on its contribution.

Council's contribution of \$1,000 can be funded from Account No 46574 Consultancy Fees. Funds of \$40,000 were allocated in the 1994/95 Budget for a Review of the Engineering Standards and Specifications to provide performance objectives for the subdivisional and development manuals.

While the Institute's proposed study will fulfil part of this requirement, the matter of enhanced standards still needs to be addressed. A separate report will be presented to the Policy and Special Purposes meeting on a Policy for enhanced standards for subdivisions and individual estates.

RECOMMENDATION

That Council approves a contribution of \$1,000 to the Institute of Municipal Engineering Australia for the preparation of a manual on Design Guidelines for Subdivisions subject to the City Engineer being represented on the Project Steering Committee.

R T McNALLY

City Engineer

PP:EMT
Berell003
I11104

CITY OF WANNEROO REPORT NO I11104

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-222, 222/24/217

WARD: SOUTH

SUBJECT: DRAINAGE WORKS IN KINGSWAY, LANDSDALE
SHORTFALL OF FUNDS

Council raised Loan 270 for \$56,000 in 1988/89 to undertake drainage works in Kingsway, Landsdale to relieve flooding of the property at Lot 24 Kingsway. Many options for siting a drainage disposal facility have been considered and numerous reports presented to Council on this matter in the past six years.

In August of this year, the owner of Lot 24 agreed to a drainage disposal facility being constructed on his property subject to an appropriate easement being prepared and payment of suitable compensation. The proposed drainage scheme is shown on Attachment 1.

Council approved a compensation payment to the owner of Lot 24, at its meeting on 28 September 1994 (Item I20941 refers). The compensation payment has been finalised and the registration of the easement is programmed for completion by the end of the month.

The extent of works, as shown on Attachment 1, have grown substantially from that proposed in 1988/89. In addition, the condition of the Kingsway pavement has deteriorated and there is a need for road widening and application of an asphalt wearing surface. The total estimated cost of the works is \$104,000, a shortfall of \$48,000.

Council approved \$480,000 in the current budget for the Sorrento Drainage Upgrade Scheme. Detailed investigations and the public

consultation process have delayed the implementation of projects in Sorrento and it is most unlikely that these funds will be fully expended this financial year. The reallocation of funds from Account No 34172 - Sorrento Drainage Upgrade Scheme to the Kingsway drainage project is supported to finalise this ongoing flooding problem. Funds could be included in the 1995/96 Budget for the continuation of the Sorrento Drainage Upgrade Scheme.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act the reallocation of \$48,000 from Account No 34172 Sorrento Drainage Upgrade Scheme to the Kingsway Drainage Project as shown on Attachment 1 to Report No

R T McNALLY
City Engineer

DRB:AT
Berell004
I11105

CITY OF WANNEROO REPORT NO I11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-1403

WARD: SOUTH

SUBJECT: MARANGAROO DRIVE - SERVICE ROAD, ALEXANDER HEIGHTS

The Member for Marangaroo, Mr T Cunningham MLA, has forwarded a fourteen signature petition on behalf of residents of Alexander

Heights requesting a service road on Marangaroo Drive, between Northumberland Avenue and Alexander Drive.

The residents have indicated that with the proposed construction of the dual carriageway, there are concerns with access to the properties, safety for children and the increase of traffic including buses and trucks passing close to the homes.

Present Situation

Marangaroo Drive, between The Avenue and Alexander Drive, is a 32 metre road reserve with a single 7.4 metre carriageway constructed on the northern side adjacent to the petitioners properties. This section of road currently carries in the order of 12,000 vpd.

There are thirteen lots between Northumberland Avenue and Alexander Drive that have direct access to the existing northern carriageway, as shown on Attachment 1.

Marangaroo Drive functions as a District Distributor road through the suburbs of Marangaroo to Ballajura.

Proposed Dualling Works/Service Road

Funds of \$863,000 have been approved in the 1994/95 Urban Arterial Road Programme, together with funds of \$287,000 from Council's Municipal Budget, for the duplication of Marangaroo Drive, from east of Mirrabooka Avenue to Alexander Drive. The proposed dualling works are shown on Attachment 2.

A preliminary investigation indicates that the construction of a service road for the fronting properties, between Northumberland Avenue and Alexander Drive, will require additional road reserve from the Koondoola Regional Open Space, adjacent to the southern boundary. This land is owned by Homeswest.

The preferred service road concept, taking into account the dual carriageway function of Marangaroo Drive, is shown on Attachment 3.

The construction of the service road with protected turning pockets and midblock entry requires the proposed southern carriageway to be relocated over existing major services that includes Telecom Plant. The estimated order of cost for the service road and this section of dual carriageway construction is in the order of \$0.8m. This cost does not include land acquisition. The total cost of the Marangaroo Drive dualling roadworks will therefore be in the order of \$2.0m.

Comment

The petitioners have expressed concerns with the safety aspects of the proposed dualling works.

The divided dual carriageway will improve the current traffic situation adjacent to the properties as the existing northern carriageway will provide two lanes for east bound through traffic movements. Therefore, access movements from the northern carriageway to the properties will be improved as currently one lane is shared for through traffic and access movements.

Also, while the properties will no longer have direct turning movements across to the southern carriageway, a protected 'U turn' pocket will be provided near Alexander Drive for westbound movements.

With regard to the acquisition of land, this will be required to be negotiated with Homeswest and this process can delay the proposed programme for the duplication works. It is to be noted that Council has made submissions to the Minister for Planning for the reservation of the Koondoola Regional Open Space as an 'A' class reserve.

With the concerns about the traffic volumes, the development of the overall road network, including the future extension of Hepburn Avenue, is likely to lessen the impact of future traffic volumes along Marangaroo Drive.

Also, in established older areas, there are a number of other dual carriageways, such as Beach Road and Warwick Road, that carry in the order of 15-20,000 vpd and have direct property access. Substantial portions of the existing dual carriageway of Marangaroo Drive also has direct property access.

Financial Implications

The financial implications of constructing the dual use carriageway/service road configuration shown on Attachment 3 are significant. Under the conditions of the Urban Arterial Road Programme all projects approved in the 1994/95 Budget must be completed by December 1995 or the funds are to be returned to the pool for redistribution in 1995/96. To meet this requirement, Council will need to fund the additional \$850,000 from its own sources, acquire land from Homeswest and complete construction of the roadworks by December 1995.

Alternatively, Council could forsake the 1994/95 Urban Arterial Road Funds and re-submit the revised project for 1995/96 funding. With the minimal increase in benefit compared to the much greater cost of the project, it is most unlikely that the

project would rate high enough under the multi-criteria analysis for Council to receive Urban Arterial Road Funds. Council would then be responsible for the total cost of the project should it wish to proceed on the basis of the proposal shown on Attachment 3.

Conclusion

Whilst the provision of a service road has benefits, it is considered that the proposed dualling of Marangaroo Drive will improve the traffic situation for residents between Northumberland Avenue and Alexander Drive.

It is recognised that the proposal of a service road for properties having direct access to a District Distributor has merit, however, the acquisition of land and additional costs are significant factors.

RECOMMENDATION

That Council:

6does not approve the construction of a Service Road in Marangaroo Drive, between The Avenue and Alexander Drive, due to the significant costs and land acquisition requirements;

7advises the petitioners accordingly.

R T McNALLY
City Engineer

PP:AT
Berell006
I11106

CITY OF WANNEROO REPORT NO I11106

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-1591

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS - HEATHRIDGE VILLAGE
SHOPPING CENTRE

Council has received a request from the management of the Heathridge Village Shopping Centre to install verge prohibitions adjacent to the Centre's frontage on Caridean Street, Heathridge. The verge prohibition is requested to reduce the impact of vehicles parking on the verge.

It is considered that there is sufficient parking at the shopping centre and in the road network without the need for shoppers parking their vehicles on the road verge. The extent of the proposed "NO STANDING ANY TIME ON VERGE" prohibition is shown on Attachment 1. The Shopping Centre Management will support this verge prohibition with bollards.

The Management of the adjoining Heathridge City shopping Centre does not wish to extend the bollard treatment along the verge fronting its complex as verge parking is not a problem at this location.

RECOMMENDATION

That Council:

- 8installs "NO STANDING ANY TIME ON VERGE" signs along the southern side of Caridean Street adjacent to the Heathridge Village Shopping Centre as shown on Attachment 1 to Report No
2. authorises the installation of bollards by the Heathridge Village Shopping Centre management in the southern verge of Caridean Street, adjacent to the Heathridge Shopping Centre, to the satisfaction of the City Engineer;
3. notifies the Centre Management accordingly.

R T McNALLY
City Engineer

BL:EMT
Bere11001
I11107

CITY OF WANNEROO REPORT NO I11107

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-390

WARD: SOUTH-WEST

SUBJECT: PARKING PROHIBITIONS - WHITFORD CITY SHOPPING
CENTRE - BANKS AVENUE AND ENDEAVOUR ROAD

In October 1990, Council considered a report on parking prohibitions adjacent to the Whitford City Shopping Complex on Banks Avenue, Hillarys (Item E11014 refers).

At that time, Council resolved to approve the installation of the parking prohibitions, as shown on Attachment 1, to coincide with the first stage of the Shopping Centre development. Bollards were subsequently installed by the Shopping Centre Management to protect the verge and reinforce the parking ban.

Now that the second stage of the Whitford City Shopping Complex has been completed, the Centre Management has requested to have the existing road and verge prohibition extended along the northern side of Banks Avenue and the eastern side of Endeavour Road adjacent to the complex. The road and verge prohibition is requested to reduce the impact of vehicles parking on the verge and to ban shopping centre patrons from parking along Banks Avenue and Endeavour Road. This practise is of concern to residents along Banks Avenue and would be resolved by the proposed prohibition. The Shopping Centre Management will support any verge prohibition with bollards. The extent of the proposed "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibitions are shown on Attachments 2 and 3 respectively.

It should be noted that the proposed construction of a roundabout at the junction of Banks Avenue and Endeavour Road,

will necessitate further parking prohibitions in this area (Item I10813 refers).

RECOMMENDATION

That Council:

9installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along the northern side of Banks Avenue, from the entry exit point to Whitford City Shopping Centre opposite Lot 240, to the junction with Endeavour Road as shown on Attachment 2 to Report No

2. installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the eastern side of Endeavour Road from the junction of Banks Avenue to a point 6m north of the car park entry exit, as shown on Attachment 2 to Report No
3. notifies the affected parties accordingly.

R T McNALLY
City Engineer

BL:AT
Berel1002
I11108

CITY OF WANNEROO REPORT NO: I11108

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 2378/140/20

WARD: CENTRAL

SUBJECT: AMENDED PLANS: LOT 140 (20) CASTELLA WAY,
MULLALOO

AMENDED PLANS

The owner/builder of the dwelling at Lot 140 (20) Castella Way, Mullaloo, has submitted amended plans for Council approval which include a third storey habitable room (see Attachment 'A').

BACKGROUND

At its meeting on 27 July, 1994, Council resolved to instigate prosecution proceedings against the owners of the dwelling for constructing a habitable room without Council approval. The approved plans indicated the void of a stairwell only.

The owners were prosecuted and fines and costs were awarded against them. In order to permit the habitable room to remain, approval is required to be given by Council.

COMMENTS

The front elevation of the dwelling as indicated on the approved plans is shown on attachment 'A'. The inclusion of the habitable room does not change this elevation.

Council may approve or refuse the application. If Council refuses the amended plans and orders that the room be removed, it will involve considerable costs and could weaken the structural adequacy of the suspended slab. The owners have paid fines and costs for constructing the room without Council approval and could appeal to the Minister for Local Government against such a decision.

RECOMMENDATION

That Council approve the amended application for a habitable room on the third floor level of the dwelling at Lot 140 (20) Castella Way, Mullaloo.

L.CANDIDO
Deputy City Building Surveyor
I11109

LC:lc:brel1007

CITY OF WANNEROO REPORT NO: I11109

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 472-1-1

WARD: SOUTH WEST

SUBJECT: PROPOSED "GARAGE" ADJACENT SORRENTO SOCCER,
SPORTS & SOCIAL CLUB (INC) CLUBROOMS AT PERCY
DOYLE RESERVE

The President of the Sorrento Soccer, Sports and Social Club (Inc) has requested permission for the Club to erect a 6m x 3.6m garage next to the Sorrento Soccer, Sports and Social Club Clubrooms at Percy Doyle Reserve for storing general equipment.

Other than stating that the Club has purchased the garage and detailed plans including site location will be submitted by the Builder, no other details have yet been offered. As the Clubrooms occupy a prominent site, the location and appearance of the shed will need to harmonise with the surroundings.

RECOMMENDATION

That Council approves in principle the erection of a 6m x 3.6m "garage" adjacent to the Sorrento Soccer, Sports and Social Club (Inc) Clubrooms at Percy Doyle Reserve subject to:

- 1 the Club or the Clubs builder applying for and gaining a building licence for the work;
- 2 the shed or "garage" being constructed in materials and in a manner acceptable to the City Building Surveyor;
- 3 the shed or "garage" is located in a position acceptable to the City Building Surveyor;
- 4 the Sorrento Soccer, Sports and Social Clubs lease area being extended to cover the location of the shed;
- 5 the Sorrento Soccer, Sports and Social Club (Inc) indicates its acceptance of and ability to undertake all capital, maintenance and operating costs for the shed, and authorises the alteration of the lease to cover the extended lease area and the maintenance and operating provisions for the shed or "garage".

R FISCHER
City Building Surveyor

PW:SE/brell1009

I11110

CITY OF WANNEROO REPORT NO: I11110

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-8

WARD: SOUTHWEST

SUBJECT: TENDER NO 85-94/95 - SUPPLY, INSTALLATION AND
COMMISSIONING OF AN AUTOMATIC RETICULATION
SYSTEM AT WHITFORDS SAILING CLUB FORESHORE
AREA

Tenders were advertised during October for Supply, Installation and Commissioning of an Automatic Reticulation System at Whitfords Sailing Club Foreshore Area.

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

Communittechnics Pty Ltd, 11 Pampas Court, Mirrabooka
Hugall & Hoile, 6/9 Stanford Way, Malaga
Total Eden, 6 Port Pirie Street, Bibra Lake
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle
Elliotts Irrigation, 24 Canham Way, Greenwood
Malua Reticulation, 13 Harold Street, Dianella
North Shore Irrigation, Winton Road, Joondalup
Neptune Systems, 37 Hector Street, Osborne Park

Tenders were received from the following:

Total Eden	\$22,370.00
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Elliotts Irrigation

\$14,369.00

Elliotts Irrigation have successfully undertaken Council's infield reticulation tenders previously. The unit price submitted is the lowest, therefore, acceptance is recommended.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Elliotts Irrigation for \$14,369 for the supply, installation and commissioning of an automatic reticulation system at Whitfords Sailing Club Foreshore Area, and;
- (b) authorises signing of the tender documents.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre1003
I111111

CITY OF WANNEROO REPORT NO: I11111

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-8

WARD: SOUTH

SUBJECT: TENDER NO 84-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT GASCOYNE PARK, WOODVALE

Tenders were advertised during October for Supply, Installation and Commissioning of an Automatic Reticulation System at Gascoyne Park, Woodvale.

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

Communittechnics Pty Ltd, 11 Pampas Court, Mirrabooka
Hugall & Hoile, 6/9 Stanford Way, Malaga
Total Eden, 6 Port Pirie Street, Bibra Lake
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle
Elliotts Irrigation, 24 Canham Way, Greenwood
Malua Reticulation, 13 Harold Street, Dianella
A1 Reticulation, 2 Buvelot Place, Woodvale
Neptune Systems, 37 Hector Street, Osborne Park

Tenders were received from the following:

Total Eden	\$68,350.00
Elliotts Irrigation	\$72,452.00
Swan Irrigation	\$69,466.00
Malua Reticulation	\$62,468.00
Hugall & Hoile	\$68,200.00

SUMMARY

The lowest tenderer, Malua Reticulation, has successfully undertaken work for Council previously. Their tender conforms to all Parks Department specifications and requirements.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Malua Reticulation for \$62,458 for the supply, installation and commissioning of an automatic reticulation system at Gascoyne Park, Woodvale, and;
- (b) authorises signing of the tender documents.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre1004
I21100

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL

9 NOVEMBER 1994

CITY OF WANNEROO REPORT NO: I21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 780-21, 740-93627

WARD: SOUTH

SUBJECT: INFRASTRUCTURE CONTRIBUTIONS FOR CELL 5,
LANDSDALE

SUMMARY

The State Planning Commission (SPC) has recently advised Council of its determination in relation to a request from North Whitfords Estates for the reconsideration of Condition 3 of the subdivision approval for Stage 5 in Landsdale. A copy of the SPC's approval and latest advice is included in Attachment No 1.

In short, the Committee for Statutory Procedures, on behalf of the SPC, resolved that the principles applied to Condition 3 should not be modified. The Committee did however, modify the condition by quantifying the amount of contribution required to be made by the developer.

BACKGROUND

Council will recall Report I50904, considered on 7 September 1994 by the Policy and Special Purposes Committee. This report outlined, inter alia, that the SPC had issued its approval to the Stage 5 subdivision in Landsdale, and that this approval set out in detail the nature of developer infrastructure contributions for the subject cell. It was also stated that the SPC and Minister for Planning were concerned with the way Council was dealing with developer/infrastructure contributions and that a more responsive attitude was requested.

As a consequence, it had become necessary to undertake work in advance to prepare interim estimated infrastructure contributions, even though Council had already resolved to engage consultants for east Wanneroo to progress such matters. An

estimated cost per lot of \$2,880 (excluding administration charges) was calculated in accordance with the principles as previously set out by the SPC and Minister and a draft report of the above was prepared and submitted for Council endorsement. This information was subsequently conveyed to the Department of Planning and Urban Development (DPUD) for its information.

In the meantime, the applicant had requested the SPC to reconsider Condition 3 of its subdivisional approval and provide some indication of the amount of contribution required.

STATE PLANNING COMMISSION ADVICE

In considering the applicant's request, the SPC resolved not to modify the principles of the condition. Instead, the SPC took into account the Council's advice, and applied \$2,880 per lot as the level of developer infrastructure contribution required. This action is encouraging, as it demonstrates the SPC's preparedness to support the imposition of an infrastructure contribution as determined by Council.

Unfortunately, the inclusion of this figure in a subdivision condition effectively fixes this amount at today's value for a period of three years, ie the term of the subdivision approval. Whilst the condition states that this figure will be adjusted up or down according to the basis finally agreed to by the SPC, this sort of variation is only anticipated to be a one off (when consultants for east Wanneroo determine the level of contribution required and the SPC subsequently endorses this figure). It will therefore not include all other increases over the term of the approval resulting from other factors, eg quarterly increases through inflation, increases in the cost of construction materials etc.

It is believed that the SPC's rationale for specifying the infrastructure contribution as a condition is to give the developer a clear indication of the level of charges they are required to contribute, without the uncertainty of future unforeseen increases. It also provides the developer with the opportunity to appeal if the specific level of contribution imposed is not acceptable.

Although this rationale is generally considered sound, it fails to recognise the Council's position entirely. The imposition of an infrastructure charge through subdivision should provide for the opportunity to increase this charge over the period of the approval, particularly if subdivision does not occur for three years. Otherwise, the SPC should only express the infrastructure charges as a footnote to give the developer an indication of the level of contribution being charged at the time the approval was issued. Infrastructure estimates are reviewed on a quarterly

basis and, depending on the construction index and changes in land values, this cost ought to be able to be varied.

In this instance, it is not believed that this specific determination will adversely affect the Council to any extent as North Whitfords Estate are developing their landholding relatively quickly and will most likely undertake the development of Stage 5 in the near future. It is therefore likely that they will be required to pay their infrastructure contributions at the level as finally determined by consultants for east Wanneroo. In general, however the SPC's consideration of this condition is of concern as a potential precedent for future subdivision applications. Therefore, the Council should advise the SPC of its concerns to ensure that in future its interest is protected.

Finally, the Council will note that North Whitfords Estate have lodged an appeal to the Minister for Planning in relation to the SPC's determination. At this stage, no grounds for the appeal have been provided. It is hoped that the Minister will reject this appeal, particularly given that the condition being appealed is completely in accordance with the principles agreed to by the SPC and Minister.

Council will be advised in due course as to the outcome of this matter.

RECOMMENDATION:

THAT Council writes to the State Planning Commission and advises of its concern regarding the imposition of developer infrastructure contributions within subdivision conditions as a specific charge, without any provision for general increases to be accommodated.

O G DRESCHER
City Planner

rwz:gm
pre941111
24.10.94
I21102

CITY OF WANNEROO REPORT NO: I21102

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 205/9/235, 205/51/9

WARD: SOUTH

SUBJECT: REQUEST FOR ADDITIONAL REIMBURSEMENT :
COMPENSATION CLAIM FOR LAND RESUMPTION FOR
OCEAN REEF ROAD : A & A R VLAHOV

METRO SCHEME: Rural
LOCAL SCHEME: Rural
REPORT WRITTEN: 20.10.94

SUMMARY

Council has previously paid compensation to Mr and Mrs A and A R Vlahov from whom land was resumed for the purpose of extending Ocean Reef Road east of Wanneroo Road and providing an associated road drainage catchment area. The compensation paid by Council represented land value, disruption of business, loss of crops, severance, solatium, valuation fees and interest. Mr and Mrs Vlahov are now seeking additional amounts of \$11,663.00 for valuation fees and \$6,756.69 for legal fees that were not included in the settlement.

BACKGROUND

Negotiations for the acquisition of the land required from the Vlahov's holding at Lot 51 Mary Street, Wangara commenced in 1988. The City was unable to negotiate the purchase of the land and was forced to resume it in two portions in January 1991 and June 1991.

Council made advance payments on the claim for compensation in November 1991 and May 1992 and at its April 1994 meeting (I20433) it authorised a balance payment on the amounts that by then had been agreed to in full settlement of the claim.

The total amount paid by Council for the 8886 square metres of operating market garden land was \$406,060.57 which was made up as follows:

Principle	\$317,461.00
(land value, disruption of	

business, severance and
solatium)

Valuation Fees	\$3,898.00
Interest	\$69,701.57
Loss of Crops	\$15,000.00

ISSUES

Settlement was made on the basis of an amended claim dated 18 March 1994.

The amended claim did not specify an amount for valuation fees and merely referred to those fees as being additional to the principle sum. That was taken by the City to mean the amount of \$3,898.00 that had been specified in the two original claims that had been lodged previously.

Of the additional amount of \$11,663.00 being claimed for valuation fees, \$11,100.00 relates to services carried out since the original claims. The amount involved appears to be excessive but is supported by invoices. The balance amount of \$563.00 was incurred in December 1990 and the claimants had ample opportunity to notify the City of it in the course of negotiations. To introduce it several years later is not, in my view, acceptable.

Neither the original claims made in May and December 1991 nor the amended claim made in March 1994 included any amount for legal fees even though all of those claims were submitted through solicitors.

The total amount of \$6,756.69 relates to legal services carried out between November 1989 and October 1993. There is no obligation under the Public Works Act for the Council to pay legal fees and furthermore this claim has been made an inordinately long time after the period allowed for in that Act and in my view it should not be accepted.

SUMMARY

Mr and Mrs Vlahov have been generously compensated for the capital value, severance, consequential losses, solatium and interest for the land resumed from them. The settlement agreed to was considered by the City to be in full and final settlement of their claim and the City is under no obligation to pay any further amount.

However, if the Council is of the view that some further payment towards the late claim is warranted that payment should be

limited to part of the valuation fees amounting to \$11,100.00.
Funds are available in Account No 39285 - Ocean Reef Road Land
Acquisition Loan 243 to meet that payment.

RECOMMENDATION:

THAT Council does not approve the payment of any further amounts
to A and A R Vlahov in respect of the resumption of land from Lot
51 Mary Street, Wanneroo.

O G DRESCHER
City Planner

twm:gm
pre941108
20.10.94
I21103

CITY OF WANNEROO REPORT NO: I21103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-0471

WARD: NORTH

SUBJECT: COMPENSATION PAYMENTS FOR PERRY ROAD, PINJAR -
GRATIX AND CORCORAN

LOCAL SCHEME: RURAL
APPLICANT/OWNER: GRATIX & CORCORAN
REPORT WRITTEN: 13.10.94

INTRODUCTION

The City has negotiated with two land owners in Perry Road,
Pinjar to purchase a portion of their land affected by road

widenings. Unfortunately due to the survey being complex and taking longer than expected the valuations set on the land required for road works are out of date.

ROAD WIDENING

The realignment of a substandard curve along Perry Road, Pinjar, as shown on the attached plan was required and the proposed new road alignment would affect Locations 1896 and 1897, Perry Road, Pinjar. An area of 6300m² was required from Location 1896 and an area of 4163m² was required from Location 1897 to accommodate the road works.

The owners of the properties, Mr Corcoran and Mr and Mrs Gratix granted the City right of entry to the land to enable the road works to commence prior to the land being acquired from the City. The roadworks have been completed, however settlement on the purchase of the land has not occurred due to delays with the survey.

COMPENSATION

The survey has now been completed and the City is in a position to purchase the land. At its meeting on 18 November 1992 (Item G31104) Council resolved to compensate Mr and Mrs Gratix an amount of \$3780.00 plus 10% solatium under the Public Works Act for the 6300m² of land together with \$100.00 compensation for the loss of three large gum trees.

Mr Corcoran was offered \$2500 for the 4163m² of land plus the 10% solatium. The valuations were undertaken by a licensed valuer.

The property market has experienced considerable growth over the last 12 months and it is believed that the abovementioned values are out of date.

The same licenced valuer, Egan National Valuers (WA) was requested to provide a current valuation for the land required from the lots. The valuer has recommended a figure of \$4536.00 for the 6300m² of land required from Mr and Mrs Gratix and \$2997.00 for the 4163m² for the land required from Mr Corcoran's property.

An additional 10% solatium should also be paid to the land owners under Section 62 of Public Works Act.

The new valuations are fair and reasonable and have been supported by recent sales evidence. Even though the land owners had accepted the original compensation figures in 1992 I believe that it is only fair to pay the current market value of the land.

The delays in settlement were unavoidable and were the result of

complex surveys and not the land owners. Funds to meet the payments are held in Account No 32683.

RECOMMENDATION:

THAT Council:

10rescinds points 1 and 2 of Item G31104 viz:

- "1. offer to purchase 6300m² of land from A and V E Gratix the owners of Swan Location 1896, at the purchase price of \$3780.00 plus 10% solatium and compensation of \$100.00 for the three gum trees;
2. offer to purchase 4163m² of land from C Corcoran, the owners of Swan Location 1897, at the purchase price of \$2500 plus 10% solatium;"

11offers to purchase 6300m² of land from A and V E Gratix, the owners of Swan Location 1896 at the purchase price of \$4536.00 plus 10% solatium and compensation of \$100.00 for the three gum trees.

12offers to purchase 4163m² of land from C Corcoran, the owner of Swan Location 1897, at the purchase price of \$2997.00 plus 10% solatium.

O G DRESCHER
City Planner

cad:jw
pre941101
14.10.94
I21104

CITY OF WANNEROO REPORT NO: I21104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 790-645

WARD: NORTH

SUBJECT: CLOSE OF ADVERTISING : REZONING/RECODING OF
LOT 2 MARMION AVENUE, QUINNS ROCKS

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Homeswest
CONSULTANT: Chappell & Lambert
REPORT WRITTEN: 20.10.94

SUMMARY

Council initiated Amendment No 645 at its meeting on 10 March 1993 to recode portions of Lot 2 Marmion Avenue from Residential Development R20 to Residential Development R25 and R40 and to rezone a small local centre site to Commercial in general accordance with an approved structure plan for the land.

The amendment was initiated subject to a number of Council's concerns being addressed at subdivision stage. A subdivision plan for Lot 2 has now been approved by the Department of Planning and Urban Development (DPUD) addressing most of these concerns. Advertising closed on 14 October 1994 and one submission has been received. It is now appropriate for Council to consider finally adopting the amendment.

BACKGROUND

Homeswest who purchased Lot 2 (see Attachment No 1) from R & T Services, have sought to create an attractive and innovative residential neighbourhood environment by utilising 'Green Street' design principles. The structure plan submitted showed slightly smaller single residential lots at R20 and R25 (average lot size 500m²) with pockets of R40. In all, some 750 dwelling units are planned. A small local centre of 500m² GLA is located centrally and linked to a series of pocket parks (Public Open Space) which Homeswest have undertaken to develop.

In general the plan meets Council's requirements. In the earlier structure plan, there were, however, a number of changes to the plan which Council required be addressed at subdivision stage. These were detailed in the March 1993 report to Council and in particular, referred to:

13 recommendations of the Quinns/Alkimos Traffic Assessment being taken account of in subdivision planning, particularly a possible Lukin Drive extension through Lot 2;

14compatibility of design for Lot 2 with nearby structure plans;

15ensuring the primary school is located and orientated to the satisfaction of the Education Department;

16a commitment from Homeswest to regional roads to the satisfaction of the City Planner.

SUBDIVISION APPROVAL

Following a decision by State Planning Commission not to proceed with the Lukin Drive extension through Lot 2, subdivision approval was given to Lot 2 on 15 March this year (Subdivision No 89716).

As the subdivision plan proposed slightly different density locations than the local structure plan, DPUD requested that Council modify the amendment documents slightly to reflect the approved subdivision prior to advertising. The approved subdivision plan and residential densities are shown on Attachment No 2.

SUBMISSION

At the close of advertising only one submission from the Water Authority of Western Australia (WAWA) has been received. WAWA advises that Lot 2 is within the North West Corridor Special Agreement Area where a special funding arrangement is in place.

The funding arrangement requires that residential lots greater than R25 and commercial lots contribute headworks at the rate of 11.5 standard headworks contributions (SHC) per hectare. Lot 2 is presently zoned R20. Therefore, the Water Authority objects to the rezoning unless the rezoning is made conditional on the headworks contribution for water and sewerage being adjusted in line with the North West Corridor Agreement. Council's final adoption of the amendment should be subject to Homeswest entering into this commitment with WAWA.

RECOMMENDATION:

THAT Council:

1. subject to 2 below, finally adopts Amendment No 645 to Town Planning Scheme No 1, as modified in accordance with the Minister for Planning's requirements, to:

- .1 recode portions of Lot 2 Marmion Avenue, Quin Development to Commercial in general

accordance with Subdivision Plan No 89716 approved by the State Planning Commission in March 1994, prepared by Chappell and Lambert, Planning and Design Consultants;

.2 include in the Fifth Schedule of the Scheme Text a figure of 500m² GLA for the proposed shopping centre;

2. advises the applicant, Homeswest that final adoption of Amendment No 645 is subject to advice being received from the Water Authority of Western Australia that Homeswest has entered into arrangements to meet its headworks contribution for water and sewerage in line with the North West Corridor agreement, to the satisfaction of the Water Authority;
3. authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;
4. forwards the amendment documents and submissions to the Hon Minister for Planning seeking final approval and gazettal.

O G DRESCHER
City Planner

pjn:gm
pre941110
21.10.94
I21105

CITY OF WANNEROO REPORT NO: I21105

TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	9 NOVEMBER 1994
FILE REF:	790-689
WARD:	ALL

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 689,
MODIFICATION TO SCHEME INTERPRETATION OF RADIO
MASTS AND ANTENNAE

INTRODUCTION

Council initiated Amendment No 689 following advice from its solicitor that the current Scheme interpretation of Radio Masts and Antennae is not adequate for the control of television satellite dishes.

BACKGROUND

The current interpretation within Town Planning Scheme No 1 is as follows:

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

This interpretation was incorporated into the Scheme in 1991 via Amendment No 454 and resulted from concerns regarding amateur radio masts and aerial arrays and their potential impact upon residential amenity.

The present modification was initiated by Council in June 1994 (I20605) due to concerns over the adequacy of the present definition to enable the City to require Development Applications for television satellite dishes.

The need for the modification was highlighted by Councils solicitors during consideration of a satellite dish which was erected without prior development approval on Lot 679 (2) Corfu Court, Sorrento (Item H20238 refers). Legal advice concluded that without a specific requirement for development approval of satellite dishes Council's recourse against such construction is limited.

The new definition proposed in Amendment No 689 is:

"MAST OR ANTENNA"

means any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antennae on other dwellings in the locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.

DISCUSSION

The Statutory advertising period for the amendment expired on 20 September 1994 during which time no submissions were received.

RECOMMENDATION:

THAT Council:

17adopts Amendment No 689 for final approval;

18authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER
City Planner

sgw:gm
pre941102
19.10.94
I21106

CITY OF WANNEROO REPORT NO: I21106

TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	9 NOVEMBER 1994
FILE REF:	510-1449
WARD:	SOUTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 550 AND 551 MOFFAT PLACE, WARWICK

METRO SCHEME:
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mrs McGarry
REPORT WRITTEN: 25.10.94

SUMMARY

Council has previously resolved not to close the accessway in Moffat Place on the basis of the objections received from Westrail and the Department of Planning and Urban Development. Westrail has now withdrawn its objection on the basis that the proposed closure is extensively advertised.

BACKGROUND

The owners of Lots 550 and 551 Moffat Place, Warwick, requested Council to consider closing the pedestrian accessway which runs between their properties and the Warwick Train station. A petition signed by residents from seventeen households in Moffat Place supporting the closure was included with the closure request. The application was made on the grounds of vandalism and anti-social behaviour by some users of the accessway.

Youths congregate in the accessway and it appears that the problem is particularly bad after the last trains on Friday and Saturday nights or after special events such as the Royal Show and the Sky Show.

ASSESSMENT

The accessway is an important pedestrian route to the Warwick train station interchange. Westrail conducted a count on the number of people utilising the path and the results are as follows.

DATE	TIME	NUMBER OF PEOPLE
14 September (Wednesday)	6am until 8.30am	63
15 September (Thursday)	6am until 6pm	189

Please note that on 15 September 98 people walked to the interchange and 91 people walked from the interchange. The count was conducted as a result of Council's resolution (I90961).

As can be seen the accessway is well used and if closed it should be presumed that the current users will be inconvenienced. Mrs McGarry the owner of Lot 551 is claiming that the users of the accessway are locals who would not object to it being closed because they could access the Warwick interchange through the accessway off Hawker Avenue. The only way to determine if this claim is correct is to advertise the proposed closure by way of on-site signs and a notice in the Wanneroo Times.

The main problem with closing this accessway purely on the grounds of the vandalism and anti-social behaviour is that it will not solve the problem. The culprits will simply move along to the next accessway or remain in the interchange car park. As requested in Council's resolution (Item I90961) seeking "... methods agreeable to Westrail and the Department of Planning and Urban Development (DPUD) to restrict the use of the pedestrian accessway by anti-social elements" the comments of Westrail and the Warwick Police Station were sought. (DPUD has no jurisdiction over local security matters). Westrail advises that it could investigate the use of security cameras near the accessway.

The Senior Sergeant from the Warwick Police Station suggested the residents telephone the police every time there is a problem; the police could then attend to the matter. Continued police presence in an area may deter the culprits.

The proposed closure of the accessway should be advertised to gauge the opinion of the local residents. If objections are received, Westrail, the residents and the Police should be advised to adopt alternative solutions to the social problems being experienced.

If no objections are received, the Department of Planning and Urban Development could be requested to reconsider the proposed closure. When DPUD's comments are received Council would be in a position to make a final decision on the closure of the accessway.

RECOMMENDATION:

THAT Council advertises the proposed closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick to gauge the opinions of the residents in the vicinity.

O G DRESCHER
City Planner

cad:gm

pre941115
25.10.94
I21107

CITY OF WANNEROO REPORT NO: I21107

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20

WARD: CENTRAL

SUBJECT: PROPOSAL FOR EXTENSION OF THE WHITFORDS SEA
SPORTS CLUB AT FORESHORE RESERVE IN OCEAN REEF

INTRODUCTION

The Whitfords Sea Sports Club (WSSC) has expressed an interest to extend their facilities at Ocean Reef (just north from the Ocean Reef Boat Launching Facility) for:

1. An additional lease of land to the south of the existing premises as part of a club long-term development project.
2. Building additions/alterations to the WSSC.
3. Approval to fence off (on a temporary basis) a part of the "No Through Road" which is the access road to WSSC and the Whitfords Volunteer Sea Rescue Group (WVSRG).

LOCATION

The proposed extension of WSSC is situated on the coastal Reserve 20561 (Crown Land reserved for Recreation and Purposes Incidental Use) vested in the City of Wanneroo. It occupies an area between the Club's existing building and the Ocean Reef Boat Launching Facility car park, just west from Lot 1029 (Attachment No 1).

BACKGROUND

The area around the Ocean Reef Boat Launching Facility has been the subject of planning and possible recreation, tourism and commercial development since the late 1970s. In the early

1980's, the Governor granted Council power to lease the subject area for 21 years. When the area was leased for WSSC and WVSRG, particular attention was placed on formalising the existing public access across the lease area to the beach and a path along the east side of the western boundary of the lease area including necessary fencing to direct public access. Also, any extension of the Clubs in the future would need to be supported by an appropriate overall development and management plan.

In 1988 the Council considered a Draft Report on a Concept Plan for an Ocean Reef Recreation and Tourist Complex for Lots 1029 and 1032 owned by Council and ancillary proposals on adjoining freehold land owned by the State Planning Commission and the Water Authority of WA. Over the past six years Council has monitored the situation in terms of prospects for obtaining private sector involvement in the development of the area. However, the economic situation over that period has not been favourable to initiate the development.

In February this year, Council resolved to introduce a foreshore management plan for the area from Mullaloo to Iluka (I20247). The plan is intended to accommodate the Ocean Reef Foreshore Project within the overall design and show how this area will meld with management proposals for the areas to the south and north. The preliminary report on this plan was recently prepared and it will be referred to Council when the draft report is ready.

DISCUSSION

The site consists of a primary dune environment and a small beach, well protected by the boat launching facility's breakwaters. It is therefore valuable for public recreation use, particularly for small children. WSSC would like to construct at this site a new car park, dry boat storage, weekend boat parking, bosun's office, covered boat storage, fuel storage and duty boats on a commercial basis. In addition the Club proposes to fence all of these premises, which would greatly hinder public access to the beach (Attachment No 2).

The proposed development was referred to the relevant Council Departments (Engineering, Recreation, Parks and Land Officer) for comment. Also, the Council's Environmental Officer was consulted on this issue. They advised that in general the proposed site is located on an undeveloped piece of land that is particularly valuable for both unrestricted public recreation and possible future use in association with linking Lot 1029 (and its associated recreational/tourism development project) and the beach. As such, it affords a range of development opportunities and it would therefore not be appropriate to consider its

development in isolation from the ultimate development of Lot 1029.

A number of other issues that need to be considered include the extent of public recreation area previously allocated in other concept plans for this area, provision of drainage facilities to both replace Council's existing sump and provide for the extended pavement, relocation of the vehicle access road below the cliff face and parking provision for the public recreation area. It should be noted that these items are conceptual only, however, further detailed evaluation is required before agreement in principle can be given.

THE PROPOSED DEVELOPMENT

The development as proposed is close to the beach and likely to be visually obtrusive and unsympathetic to the natural environment of the area. It would also be likely to provide a high risk of pollution of the ground water (fuel storage and refuelling boats) and subsequently the beach and ocean. The scale of the development proposed would seem more appropriately located adjacent to a large marina rather than a boat launching facility. Again, the importance of considering the future of this presently unused site in the long-term context (ie taking the ultimate function of the Ocean Reef boat launching facility and development of Lot 1029 into account) is emphasised.

The Club has a legitimate need to expand its facilities to accommodate the membership requirements and to ensure safety and security. The Club needs to fence off its area. However, the temporary fencing off of the access road adjacent to the Club premises for boat storage is not favoured. It prevents public access to the beach but, more importantly, to grant "temporary" use of the land would create unnecessary problems when the situation needs to be reversed, because it becomes looked upon as permanent. Also, the Club proposal for the alteration of its existing building requires more detailed drawings and description for proper consideration.

As a long term measure for the Club, the area directly east of the Club would be a more appropriate location as a dry boat storage area, rather than blocking public access and possible future linkage of the design for Lot 1029 and foreshore area. As a short term measure, the strip of land (of approximately 10m width) between the Club's present eastern boundary and the western edge of the existing bitumen road could be temporarily used for dry boat storage. However, if temporary use of the land is permitted, it needs to be considered as a short term measure and very stringent conditions need to be laid down ensuring temporary nature of the use, which would need to be very clearly addressed up-front.

CONCLUSION

The proposed area for development consists of a primary dune environment and a small beach well protected by the boat launching facility's breakwaters. It is therefore a valuable asset for public recreation, particularly for children and possible future connection between Lot 1029 and the beach. Overall, the proposed development is considered premature. The ultimate use of the site involved should be determined as part of an overall strategy for the area consisting of the Ocean Reef boat launching facility and development of Lot 1029. To provide some short term assistance to the Club, temporary use of the strip of land abutting the Club's eastern boundary for dry boat storage could be considered.

RECOMMENDATION:

THAT Council:

19does not support the concept for extension of development for the Whitfords Sea Sports Club at the location shown on Attachments No 1 and 2 to Report No

20advises the Club that:

- .1 the matter of the overall development proposal for the considered;
- .2 the proposed alterations to the Club's existing building

21permits the temporary fencing of an area between the Club's existing fence and one (1) metre from the western edge of the existing bitumen road, subject to the following conditions:

- .1 access to the Whitfords Volunteer Sea Rescue Group is n
- .2 all necessary leasing permission must be arranged before
- .3 maintenance of public access through the site in accord

O G DRESCHER
City Planner

rh:gm
pre941002

22.9.94
I21108

CITY OF WANNEROO REPORT NO: I21108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20

WARD: NORTH

SUBJECT: REQUEST FOR FOUR WHEEL DRIVE VEHICLES ON
SELECTED BEACHES

INTRODUCTION

This report follows the receipt of a submission to the Council meeting held on 24 August 1994 from James R Jolley on behalf of the Western 4 x 4 Club Inc seeking access to selected beaches by members of that Club.

BACKGROUND

A similar request was considered by Council at its 22 December 1993 meeting when Council resolved not to permit access by the four wheel drive club to the City of Wanneroo's beaches (H41217). This resolution was based on the following considerations:

22The beaches and adjacent foreshore reserves have extremely fragile environmental features and are therefore not environmentally suitable for use by four wheel drive vehicles.

23There are no known environmentally acceptable vehicular accesses to the beaches.

24The four wheel drive vehicles and off-road bikes are causing the most damage to our coastal reserves.

25It is dangerous for other beach users and also unsafe for the drivers themselves.

26Allowing four wheel drive clubs to use designated beaches would open the floodgate for thousands of other four wheel drive vehicles owners to use the area.

27The owners of properties which abut the coastal reserves are constantly complaining about four wheel drive vehicles trespassing on their property.

DISCUSSION

The present request to use this City's beaches by four wheel drive vehicles is the second one from the same club within less than a year. The request is to allow Western 4 x 4 Club Inc four wheel drivers on the beach between 1km north of Quinns Rocks and 1km south of Yanchep, and on the beach north of Two Rocks (Attachment No 1). This request is for approximately 15km of beach which constitutes almost 30% of all of this City's beaches (48.5km) to be allocated for four wheel drive vehicles use. This does not seem to be a socially reasonable or equitable request.

The area north of Quinns Rocks and south from Yanchep adjoining the coastal reserves has started to be developed for residential use. Within the next decade the majority of the area will be developed for residential use. The area north from Two Rocks is also the subject of structure planning for residential use, although such use will occur considerably later than for the area south of Yanchep.

The Shire of Gingin has set aside a section of its beach near Lancelin approximately one hour's drive from Wanneroo for the type of usage sought by the Club. The City of Wanneroo allows for some disabled persons to take their vehicles on the beach at the Pinnaroo Point. However, every case is considered separately and permission is granted on its merit.

RECOMMENDATION:

THAT Council advises Western 4 x 4 Club Inc that it has discussed the possibility of four wheel drive vehicles using beaches in the City of Wanneroo on several occasions but does not consider such a use to be desirable for the same reasons as outlined in December 1993.

O G DRESCHER
City Planner

rh:gm
pre941106
20.10.94
I21109

CITY OF WANNEROO REPORT NO: I21109

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20, 308-2

WARD: SOUTH-WEST, CENTRAL, NORTH

SUBJECT: THE MARITIME LEGISLATION OF THE FUTURE

SUMMARY

The Department of Transport has requested Council to assist the Department with comments regarding a review it is undertaking of its maritime legislation. These comments are requested by 18 November 1994.

BACKGROUND

On 1 January 1994 the Department of Marine and Harbours was officially amalgamated with the Department of Transport. The new Department of Transport is now responsible for marine safety and the management of the maritime facilities inherited from the Department of Marine and Harbours.

The maritime legislation inherited by the Department of Transport is considered by that Department to be outdated, clumsy, unnecessarily complex and inconsistent or unclear in parts. It also considers that it does not adequately serve the existing maritime functions and does not support some future directions being considered.

THE EXISTING MARITIME ROLE OF THE DEPARTMENT OF TRANSPORT

The Department of Transport suggests that in general the new legislation should be very concise, less descriptive than at present and above all easy to understand. It also would like to eliminate duplication, simplify regulation and avoid overlapping

between State and Commonwealth legislation with a view to the development of a more uniform approach on a national basis.

Under the present legislation in the maritime area, the Department is responsible for:

- providing the Government with policy and technical advice on matters affecting ports and shipping, maritime facilities and coastal management;
- providing services related to marine facilities, marine safety and marine emergencies;
- assisting in protection and development of the State's coastal and estuarine resources;
- issuing licensing or legislation of private jetties, commercial ferries and recreational power boats;
- regulating of commercial and recreational vessels to ensure operational safety within State waters, excluding those regulatory responsibilities carried by statutory port authorities;
- providing and maintaining navigation aids where these are not provided by a port authority, the Commonwealth Government or some other agency; and
- ensuring that commercial vessels operating in State waters on an intrastate voyage comply with minimum safety standards and manning levels.

POSSIBILITIES FOR A NEW ROLE FOR THE DEPARTMENT OF TRANSPORT

The Department of Transport sees that the possibilities for a new role consists of five possible levels at which the Department could participate in marine affairs to meet community needs. These are as follows:

1. providing advice and influence only;
2. providing incentives and subsidies only;
3. intervening directly by regulation;
4. providing services and facilities itself; and
5. a combination of all of these.

Option 5 above is seen as the option which the City should promote to the Department of Transport.

RELATIVE RESPONSIBILITIES BETWEEN THE DEPARTMENT OF TRANSPORT AND LOCAL GOVERNMENT AUTHORITIES

The following comments on the subject of relative responsibilities are suggested for submission to the Department.

1. COASTAL MANAGEMENT

The territorial boundary between coastal Local Authorities and State Government is generally the high water mark. Therefore, the responsibility for coastal reserves management should lie with the relevant Local Government Authority while responsibility for management of coastal waters should lie with the Department of Transport.

2. JETTIES

Explanatory papers provided by the Department suggest that regulatory functions associated with jetties are essentially planning functions and therefore should be handled by Local Government or by some other planning agency. However, jetties are engineering structures situated below high water mark, and therefore they are generally outside the Local Authority's area of responsibility.

3. MARINAS AND BOAT HARBOURS

The City of Wanneroo has four facilities of this type. These are: Hillarys Boat Harbour, Ocean Reef Boat Harbour, Mindarie Keys Marina and Two Rocks Marina (Attachments 1, 2, 3 and 4). The areas of these structures above high water mark are within the municipal area. Also, the internal water area at Mindarie Keys, east of the original highwater/shoreline and large jetty at Sorrento Quay are also within the municipal area. However, the internal waters created by breakwaters are outside the municipal boundary.

The artificially created areas, built below high water mark (such as breakwaters), are vested in different organisations. The breakwaters at Mindarie Keys Marina are vested in the City of Wanneroo. The breakwaters and Reserve 39197 within the Hillarys Boat Harbour, and a large jetty at Sorrento Quay are vested in the Minister for Transport. Also, the breakwaters at Ocean Reef Boat Harbour are vested in the Minister for Transport except the southern part of the southern breakwater which is vested in the Water Authority. The breakwaters at Two

Rocks Marina and the section of coastal Reserve 20561 between these breakwaters are Crown Land leased to Yanchep Sun City.

The information above has been drawn from the existing maps and other available information. However, to advise the Department of Transport of how the maintenance responsibilities should be divided, more detailed investigation of this matter is needed.

RECOMMENDATION:

THAT Council:

28advises the Department of Transport that it believes the review of Maritime Legislation currently being undertaken holds significant implications for the City of Wanneroo. Detailed investigations will not be completed in time to respond fully by 18 November 1994 and a one month's extension of that time for submission is requested;

29considers the matter further upon completion of the investigations referred to in this report.

O G DRESCHER
City Planner

rh:gm
pre941119
26.10.94
I21110

CITY OF WANNEROO REPORT NO: I21110

TO: TOWN CLERK

FROM: CITY PLANNER AND CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 057-4

WARD: SOUTH

SUBJECT: PERRY'S PADDOCK HISTORICAL VILLAGE PROJECT

METRO SCHEME: Parks and Recreation Reserve
LOCAL SCHEME: Parks and Recreation Reserve

SUMMARY

Around the middle of this year the City advertised for registrations of interest from the private sector and community groups for participation in the development of the Perry's Paddock Historical Village project. Two registrations of interest have been received: one from Mr Vic Garmson and one from Mr Robert Brittain.

In addition to the above formal registrations of interest, two further proposals relating to Perry's Paddock have been received, one from Mr K Dooley and another from Mr Andrew Wharram.

BACKGROUND AND ASSESSMENT

This matter was considered by the Historical Sites Advisory Committee at its meeting of 19 October 1994. A memorandum was presented to the committee which provided details concerning the background to the matter, the registrations received, an assessment of the registrations and the two further proposals and a recommendation for the committee's consideration. A copy of the memorandum is attached (Attachment No 1). The attachments referred to in the memorandum are quite lengthy and for the sake of economy, they have been separately forwarded to all Councillors.

The Historical Sites Advisory Committee resolved to recommend that Council:

- 1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:
 - (a) detailed plans and land requirements;
 - (b) sources of finance (letters from funding sources to be provided);
 - (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);

- (d) projected outgoings and income;
- (e) rental proposition to the City;
- (f) contributions to servicing/infrastructure for the site;
- (g) what involvement would Mr Garmson have with community groups in terms of his development;

2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;

3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded from the Perry's Paddock Historical Village Reserve Fund;

4 for the purpose of undertaking 3. above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;

5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

RECOMMENDATION:

THAT Council:

1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:

- (a) detailed plans and land requirements;
- (b) sources of finance (letters from funding sources to be provided);
- (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);
- (d) projected outgoings and income;
- (e) rental proposition to the City;

(f) contributions to servicing/infrastructure for the site;

(g) what involvement would Mr Garmson have with community groups in terms of his development;

2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;

3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded from the Perry's Paddock Historical Village Reserve Fund;

4 for the purpose of undertaking 3. above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;

5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

O G DRESCHER
City Planner

R BANHAM
City Recreation and
Cultural Services Manager

pjt:gm
pre941116
25.10.94
I31100

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL

9 NOVEMBER 1994

CITY OF WANNEROO : REPORT NO I31101

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 9 NOVEMBER 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 surplus of \$4,135.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Sections 547 (12) and 527 (3) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 9 November 1994.

T ORD
Acting City Treasurer

TO:JW
25 October 1994

tre0008
I41100

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I41101

CITY OF WANNEROO REPORT NO: I41101

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 930-19

WARD: CENTRAL

SUBJECT: TRADING IN PUBLIC PLACES

Council is advised of an incident which occurred on 14 October 1994 whereby an unlicensed trader Mr R J Cooper, 8 Grosvenor Road, Bayswater was found to be selling hot dogs and soft drinks from Boas Avenue, Joondalup.

Mr Cooper has had a previous written warning regarding his actions, despite this action he has continued to trade illegally.

It is a requirement under By-law 3 that no person shall carry on trading unless they are the holder of a current licence, a fee of \$510 applies to all licence holders.

RECOMMENDATION

That Council institutes legal proceedings against Mr R J Cooper, 8 Grosvenor Road, Bayswater for contravening Council's By-laws Relating to Trading in Public Places.

M L AUSTIN
Acting City Environmental Health Manager

hrel1001
ip:rej
I41102

CITY OF WANNEROO REPORT NO: I41102

TO: TOWN CLERK

FROM: MANAGER, WELFARE SERVICES
CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 635-15-1

WARD: SOUTH

SUBJECT: CONSTRUCTION OF AGED CARE FACILITY -
ALEXANDER HEIGHTS

Council in its 1994/95 budget made provision for the construction of an aged care facility in Alexander Heights. It is intended that the facility will accommodate the needs of aged people in the Girrawheen, Koondoola, Marangaroo and Alexander Heights areas.

Style of Facility

It is being proposed that, in line with:

- . the changing priorities for Government funding;
- . the focus of Council's aged care services;

the facility should focus on the needs of frail disabled aged clients.

It is felt that at this time the needs of well aged residents can be accommodated in existing facilities and in the new community hall at Alexander Heights.

It is therefore proposed that the facility should be "non institutional" in style and should include the following components.

- . A day care area which is designed to have a "home-like" environment. This area should be secure to cater for people with dementia and should accommodate up to 15 people at one time. The area should be self contained with domestic style kitchen, bedroom, lounge area, small dining area and an enclosed outdoor area.
- . A hairdressing room.

- . Podiatry clinic.
- . Quiet lounge area.
- . An activity area with kitchen bench.

See Attachment A.

Justification of Need

At present, 23% of clients registered with Council's Aged and Disability Services live in the postcode area of 6064 (Girrawheen, Koondoola, Marangaroo, Alexander Heights). Many of these clients live in public housing and for many supported accommodation is not an affordable option. Demands on home care and day care are very high in this area.

Due to the lack of a suitable venue clients from this area who require day care are transported to the Greenwood/Warwick Community Care Centre. The wait list for clients wanting to access the service is consistently high. Clients with moderate to severe dementia are transported to a day centre in Osborne Park. The Home and Community Care Programme has indicated that if the Alexander Heights Centre was to cater for dementia clients, it would be given a high priority for funding.

Funding the Centre

The estimated cost of the Centre is:

Building	291,000	
Courtyards	<u>19,440</u>	310,640
Landscaping	10,000	
Furniture	30,000	
Fees	13,500	
Services	10,000	
Car parking	<u>12,000</u>	
Other costs		75,500
Contingencies		<u>12,000</u>
	Total cost	<u>\$398,140</u>
Budget allocation		<u>\$356,000</u>
	Shortfall	<u>\$42,140</u>

The estimate of cost is based on full design being prepared "in-house" utilising appropriate consultants. The scale of the building provides an opportunity for preparing a performance specification and seeking proposals from the housing industry. This should reduce the cost, but may still exceed the budget. Therefore, it is proposed to seek two prices, one for the total project, and the second excluding Activities Room 2.

Council in its 1994/95 budget allocated funds to \$356,000 for construction of the Centre. It was anticipated that contributory grants totalling \$200,000 be sought from the HACC Programme and the Lotteries Commission. It is being proposed that applications be made to these funding bodies for grants of \$150,000 respectively.

The Site

The proposed site is between the Alexander Heights Hall and the proposed CATA drop-in facility for people with disabilities, located off Mirrabooka Drive, Alexander heights. The building has been designed to suit the existing and proposed development. The suite of buildings on the site will lead to better management options for both users and the City.

RECOMMENDATION

That Council:

- 1 submits an application for a grant of \$150,000 to both the Lotteries Commission and the Home and Community Care Programme for the purpose of the construction of an aged care facility at Alexander Heights;
- 2 approves the sketch plan for the proposed Aged Care Facility; and
- 3 authorises the documentation and calling of tenders.

P STUART
Manager: Welfare Services

R FISCHER
City Building Surveyor

bre10004/SE
I41103

CITY OF WANNEROO REPORT NO: I41103

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 240-14

WARD: CENTRAL

SUBJECT: JOONDALUP LIBRARY RESOURCES

A deputation to the Minister for the Arts in June this year addressed Council's concern on the Library and Information Service of Western Australia's (LISWA) ability to supply the Joondalup Library stock on schedule. At the meeting, LISWA confirmed the need for special resourcing however, recent correspondence from the Minister and LISWA indicates otherwise.

This advice does not adequately address Council's concerns.

BACKGROUND

Since 1991, Council, LISWA and the State Government have mutually agreed provision of a stock the size required by Joondalup would need to take place over a three year period, i.e. 20,000 items per year in 1993/94, 1994/95 and 1995/96.

The need for this lengthy selection time is essential to:

1. obtain the number of items required
2. achieve a range of titles and avoid heavy duplication
3. build a balanced stock with sufficient time to identify and fill subject gaps
4. ensure all orders placed for new titles have sufficient time to arrive from interstate and overseas and be processed through the LISWA system
5. access materials published over several years through the state's used stock turnover system
6. ensure Council receives stock gradually in order to process automated records and physically prepare for library shelves.

DEPUTATION

In 1993/94 no stock was provided, although advice was received 5,000 items were on order to be supplied during the first half of 1995. Council sought a deputation to the Minister to express concern at LISWA's ability to supply the 60,000 items required between January 1995 and June 1996. The deputation was attended by Mr Bill Marmion (Ministry for the Arts), Mrs Fay Boyd (LISWA), with the Town Clerk and City Librarian representing the City of Wanneroo.

The meeting identified the inability of LISWA to adequately provide both new and used resources for the Joondalup Library under current resource levels. Mr Marmion recommended LISWA therefore seek special one-off funding to acquire and process the balance of Joondalup Library resources as new stock. The project was considered unique and therefore unlikely to set a precedent.

FUNDING APPLICATION

Immediately following the deputation, Council supplied LISWA with documentation to support a funding application. The City Librarian was advised there would be a two week delay awaiting details of the 1994/95 Development Programme. Despite enquiries, further information was not received until Council wrote to the State Librarian on 6 August 1994 to enquire on the progress of the application. The LISWA response dated 30 August 1994, clearly indicated the funding application would not proceed, Joondalup stock requirements to be addressed instead through the normal Development Programme.

Mrs Boyd has since advised the funding application did not proceed as LISWA doubted it would be successful. It is disappointing that the State's library system has been denied the opportunity to quickly increase total resources by 40,000 items without detrimental impact on the current system.

Council could decide to submit the funding application itself. However, as the stock still must be funded and processed through LISWA, this does not seem to be a viable option.

MINISTERIAL RESPONSE

Correspondence recently received from the Minister for the Arts advises that in 1994/95, LISWA will keep the provision of stock to the proposed Joondalup Library on schedule.

LISWA have advised the Minister 15,000 new volumes will be provided in 1994/95 to reinstate the schedule. This information is a little unclear as the ordering schedule does not reflect

actual provision. Although LISWA may commence ordering the next 15,000 immediately, it will be at least six months before a steady flow of these orders begins to arrive.

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

STOCK SCHEDULE

The most recent discussions with LISWA staff indicate the revised stock provision schedule is likely to be as follows:

<u>YEAR</u>	<u>STOCK REQUIRED</u>		<u>ORDERED</u>	<u>RECEIVED</u>		<u>RUNNING TOTAL</u>	
	NEW	USED		NEW	USED	REQ'D	REC'D
93/94	10,000	10,000	5,000	Nil	Nil	20,000	Nil
94/95	10,000	10,000	15,000	5,000- 10,000 est	10,000 est	40,000	25,000 est max
95/96	10,000	10,000	10,000*	10,000- 15,000	10,000* est	60,000	45,000 est max

est

JOONDALUP LIBRARY OPENING LATE 1996

1996/97 *NOT YET ALLOCATED

Council should be aware the above calculations are largely optimistic estimates. LISWA are not able to commit further due to the following variables:

- i) future budgets
- ii) schedule for delivery of ordered stock
- iii) availability of used stock

SUMMARY

The establishment of public libraries is a joint state and local government venture. However, the current process is flawed as Local Government forward planning cannot be supported with forward commitments from LISWA.

Council established a realistic schedule for the opening of the Joondalup Library over a long time frame and kept LISWA and the State Government advised of this schedule. LISWA has not been in a position to provide the resources required in the first two years of the schedule. Although LISWA will soon be able to supply some of the resources required, there can be no commitment as to the quantity or schedule. Neither is LISWA prepared to submit a special 'one-off' funding application to the state government to enable a firm schedule to be established.

Although the Minister's advice that 15,000 new volumes are to be provided is good news, the continued lack of a formal LISWA forward planning process still jeopardises strategic local government facility provision. The current process necessitates concentrated lobbying by Councils to ensure projects such as Woodvale, Morley, Altone Park and Joondalup eventually receive the stocks required. As the largest and most important of these projects, it is anticipated Joondalup will require concentrated lobbying throughout development.

Recommendation:

That Council:

1. corresponds to the Minister for the Arts:
 - a) acknowledging that should the 15,000 volumes be provided for the Joondalup Library by 30 June 1995, the 1994/95 new stock provision schedule will be maintained
 - b) seeking clarification the 20,000 used stock will be provided prior to July 1995
 - c) expressing concern at the continued lack of an appropriate forward planning process for the establishment of public libraries in Western Australia
2. corresponds to the State Librarian:
 - a) seeking urgent commencement of selection of the used stock component for the Joondalup Library
 - b) expressing disappointment at the LISWA decision not to submit a special 'one-off' funding application to enable a firm schedule to be established for the Joondalup Library and inject additional stocks into the Library and Information Service of Western Australia.
3. advises the Western Australian Local Government Librarians Association of the inactivity of LISWA in promoting the

development of the Library and Information Service in Western Australia. By not seeking special funding for the Joondalup Library, the State public library system has been denied the opportunity to quickly increase total resources by 40,000 items without detriment to the current system.

N CLIFFORD
City Librarian

nfc:mdp
whre100194
24.10.94
I41104

CITY OF WANNEROO REPORT NO: I41104

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 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 19 October 1994.

Item 5.8 Heritage Conservation and Property Value Awards

The Committee discussed an item of correspondence from the Heritage Council seeking nominations for the Heritage Conservation and Property Value Awards.

It was MOVED T Martin SECONDED P Renkin that the Historical Sites Advisory Committee recommends Council lodges an entry for Cockman House in the Heritage Conservation and Property Value Awards.

Item 5.9 Heritage Council - Cash Grants

Correspondence was received from the Heritage Council of WA offering grants for preservation of historical sites.

It was recommended that Council makes an application to the Heritage Council of WA under the Conservation Incentives Programme 1994/95 for a cash grant to assist with the preservation of the shed at the rear of Cockman House.

Cultural Development Advisory Committee

Minutes of meeting held 10 October 1994

Item 4.1 City Recreation and Cultural Services Manager's Report - Piano

The Committee considered the City Recreation and Cultural Services Manager's report regarding the location of the piano currently housed on the third floor of Council's Administration Building.

The Committee received the report and recommended Council investigates the purchase of a modular wooden platform on which to locate the piano.

Youth Advisory Committee

Minutes of meeting held 19 September 1994.

Item 1 Election of Committee Member

It was noted that Ms Marenee Provis was appointed to the Committee.

RECOMMENDATION

That Council:

- 1 enters Cockman House in the Heritage Conservation and Property Value Awards;
- 2 applies to the Heritage Council of WA under the Conservation Incentives Programme 1994/95 for a cash grant

to assist with the preservation of the shed at the rear of Cockman House;

- 3 investigates the purchase of a modular wooden platform on which to locate Council's piano; and
- 4 endorses the appointment of Ms Marenee Provis to the Youth Advisory Committee for 1994/95.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre41102
I41105

CITY OF WANNEROO REPORT NO: I41105

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 330-9-1

WARD: CENTRAL

SUBJECT: REQUEST FOR WAIVER OF HIRE FEES

Two requests have recently been received for the refund and waiver of hire fees.

- 1 Soroptimist International of Joondalup has requested a refund of the hire fee of \$170.40 for its use of the Civic Centre main hall on 11 September 1994 for a senior citizens concert. Whilst concerts do not usually attract reduced hire charges, it is Council's policy that senior citizens' clubs enjoy free use of facilities.

2 The Canine Association of WA (Inc) is seeking a waiver of the hire fee of a Council park for the introduction of a "Canine Good Citizen" programme. The course will emphasise responsible dog ownership and will run for six week periods. It is understood that Rangers from Council's Municipal Law and Fire Services Department will feature as a component of the programme. The cost of the waiver will be \$246.00. Council's involvement and support of this programme is recommended.

RECOMMENDATION

That Council:

- 1 refunds the hire fee of \$170.40 for the use of the Civic Centre on 11 September 1994 by Soroptimist International of Joondalup for its annual senior citizens concert; and
- 2 waive the hire fee of \$246.00 for the use of a Council park by the Canine Association of WA (Inc) for the purpose of a "Canine Good Citizen" programme.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS/rre41101
I41106

CITY OF WANNEROO REPORT NO: I41106

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 488/388/11

WARD: SOUTH

SUBJECT: DOG ACT APPEAL - MR B CRAIG, 11 BEXLEY WAY,
 GIRRAWHEEN

On 16 August 1994 Council refused an application by Mr B Craig of 11 Bexley Way, Girrawheen 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 Craig 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 Craig 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 Doberman Pincer 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 black/tan Doberman;
- b) male black/tan Doberman;
- c) Doberman Pincer - yet to be acquired.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/dw/11004
I41107

CITY OF WANNEROO REPORT NO: I41107

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 910-1

WARD: SOUTH

SUBJECT: APPOINTMENT OF HONORARY PARKING INSPECTORS FOR
WARWICK GROVE SHOPPING CENTRE

A letter dated 25 May 1994 has been received from Growth Equities Mutual Property Management Pty Ltd, Managing Agents for the Warwick Grove Shopping Centre, Warwick.

They have written to Council seeking establishment of the Shopping Centre as a Parking Station. Clause 3(1) of the Parking Facilities By-laws reads:

3(1) "These By-laws apply to the Parking region and all parking stations, parking facilities and metered zones in the parking region and includes a parking facility, parking station or other land that:

- (a) is not owned, controlled or occupied by the Municipality but where the Council has the consent of the owner or occupier; or
- (b) is owned by the Municipality but is leased to another person."

This will be subject of a separate report to Council by the City Engineer when the appropriate plan for the Parking Station is submitted by the Shopping Centre Management.

In their correspondence they have also nominated two persons to be Honorary Parking Inspectors for the Warwick Grove Shopping Centre. They are, namely:

- (1) Glen Alan HILL of 8 Altair Way, Beldon 6027, age 31, occupation Maintenance Handyman, employed by Warwick Grove Shopping Centre.
- (2) Philip Frederick RICE of 8 McPherson Street, Mt Lawley, age 34, occupation Security Officer, employed by Wormald Group 4 Security, Osborne Park (Contracted to the Shopping Centre for Security Control duties).

Council draws its authority to appoint Honorary Parking Inspectors under Section 669DA of the Local Government Act 1960.

Should Council resolve to authorise the applicants, their enforcement duties will cover all parking enforcement as contained in Council's Parking Facilities Ordinance No. 19. Council will also be required to authorise the applicants under the Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

Honorary Parking Inspectors will be empowered to issue offending motorists with two separate types of infringement notice under the abovementioned By-laws. These notices will be strictly monitored by the City's Municipal Law & Fire Services Department and any monies paid by way of fines must be directed to Council. Payment of on the spot fines cannot be made to the issuing officer, or to the Warwick Grove Shopping Centre Management or the Managing Agents.

Both applicants are persons of good character and there appears to be no impediment to their honorary appointments.

The position, if approved under Section 669DA, will confer the authority for Honorary Inspectors to serve infringement notices or modified penalties under Section 669D (Local Government Act) of which parking, standing or leaving of a vehicle are an element. However, the power to withdraw a modified penalty or infringement notice is not conferred on Honorary Parking Inspectors by Section 669DA.

The positions are voluntary and the officers, if appointed, do not receive any form of salary, wage or other gratuity from Council. The duties performed as an Honorary Parking Inspector will be carried out during their paid duties by their respective employers.

Appointments, as in the case of Honorary Beach Inspectors, will be for a 12 month period and may be cancelled by resolution of Council.

RECOMMENDATION

That Council:

- 1 in accordance with Section 669DA of the Local Government Act 1960 appoints Glen Alan Hill and Philip Frederick Rice as Honorary Parking Inspectors for the Warwick Grove Shopping Centre, Warwick for a 12 month period, subject to renewal;
 - 2 in accordance with the provisions of the Justices Act 1902 authorises the withinmentioned Honorary Parking Inspectors to act under and enforce the Parking By-laws for the City of Wanneroo only within the boundaries of the Warwick Grove Shopping Centre, Warwick as detailed hereunder:
- (a) Parking Facilities By-laws No. 19;
- (b) Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

T M TREWIN
Manager - Municipal
Law & Fire Services

18 October 1994

tmt/dw/11001
I41108

CITY OF WANNEROO REPORT NO: I41108

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 313-5

WARD: CENTRAL

SUBJECT: APPOINTMENT OF HONORARY BEACH INSPECTORS -
MULLALOO SURF LIFE SAVING CLUB

A letter dated 28 September 1994 has been received from the Mullaloo Surf Life Saving Club nominating Mr Stephen Brian Dargie, aged 34 years, of 149 Caridean Street, Heathridge, Mr Jeffrey Alexander Davidson, aged 27 years, of 13 Taylor Way, Hillarys, and Mr Edward Neilan, aged 27 years, of 23 Lenham Way, Marangaroo to be authorised as Honorary Beach Inspectors for the Mullaloo Beach Reserve area.

Messrs Dargie, Davidson and Neilan are members of the Club and have held positions of responsibility within the Management of the Club.

Council draws its authority to appoint Beach Inspectors under Clause 16 of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons (No. 14) made under the Local Government Act.

All these applicants are persons of good character and there appears to be no impediment to their honorary appointments. All three persons have been previously appointed as Honorary Beach Inspectors but their 12 month appointments will lapse in November 1994.

The positions are voluntary and the appointed officers do not receive any form of salary, wage or other gratuity. Appointments may be cancelled by resolution of Council.

RECOMMENDATION

That Council approves the appointments of Mr Stephen Brian Dargie, Mr Jeffrey Alexander Davidson and Mr Edward Neilan as Honorary Beach Inspectors attached to the Mullaloo Surf Life Saving Club for a period of 12 months, subject to renewal. Such authority to be contained to the Mullaloo Beach Reserve area.

T M TREWIN
Manager - Municipal
Law & Fire Services

18 October 1994

tmt/dw/11002

I61100

CITY OF WANNEROO
BUSINESS FOR INFORMATION SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I61101

CITY OF WANNEROO REPORT NO I61101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-225

WARD: SOUTH

SUBJECT: LANDSDALE ROAD RECONSTRUCTION

As part of the 1994/95 Budget, Landsdale Road has been programmed for reconstruction, between Alexander Drive and Rangeview Road, Landsdale.

A total length of 1500 metres requires reconstruction at an estimated cost of \$355,000. However this financial year's funding of \$254,760 will allow 1 kilometre of reconstruction to be undertaken.

The 500 metre balance of the remaining works will be submitted for Council's consideration for funding next financial year.

The staging of the project is considered to be appropriate as the critical section, from Alexander Drive heading west will be upgraded.

Submitted for information.

R T McNALLY
City Engineer

GR:AT
Berell005
I61102

CITY OF WANNEROO REPORT NO: I61102

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 061-376-3

WARD: CENTRAL

SUBJECT: REPAIRS TO WANNEROO SHOWGROUNDS SOUTH BAR

For some years, the South Bar at the Wanneroo Showgrounds has suffered form vandalism. The most recent, serious attack occurred on 11 May 1994 resulting in the demolition of some brickwork, the smashing of the electricity supply distribution board and power outlets, damage to the metal benchtop and the smearing of faeces over the concrete floors. The cost of repairs were estimated at \$1,205, which was duly claimed against insurance.

As the bar is a regular target for vandals, the Wanneroo Agricultural Society was approached with a view to reappraising the structure. It was felt that it would reduce vandalism to do away with the brick benches and metal tops and retain only the roof, so that the bar operator could provide his own tables. The Agricultural Society replied that it would prefer the bar to be reinstated.

Repairs were arranged at this time, beginning with the ordering of the new metal benchtop. The delivery of this top is now imminent, and repairs on site are due to commence on Tuesday 25 or Wednesday 26 October and take approximately two days. The bar will be repaired to its former state by the annual Wanneroo Show in November.

Submitted for information.

R FISCHER
City Building Surveyor

PW:SE

brel1002

I61103

CITY OF WANNEROO REPORT NO: I61103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 019-7

WARD: ALL

SUBJECT: CITY OF WANNEROO - FASTEST GROWING
MUNICIPALITY IN AUSTRALIA

SUMMARY

The City of Wanneroo has been identified as the fastest growing municipality in Australia according to Melbourne based firm Coopers & Lybrand in their well publicised annual "National Report on Population Growth Ranking in Australia". Based on the report, an article in "Time Australia" magazine discusses Wanneroo's place as the nation's most rapidly growing locality (see Attachment No 1).

BACKGROUND

A copy of the Coopers & Lybrand report has been placed in the Councillors' Reading Room for perusal. The study notes that:

"The City of Wanneroo in Perth's northern suburbs has finally emerged as the fastest growing municipality on the Australian continent. We have had only two holders of this title since 1976: the City of Campbelltown in Sydney's south to 1979, and the Shire of Albert between Brisbane and the Gold Coast since 1980. And throughout the whole of this period, the City of Wanneroo has been the second fastest growing municipality in Australia always the bridesmaid! But in the twelve months to June 1993, the City of Wanneroo added 9,504 to its population base, pulling well clear of the Shire of Albert which recorded a net increase of 7,666 over the same period."

The table shown on Attachment 2 shows Wanneroo's position in respect to other localities in Australia since 1976.

Wanneroo added more people to its population base (ie 9,504) than the whole of the State of South Australia (ie 5,300) in the twelve months to June 1993.

The study notes that Australia's fastest growing municipalities are located within or near Australia's largest cities, particularly the nation's north (Queensland) and other sun-belt centres like Wanneroo (see Attachments 3 and 4). Queensland remains the single largest growth state.

Interestingly, while municipalities located on the northern, north-eastern and southern edges of Perth now rank as the fastest growing in Australia, the core of the Perth urban area, (comprising the local authorities of Perth [prior to splitting] Stirling, Belmont and South Perth) is now losing population (- 1354, -1340, -540, -520) respectively. Perth (pre-split) and Stirling's losses were the highest in Australia for 1992/93, probably a result of a natural maturing of the population. This doughnut effect is similar to the situation in Adelaide but different from Brisbane where no municipalities are losing population.

It is likely that Wanneroo's growth will continue to remain strong throughout the next decade. The Metropolitan Development Programme's "Implementation Plan" 1994-95 to 1998-99 estimates that some 75,548 people will move into the City of Wanneroo over the next five years. If this growth does eventuate as predicted it will exceed any previously recorded growth rate experienced in Wanneroo.

Submitted for Council's information.

O G DRESCHER
City Planner

pjn:gm
pre941103
19.10.94
I61104

CITY OF WANNEROO REPORT NO: I61104

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 9 NOVEMBER 1994
FILE REF: 018-20
WARD: ALL
SUBJECT: 1994/95 RATE INCENTIVE SCHEME - PRIZEWINNERS

The ten prizewinners of the 1994/95 year rate incentive scheme were invited, together with prize donors, to a Cocktail Party on Friday 14 October 1994.

The drawing of prizes was undertaken by the Mayor and sponsors under the scrutiny of a representative from Council's auditors.

Prizewinners listed in the order in which they were drawn are shown with their respective prizes on Attachment 'A'.

Letters of appreciation have been forwarded to all sponsors thanking them for their involvement and support in the 1994/95 rate incentive scheme and advising them of the winner's particulars.

Submitted for information.

T ORD
Acting City Treasurer

TP:JW
25 October 1994

tre0274

I61105

CITY OF WANNEROO REPORT NO: I61105

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 240-2

WARD: ALL

SUBJECT: NZLIA CONFERENCE REPORT

Councillor Dammers and the City Librarian attended the New Zealand Library and Information Association/Australian Library and Information Association Joint Conference in Wellington, New Zealand, 26-30 September 1994.

The Conference theme "He waka eke noa - embarking together" highlighted the opportunity for New Zealand and Australian professionals to share information and explore the potential for cooperation in the delivery of library and information services.

SATELLITE SESSIONS

Copyright

The first day of the Conference comprised satellite sessions and meetings organised by the Sections and Special Interest Groups of both the New Zealand and Australian Library and Information Associations.

The Copyright workshop was both informative and stimulating, exploring the value of copyright protections as against the constraints it imposes on information delivery. Issues considered included:

- Preservation - the inability to copy a work while holding a copy of the undamaged original.
- Selective Dissemination of Information (SDI) - multiple copy restrictions on journal contents pages.
- Author protection versus access and equity protection.
- Fax - represents multiple copy production contravening the Copyright Act.
- CD-ROM - usage difficulties of the range of CDs each with different copyright restrictions.
- Poor school budgets compel multiple copying.

- Author financial incentive versus the encouragement of active learning and creation.

It is generally agreed the existing Copyright Act is not suited to current technology and adversely affects the efficiency of information delivery. In order to best promote the public interest, the fair dealing clause should be extended to all technologies.

CONFERENCE PAPERS

Embarking together

The Governor General of New Zealand and the Queen of the Maoris, Dame Catherine Tizard formally opened the Conference.

The opening plenary speaker, Judge Eddie Durie (Chairman of the Waitangi Tribunal and Chief Judge of the Maori Land Court) emphasised true democracy in Australia and New Zealand, responding to all community needs, not just majority rule. Judge Durie imparted two messages:

- biculturalism before multiculturalism
- recorded information should provide an accurate representation of the culture

John Dawkins (former Australian Federal Treasurer and Cabinet Minister) further explored the accuracy of historical information and the contrasting records of the same event.

Mr Dawkins cautioned that deregularization to free economic performance has led to improvements, however societies are becoming less free and equal than previously. Care must be taken to ensure the gap does not become unbreachable.

A successful multi-cultural society is dependent on social cohesion and constant reaffirmation. Democracy hinges on information access and dissemination. The challenge to librarians is not to become obsessed with the information highway but to ensure the information available on the superhighway is readily available to all, and does not produce a society of information rich and information poor.

Embarking together addressed future opportunities for partnerships within and between countries including South-East Asia and the Pacific region. Within the library profession these partnerships are supporting trade and aid, developing resource collections, staff training, the reduction of language barriers and the preservation of recorded history. Warren Horton, the Director General of the National Library of Australia, highlighted the need to think long term in order to ensure

developing interests overseas are not handled insensitively as in the past.

Social trends in the next five years

According to Moana Maniapoto-Jackson (Maori lawyer, actor, talkback host and singer) development of New Zealand society has had social costs to the Maori, characterised by family breakdown, unemployment and political apathy.

The following speaker Brian Toohey advocated challenging prevailing ideologies, principally 'User-Pays' with its characteristic lack of moral conscience.

Resource sharing

The panel of speakers explored such issues as:

- the strengths of the Australian Bibliographic Network (ABN)
- the impact of the global network on publishing
- preservation
- the future of ABN access to documents text and data, upload ILLS, etc
- transparent gateways to other systems
- archiving and preserving electronic information
- reduced resource purchasing
- inter-library loans
- electronic document delivery
- trans Tasman cooperation
- transfer of data to other information suppliers, e.g. community information.

Information technology

The first speaker on the panel (Richard Naylor) presented a very interesting overview of the City of Wellington's public access computer system, City Net, a demonstration of the Council philosophy that access to government information is an individual right.

First piloted in 1990, live public access was provided in 1992. The following year resources were saturated and difficulties experienced, this led to consideration of withdrawing the service in 1994. Obviously this would now have political implications.

City Net is available free 24 hours per day. Information provided includes bylaws, delegations, profiles, Council annual plan, tourist information and a bulletin board. The system transmits images including a fifteen minute video and slides. Mail can be sent, files management is shared with users and access provided to news groups. Only a small percentage of the library catalogue is accessible however. The impression provided by the paper was that the City had not anticipated such heavy usage, i.e. 75,000 accesses per month.

The following two speakers addressed the need for government funding to provide greater student and teacher accessibility to computer networks in order to ensure equity and appropriate skills develop.

The final speaker, Stewart Fist (journalist) provided a commercial overview of future directions for networking. It was fascinating to discover the big broad highways required for the future are already in place. Optical fibres introduced in 1983 are far from potential capacity, however this has not led to reduced costs.

Mr Fist presented a fast paced session outlining future radio, cellular, orbiting satellite and super high frequency developments. Of particular note were the need to integrate services, the development of ATM data transfer for voice and video transmission, the failure of blitzer switches and need to integrate fax and telephone lines. Commercially, charges will change from number of connections to quantity of data transmitted.

Creating an environment for change

Successful change is dependent on a two-way commitment between the organisation and staff to establish a strong and high trust environment. This motivation session by Reg Gartners (author and General Manager, NZ Institute of Management) addressed leadership qualities and responsibilities required to create the right environment to enable change to really happen.

The key message was the importance of committed leaders in managerial positions. Eighty per cent of the TQMs fail due to the lack of enthusiasm, commitment and communication on the part of managers. A good manager of things will not necessarily become a good leader.

Cooperation within and across traditional Library and Information Service Sectors

This session covered several broad areas including the blurring of traditional boundaries, customer focus and establishing strategic alliances.

Closing Address

The Right Honourable David Lange presented a memorable concluding plenary session. The former Prime Minister is still a figure exuding strong presence.

The presentation emphasised the power of information. The weakening of political power due to public disillusion Mr Lange attributes to close media scrutiny. Politicians cannot always portray the desired image, often being reduced by the media to what they really are. In a similar way every organisation will be in trouble when information available does not match the projected structure. The organisation will come undone. Public access to information is becoming readily available and Governments are becoming increasingly aware of the inability to control the flow of information to the public.

CONFERENCE VENUE

The Conference venue was particularly relevant to the City of Wanneroo at this stage of development of the Joondalup City Centre. The Wellington Festival and Conference Centre is an integral part of the City Civic and Cultural precinct.

The Wellington Civic and Cultural complex is designed around an open plan and comprises the Convention Centre, Public Library, Town Hall, Art Gallery and Council Administration.

The City of Wellington has a population of 150,000. One third of Council rates are currently spent on library services. The libraries boast 103,000 users and an annual issue of 2.6 million items.

The Wellington Public Library is the central library with eleven suburban branches and a Mobile Library. Built in 1991, the building comprises 14,000 square metres over six levels with a ground plan of 4,000 square metres.

Two industry awards were conferred on Athfield Architects for the project:

- 1 Carter Holt Harvey Environmental Award

The design brief emphasised clean building identity, approachability, easy access, logical layout, vertical communications that reveal what the library has to offer, openness and spaciousness, light and comfort.

It is apparent the architects met the brief requirements however, appreciation of the architects flair in finishing detail is a matter of personal taste. Examples of design features have been photographed for reference during the Joondalup City Library Project.

CONFERENCE OVERVIEW

Attendance at the Conference provided the opportunity to gain a range of information on developments in the library field both within Australia and New Zealand but also on the international level.

In the preparation of this report, both Council delegates identified two clear messages from the Conference:

- i) the library has a prime responsibility in ensuring equity of access to information
- ii) the library is Council's key to distributing total information, direct and on-line, to the community.

As with most Conferences, perhaps the greatest information is gained outside the formal programme. Councillor Dammers and the City Librarian made some valuable contacts which will be important in the planning of the new Mobile and Joondalup City Libraries. Several information leads on technology and facility design are currently being investigated.

The knowledge and stimulus gained by Councils' delegates will certainly be of benefit to the City of Wanneroo in the immediate future.

Submitted for information.

N CLIFFORD
City Librarian

nfc:mdp
whre100294
I61106

CITY OF WANNEROO REPORT NO: I61106

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 905-1

WARD: ALL

SUBJECT: MUNICIPAL LAW & FIRE SERVICES DEPARTMENT -
ACTIVITIES FROM 1 JULY 1994 TO 30 SEPTEMBER
1994

The following is a report covering the Municipal Law & Fire Services Department's activities from 1 July 1994 to 30 September 1994.

1. COURTS

There were 20 prosecutions dealt with in the Court of Petty Sessions, Joondalup, comprising:

Litter Act	0
Bushfire Act	0
Reserves & Foreshores By-laws	6
Control of Vehicles Act (Off Road)	0
Parking Facilities By-laws	4
Disabled Parking By-laws	0
Dog Act 1976	1
City of Wanneroo By-laws Relating to Dogs	1
Court matters dismissed by Magistrate	1
Court matters adjourned to next Court date	5
Local Government Act 1960	2

2. INFRINGEMENT NOTICES

There were 540 infringement notices issued, comprising:

Control of Vehicles (Off Road Areas) Act	1
Commercial Vehicles - Parking on Verges	3

Dog Act 1976	347
Litter Act	7
Bushfires Act	0
Parking & Reserves & Foreshores	152
Disabled Parking	30

3. INREP REGISTRY

There were 96 infringement notices lodged with the INREP Registry, comprising:

Dog Act 1976	61
Parking	29
Disabled Parking	6

4. COMPLAINTS AND OTHER MATTERS

There were 432 complaints and requests for service to this Department, comprising:

General complaints including abandoned motor vehicles, rubbish dumping and hooliganism at City buildings and reserves	243
Off road vehicle complaints	14
Commercial vehicle parking complaints	47
Parking complaints	90
Investigations into theft and vandalism	13
Fire hazard investigations	0
Special duties	13
Disabled parking complaints	12

5. DOG AND CATTLE COMPLAINTS

There were 764 dog and stock complaints received from City residents, comprising:

General (dogs wandering and stray dogs, including horses and cattle on roads)	624
Barking dog nuisances	114
Dog bites and attacks	26

6. DOGS IMPOUNDED 341

7. DOGS CLAIMED AND SOLD 232

8. DOGS PUT DOWN 100

9. CATTLE IMPOUNDED 1

10. TELEPHONE CALLS

- received at Main Office during office hours - 7,639

11. DELIVERIES AND ESCORTS

There were 343 deliveries and escorts by Patrol Officers and Rangers, comprising:

Council Agendas	338
Other Deliveries	5

12. HALL AND RESERVE PATROLS - PRIVATE FUNCTIONS - 121

13. FIRE REPORTS AND CALL OUTS

There were 11 call outs attended by Patrol Officers and Brigade Volunteers, comprising:

Grass fires	3
Bush fires	2
Vehicle fires	2
Rubbish fires	0
Property fires	2
False alarms	2
Not described	0

14. NEIGHBOURHOOD WATCH

During this quarter 4 meetings were held within the City and were attended by residents, the Crime Prevention Bureau of the Police Department and the Council's Neighbourhood Watch Liaison Officer.

The meetings covered topics such as home security and self protection against physical attack by intruders.

15. WANNEROO STATE EMERGENCY SERVICE

There were 2,342 hours expended on operations by the Wanneroo State Emergency Service, as follows:

Search	164
Storm Damage Assistance	9
Mass Rescue	62
Support Operations	0
Training	1,820
Community Service	287
Fire Assistance	0

During this period, 615 kilometres were travelled.

T M TREWIN
Manager - Municipal
Law & Fire Services

17 October 1994

dt/dw/11003

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL

9 NOVEMBER 1994

I11101

CITY OF WANNEROO REPORT NO I11101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT ADDITIONAL PURCHASES - TENDER NUMBERS
061-062-94/95

Tenders were advertised on 10 and 13 September 1994 for the supply and delivery of the following:

061-94/95 Six, 1600/1800cc sedan/wagon.

062-94/95 Two, 4 cylinder, 1 tonne full forward control vans.

Tenders providing the lowest changeover and to Council specification are recommended with the following exception:

Tender No: 061-94/95

At acceptance of the 1994/95 Budget, Council approved the purchase of the following additional vehicles.

1 **Building Department**

- (a) Swimming Pool Inspection - Two sedans.
- (b) Building Survey - Two sedans.
- (c) Building - Cleaning - One, 1 tonne van.

2 **Environmental Health**

- (a) Health Inspection - One sedan.
- (b) Technical Officer - One, 1 tonne van.

3 **Welfare Services**

- (a) Family Day Care - One station wagon.

Only four (4) sedans, however need to be purchased as it is considered appropriate to reallocate the spare sedan held at the Works Depot. This vehicle has been used to supplement departments when pool vehicles are off the road for lengthy periods. However, it now proves more appropriate for a vehicle to be hired for these purposes.

Recommendations made at this tender for the purchase of five (5) Diahatsu Applause Executive sedans and one (1) Mitsubishi Lancer station wagon are consistent with the recommendation made in Tender Number 058-94/95 as part of the Vehicle Replacement Programme. This tender was approved by Council at its meeting on 26 October 1994 (Item I51011 refers).

RECOMMENDATION

That Council:

30accepts the following tenders as outlined in Attachment 1 to Report No:

<u>Tender No</u>	<u>Company</u>	<u>Vehicles</u>	<u>Changeover</u>
061-94/95	Skipper Daihatsu	5 Diahatsu Applause Executive Sedans	\$85,430.00
061-94/95	Halberts Mitsubishi	Mitsubishi Lancer Station Wagon	\$20,487.00
062-94/95	Midway Ford	2 Ford Econovans	\$30,258.00

R T McNALLY
City Engineer

BD:PRG
drel001a
I11102

CITY OF WANNEROO REPORT NO I11102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT REPLACEMENT PROGRAMME - ANNUAL VEHICLE
TENDERS - TENDER NUMBERS 063-067-94/95

Tenders were advertised on 17 and 20 September 1994 for the supply and delivery of the following:

Tender No

063-94/95	5	Six cylinder utilities.
064-94/95	11	Three tonne trucks.
065-94/95	8	Four cylinder, one tonne utilities.
066-94/95	1	4WD Super Cab utility.
067-94/95	21	Four cylinder dual cab utilities.

Trade vehicles are generally of similar specification to that required.

Tenders providing the lowest changeover and to Council specification are recommended.

RECOMMENDATION

That Council accepts the following tenders as outlined in Attachment 1 to Report No:

<u>Tender No</u>	<u>Company</u> <u>Changeover</u>	
063-94/95	Midway Ford	\$
1,295.00		
064-94/95	Midway Ford	
	\$80,440.00	
065-94/95	Halberts Mitsubishi	
	\$16,569.00	
066-94/95	Titan Ford	\$
721.00		
067-94/95	Skipper Trucks	
	\$31,481.00	

R T McNALLY
City Engineer
I11103

BD:PRG
dre1002

CITY OF WANNEROO REPORT NO I11103

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 740-1

WARD: ALL

SUBJECT: LOCAL GOVERNMENT STANDARDS FOR SUBDIVISION

The Institute of Municipal Engineers Western Australia has written to Council seeking financial support of \$1,000 to prepare a Local Government Standard for Subdivisions. It has been estimated that the total cost of the document is \$30,000.

For some time the private industry has been concerned about the number of different standards that each Local Authority uses for Municipal works, such as kerbing and drainage systems.

In this regard the Institute has initiated discussions with the private sector and received support from the Association of Consulting Engineers Australia (ACEA) as the representative of private Engineering Consultants in Perth, the Urban Development Institute of Australia (UDIA) representing the developers and Australian Earthmovers and Road Contractors Federation (AERCF) representing the contractors to produce a design guideline for local authorities in Western Australia. A similar guideline has been recently produced in Queensland.

The Institute of WA has written to all the Associations seeking financial support to undertake the study. The institute has advised that support has also been received from the Minister for Transport, Mr Eric Charlton, the Minister for Local Government, Mr Paul Omodei and Minister for Planning, Mr Richard Lewis. Mr Omodei has also promised to contribute \$5,000 to the project through the Department of Local Government. A budget

allowance has also been made for the Australian Earthmovers and Road Contractor's Federation to contribute \$15,000.

Accordingly, the Institute is now seeking the support of individual Local Authorities to help finance the study and preparation of the Guidelines. This Council's support for the project by contributing \$1,000 towards preparation of the manual will entitle it to receive two copies of the guidelines once they are completed.

Also, as a major local authority in Western Australia, Council will be recognised as a contributor to the project in the forward of the report. Council will also be approached by the Consultants for input and a draft copy of the final document will be forwarded for comment prior to the review of the document and its printing for release.

It is considered that this proposal has considerable merit and should be supported. Also, in view of the extent of development occurring within this City, Council's direct representation on the Steering Committee to prepare the manual should be conditional on its contribution.

Council's contribution of \$1,000 can be funded from Account No 46574 Consultancy Fees. Funds of \$40,000 were allocated in the 1994/95 Budget for a Review of the Engineering Standards and Specifications to provide performance objectives for the subdivisional and development manuals.

While the Institute's proposed study will fulfil part of this requirement, the matter of enhanced standards still needs to be addressed. A separate report will be presented to the Policy and Special Purposes meeting on a Policy for enhanced standards for subdivisions and individual estates.

RECOMMENDATION

That Council approves a contribution of \$1,000 to the Institute of Municipal Engineering Australia for the preparation of a manual on Design Guidelines for Subdivisions subject to the City Engineer being represented on the Project Steering Committee.

R T McNALLY

City Engineer

PP:EMT
Berell003
I11104

CITY OF WANNEROO REPORT NO I11104

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-222, 222/24/217

WARD: SOUTH

SUBJECT: DRAINAGE WORKS IN KINGSWAY, LANDSDALE
SHORTFALL OF FUNDS

Council raised Loan 270 for \$56,000 in 1988/89 to undertake drainage works in Kingsway, Landsdale to relieve flooding of the property at Lot 24 Kingsway. Many options for siting a drainage disposal facility have been considered and numerous reports presented to Council on this matter in the past six years.

In August of this year, the owner of Lot 24 agreed to a drainage disposal facility being constructed on his property subject to an appropriate easement being prepared and payment of suitable compensation. The proposed drainage scheme is shown on Attachment 1.

Council approved a compensation payment to the owner of Lot 24, at its meeting on 28 September 1994 (Item I20941 refers). The compensation payment has been finalised and the registration of the easement is programmed for completion by the end of the month.

The extent of works, as shown on Attachment 1, have grown substantially from that proposed in 1988/89. In addition, the condition of the Kingsway pavement has deteriorated and there is a need for road widening and application of an asphalt wearing surface. The total estimated cost of the works is \$104,000, a shortfall of \$48,000.

Council approved \$480,000 in the current budget for the Sorrento Drainage Upgrade Scheme. Detailed investigations and the public

consultation process have delayed the implementation of projects in Sorrento and it is most unlikely that these funds will be fully expended this financial year. The reallocation of funds from Account No 34172 - Sorrento Drainage Upgrade Scheme to the Kingsway drainage project is supported to finalise this ongoing flooding problem. Funds could be included in the 1995/96 Budget for the continuation of the Sorrento Drainage Upgrade Scheme.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act the reallocation of \$48,000 from Account No 34172 Sorrento Drainage Upgrade Scheme to the Kingsway Drainage Project as shown on Attachment 1 to Report No

R T McNALLY
City Engineer

DRB:AT
Berell004
I11105

CITY OF WANNEROO REPORT NO I11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-1403

WARD: SOUTH

SUBJECT: MARANGAROO DRIVE - SERVICE ROAD, ALEXANDER HEIGHTS

The Member for Marangaroo, Mr T Cunningham MLA, has forwarded a fourteen signature petition on behalf of residents of Alexander

Heights requesting a service road on Marangaroo Drive, between Northumberland Avenue and Alexander Drive.

The residents have indicated that with the proposed construction of the dual carriageway, there are concerns with access to the properties, safety for children and the increase of traffic including buses and trucks passing close to the homes.

Present Situation

Marangaroo Drive, between The Avenue and Alexander Drive, is a 32 metre road reserve with a single 7.4 metre carriageway constructed on the northern side adjacent to the petitioners properties. This section of road currently carries in the order of 12,000 vpd.

There are thirteen lots between Northumberland Avenue and Alexander Drive that have direct access to the existing northern carriageway, as shown on Attachment 1.

Marangaroo Drive functions as a District Distributor road through the suburbs of Marangaroo to Ballajura.

Proposed Dualling Works/Service Road

Funds of \$863,000 have been approved in the 1994/95 Urban Arterial Road Programme, together with funds of \$287,000 from Council's Municipal Budget, for the duplication of Marangaroo Drive, from east of Mirrabooka Avenue to Alexander Drive. The proposed dualling works are shown on Attachment 2.

A preliminary investigation indicates that the construction of a service road for the fronting properties, between Northumberland Avenue and Alexander Drive, will require additional road reserve from the Koondoola Regional Open Space, adjacent to the southern boundary. This land is owned by Homeswest.

The preferred service road concept, taking into account the dual carriageway function of Marangaroo Drive, is shown on Attachment 3.

The construction of the service road with protected turning pockets and midblock entry requires the proposed southern carriageway to be relocated over existing major services that includes Telecom Plant. The estimated order of cost for the service road and this section of dual carriageway construction is in the order of \$0.8m. This cost does not include land acquisition. The total cost of the Marangaroo Drive dualling roadworks will therefore be in the order of \$2.0m.

Comment

The petitioners have expressed concerns with the safety aspects of the proposed dualling works.

The divided dual carriageway will improve the current traffic situation adjacent to the properties as the existing northern carriageway will provide two lanes for east bound through traffic movements. Therefore, access movements from the northern carriageway to the properties will be improved as currently one lane is shared for through traffic and access movements.

Also, while the properties will no longer have direct turning movements across to the southern carriageway, a protected 'U turn' pocket will be provided near Alexander Drive for westbound movements.

With regard to the acquisition of land, this will be required to be negotiated with Homeswest and this process can delay the proposed programme for the duplication works. It is to be noted that Council has made submissions to the Minister for Planning for the reservation of the Koondoola Regional Open Space as an 'A' class reserve.

With the concerns about the traffic volumes, the development of the overall road network, including the future extension of Hepburn Avenue, is likely to lessen the impact of future traffic volumes along Marangaroo Drive.

Also, in established older areas, there are a number of other dual carriageways, such as Beach Road and Warwick Road, that carry in the order of 15-20,000 vpd and have direct property access. Substantial portions of the existing dual carriageway of Marangaroo Drive also has direct property access.

Financial Implications

The financial implications of constructing the dual use carriageway/service road configuration shown on Attachment 3 are significant. Under the conditions of the Urban Arterial Road Programme all projects approved in the 1994/95 Budget must be completed by December 1995 or the funds are to be returned to the pool for redistribution in 1995/96. To meet this requirement, Council will need to fund the additional \$850,000 from its own sources, acquire land from Homeswest and complete construction of the roadworks by December 1995.

Alternatively, Council could forsake the 1994/95 Urban Arterial Road Funds and re-submit the revised project for 1995/96 funding. With the minimal increase in benefit compared to the much greater cost of the project, it is most unlikely that the

project would rate high enough under the multi-criteria analysis for Council to receive Urban Arterial Road Funds. Council would then be responsible for the total cost of the project should it wish to proceed on the basis of the proposal shown on Attachment 3.

Conclusion

Whilst the provision of a service road has benefits, it is considered that the proposed dualling of Marangaroo Drive will improve the traffic situation for residents between Northumberland Avenue and Alexander Drive.

It is recognised that the proposal of a service road for properties having direct access to a District Distributor has merit, however, the acquisition of land and additional costs are significant factors.

RECOMMENDATION

That Council:

31does not approve the construction of a Service Road in Marangaroo Drive, between The Avenue and Alexander Drive, due to the significant costs and land acquisition requirements;

32advises the petitioners accordingly.

R T McNALLY
City Engineer

PP:AT
Berell006
I11106

CITY OF WANNEROO REPORT NO I11106

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-1591

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS - HEATHRIDGE VILLAGE
SHOPPING CENTRE

Council has received a request from the management of the Heathridge Village Shopping Centre to install verge prohibitions adjacent to the Centre's frontage on Caridean Street, Heathridge. The verge prohibition is requested to reduce the impact of vehicles parking on the verge.

It is considered that there is sufficient parking at the shopping centre and in the road network without the need for shoppers parking their vehicles on the road verge. The extent of the proposed "NO STANDING ANY TIME ON VERGE" prohibition is shown on Attachment 1. The Shopping Centre Management will support this verge prohibition with bollards.

The Management of the adjoining Heathridge City shopping Centre does not wish to extend the bollard treatment along the verge fronting its complex as verge parking is not a problem at this location.

RECOMMENDATION

That Council:

- 33installs "NO STANDING ANY TIME ON VERGE" signs along the southern side of Caridean Street adjacent to the Heathridge Village Shopping Centre as shown on Attachment 1 to Report No
2. authorises the installation of bollards by the Heathridge Village Shopping Centre management in the southern verge of Caridean Street, adjacent to the Heathridge Shopping Centre, to the satisfaction of the City Engineer;
3. notifies the Centre Management accordingly.

R T McNALLY
City Engineer

BL:EMT
Bere11001
I11107

CITY OF WANNEROO REPORT NO I11107

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-390

WARD: SOUTH-WEST

SUBJECT: PARKING PROHIBITIONS - WHITFORD CITY SHOPPING
CENTRE - BANKS AVENUE AND ENDEAVOUR ROAD

In October 1990, Council considered a report on parking prohibitions adjacent to the Whitford City Shopping Complex on Banks Avenue, Hillarys (Item E11014 refers).

At that time, Council resolved to approve the installation of the parking prohibitions, as shown on Attachment 1, to coincide with the first stage of the Shopping Centre development. Bollards were subsequently installed by the Shopping Centre Management to protect the verge and reinforce the parking ban.

Now that the second stage of the Whitford City Shopping Complex has been completed, the Centre Management has requested to have the existing road and verge prohibition extended along the northern side of Banks Avenue and the eastern side of Endeavour Road adjacent to the complex. The road and verge prohibition is requested to reduce the impact of vehicles parking on the verge and to ban shopping centre patrons from parking along Banks Avenue and Endeavour Road. This practise is of concern to residents along Banks Avenue and would be resolved by the proposed prohibition. The Shopping Centre Management will support any verge prohibition with bollards. The extent of the proposed "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibitions are shown on Attachments 2 and 3 respectively.

It should be noted that the proposed construction of a roundabout at the junction of Banks Avenue and Endeavour Road,

will necessitate further parking prohibitions in this area (Item I10813 refers).

RECOMMENDATION

That Council:

34installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along the northern side of Banks Avenue, from the entry exit point to Whitford City Shopping Centre opposite Lot 240, to the junction with Endeavour Road as shown on Attachment 2 to Report No

2. installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the eastern side of Endeavour Road from the junction of Banks Avenue to a point 6m north of the car park entry exit, as shown on Attachment 2 to Report No
3. notifies the affected parties accordingly.

R T McNALLY
City Engineer

BL:AT
Berel1002
I11108

CITY OF WANNEROO REPORT NO: I11108

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 2378/140/20

WARD: CENTRAL

SUBJECT: AMENDED PLANS: LOT 140 (20) CASTELLA WAY,
MULLALOO

AMENDED PLANS

The owner/builder of the dwelling at Lot 140 (20) Castella Way, Mullaloo, has submitted amended plans for Council approval which include a third storey habitable room (see Attachment 'A').

BACKGROUND

At its meeting on 27 July, 1994, Council resolved to instigate prosecution proceedings against the owners of the dwelling for constructing a habitable room without Council approval. The approved plans indicated the void of a stairwell only.

The owners were prosecuted and fines and costs were awarded against them. In order to permit the habitable room to remain, approval is required to be given by Council.

COMMENTS

The front elevation of the dwelling as indicated on the approved plans is shown on attachment 'A'. The inclusion of the habitable room does not change this elevation.

Council may approve or refuse the application. If Council refuses the amended plans and orders that the room be removed, it will involve considerable costs and could weaken the structural adequacy of the suspended slab. The owners have paid fines and costs for constructing the room without Council approval and could appeal to the Minister for Local Government against such a decision.

RECOMMENDATION

That Council approve the amended application for a habitable room on the third floor level of the dwelling at Lot 140 (20) Castella Way, Mullaloo.

L.CANDIDO
Deputy City Building Surveyor
I11109

LC:lc:brel1007

CITY OF WANNEROO REPORT NO: I11109

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 472-1-1

WARD: SOUTH WEST

SUBJECT: PROPOSED "GARAGE" ADJACENT SORRENTO SOCCER,
SPORTS & SOCIAL CLUB (INC) CLUBROOMS AT PERCY
DOYLE RESERVE

The President of the Sorrento Soccer, Sports and Social Club (Inc) has requested permission for the Club to erect a 6m x 3.6m garage next to the Sorrento Soccer, Sports and Social Club Clubrooms at Percy Doyle Reserve for storing general equipment.

Other than stating that the Club has purchased the garage and detailed plans including site location will be submitted by the Builder, no other details have yet been offered. As the Clubrooms occupy a prominent site, the location and appearance of the shed will need to harmonise with the surroundings.

RECOMMENDATION

That Council approves in principle the erection of a 6m x 3.6m "garage" adjacent to the Sorrento Soccer, Sports and Social Club (Inc) Clubrooms at Percy Doyle Reserve subject to:

- 1 the Club or the Clubs builder applying for and gaining a building licence for the work;
- 2 the shed or "garage" being constructed in materials and in a manner acceptable to the City Building Surveyor;
- 3 the shed or "garage" is located in a position acceptable to the City Building Surveyor;
- 4 the Sorrento Soccer, Sports and Social Clubs lease area being extended to cover the location of the shed;
- 5 the Sorrento Soccer, Sports and Social Club (Inc) indicates its acceptance of and ability to undertake all capital, maintenance and operating costs for the shed, and authorises the alteration of the lease to cover the extended lease area and the maintenance and operating provisions for the shed or "garage".

R FISCHER
City Building Surveyor

PW:SE/brell1009

I11110

CITY OF WANNEROO REPORT NO: I11110

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-8

WARD: SOUTHWEST

SUBJECT: TENDER NO 85-94/95 - SUPPLY, INSTALLATION AND
COMMISSIONING OF AN AUTOMATIC RETICULATION
SYSTEM AT WHITFORDS SAILING CLUB FORESHORE
AREA

Tenders were advertised during October for Supply, Installation and Commissioning of an Automatic Reticulation System at Whitfords Sailing Club Foreshore Area.

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

Communittechnics Pty Ltd, 11 Pampas Court, Mirrabooka
Hugall & Hoile, 6/9 Stanford Way, Malaga
Total Eden, 6 Port Pirie Street, Bibra Lake
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle
Elliotts Irrigation, 24 Canham Way, Greenwood
Malua Reticulation, 13 Harold Street, Dianella
North Shore Irrigation, Winton Road, Joondalup
Neptune Systems, 37 Hector Street, Osborne Park

Tenders were received from the following:

Total Eden	\$22,370.00
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Elliotts Irrigation

\$14,369.00

Elliotts Irrigation have successfully undertaken Council's infield reticulation tenders previously. The unit price submitted is the lowest, therefore, acceptance is recommended.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Elliotts Irrigation for \$14,369 for the supply, installation and commissioning of an automatic reticulation system at Whitfords Sailing Club Foreshore Area, and;
- (b) authorises signing of the tender documents.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre1003
I111111

CITY OF WANNEROO REPORT NO: I11111

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-8

WARD: SOUTH

SUBJECT: TENDER NO 84-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT GASCOYNE PARK, WOODVALE

Tenders were advertised during October for Supply, Installation and Commissioning of an Automatic Reticulation System at Gascoyne Park, Woodvale.

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

Communittechnics Pty Ltd, 11 Pampas Court, Mirrabooka
Hugall & Hoile, 6/9 Stanford Way, Malaga
Total Eden, 6 Port Pirie Street, Bibra Lake
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle
Elliotts Irrigation, 24 Canham Way, Greenwood
Malua Reticulation, 13 Harold Street, Dianella
Al Reticulation, 2 Buvelot Place, Woodvale
Neptune Systems, 37 Hector Street, Osborne Park

Tenders were received from the following:

Total Eden	\$68,350.00
Elliotts Irrigation	\$72,452.00
Swan Irrigation	\$69,466.00
Malua Reticulation	\$62,468.00
Hugall & Hoile	\$68,200.00

SUMMARY

The lowest tenderer, Malua Reticulation, has successfully undertaken work for Council previously. Their tender conforms to all Parks Department specifications and requirements.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Malua Reticulation for \$62,458 for the supply, installation and commissioning of an automatic reticulation system at Gascoyne Park, Woodvale, and;
- (b) authorises signing of the tender documents.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre1004
I21100

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL

9 NOVEMBER 1994

CITY OF WANNEROO REPORT NO: I21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 780-21, 740-93627

WARD: SOUTH

SUBJECT: INFRASTRUCTURE CONTRIBUTIONS FOR CELL 5,
LANDSDALE

SUMMARY

The State Planning Commission (SPC) has recently advised Council of its determination in relation to a request from North Whitfords Estates for the reconsideration of Condition 3 of the subdivision approval for Stage 5 in Landsdale. A copy of the SPC's approval and latest advice is included in Attachment No 1.

In short, the Committee for Statutory Procedures, on behalf of the SPC, resolved that the principles applied to Condition 3 should not be modified. The Committee did however, modify the condition by quantifying the amount of contribution required to be made by the developer.

BACKGROUND

Council will recall Report I50904, considered on 7 September 1994 by the Policy and Special Purposes Committee. This report outlined, inter alia, that the SPC had issued its approval to the Stage 5 subdivision in Landsdale, and that this approval set out in detail the nature of developer infrastructure contributions for the subject cell. It was also stated that the SPC and Minister for Planning were concerned with the way Council was dealing with developer/infrastructure contributions and that a more responsive attitude was requested.

As a consequence, it had become necessary to undertake work in advance to prepare interim estimated infrastructure contributions, even though Council had already resolved to engage consultants for east Wanneroo to progress such matters. An

estimated cost per lot of \$2,880 (excluding administration charges) was calculated in accordance with the principles as previously set out by the SPC and Minister and a draft report of the above was prepared and submitted for Council endorsement. This information was subsequently conveyed to the Department of Planning and Urban Development (DPUD) for its information.

In the meantime, the applicant had requested the SPC to reconsider Condition 3 of its subdivisional approval and provide some indication of the amount of contribution required.

STATE PLANNING COMMISSION ADVICE

In considering the applicant's request, the SPC resolved not to modify the principles of the condition. Instead, the SPC took into account the Council's advice, and applied \$2,880 per lot as the level of developer infrastructure contribution required. This action is encouraging, as it demonstrates the SPC's preparedness to support the imposition of an infrastructure contribution as determined by Council.

Unfortunately, the inclusion of this figure in a subdivision condition effectively fixes this amount at today's value for a period of three years, ie the term of the subdivision approval. Whilst the condition states that this figure will be adjusted up or down according to the basis finally agreed to by the SPC, this sort of variation is only anticipated to be a one off (when consultants for east Wanneroo determine the level of contribution required and the SPC subsequently endorses this figure). It will therefore not include all other increases over the term of the approval resulting from other factors, eg quarterly increases through inflation, increases in the cost of construction materials etc.

It is believed that the SPC's rationale for specifying the infrastructure contribution as a condition is to give the developer a clear indication of the level of charges they are required to contribute, without the uncertainty of future unforeseen increases. It also provides the developer with the opportunity to appeal if the specific level of contribution imposed is not acceptable.

Although this rationale is generally considered sound, it fails to recognise the Council's position entirely. The imposition of an infrastructure charge through subdivision should provide for the opportunity to increase this charge over the period of the approval, particularly if subdivision does not occur for three years. Otherwise, the SPC should only express the infrastructure charges as a footnote to give the developer an indication of the level of contribution being charged at the time the approval was issued. Infrastructure estimates are reviewed on a quarterly

basis and, depending on the construction index and changes in land values, this cost ought to be able to be varied.

In this instance, it is not believed that this specific determination will adversely affect the Council to any extent as North Whitfords Estate are developing their landholding relatively quickly and will most likely undertake the development of Stage 5 in the near future. It is therefore likely that they will be required to pay their infrastructure contributions at the level as finally determined by consultants for east Wanneroo. In general, however the SPC's consideration of this condition is of concern as a potential precedent for future subdivision applications. Therefore, the Council should advise the SPC of its concerns to ensure that in future its interest is protected.

Finally, the Council will note that North Whitfords Estate have lodged an appeal to the Minister for Planning in relation to the SPC's determination. At this stage, no grounds for the appeal have been provided. It is hoped that the Minister will reject this appeal, particularly given that the condition being appealed is completely in accordance with the principles agreed to by the SPC and Minister.

Council will be advised in due course as to the outcome of this matter.

RECOMMENDATION:

THAT Council writes to the State Planning Commission and advises of its concern regarding the imposition of developer infrastructure contributions within subdivision conditions as a specific charge, without any provision for general increases to be accommodated.

O G DRESCHER
City Planner

rwz:gm
pre941111
24.10.94
I21102

CITY OF WANNEROO REPORT NO: I21102

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 205/9/235, 205/51/9

WARD: SOUTH

SUBJECT: REQUEST FOR ADDITIONAL REIMBURSEMENT :
COMPENSATION CLAIM FOR LAND RESUMPTION FOR
OCEAN REEF ROAD : A & A R VLAHOV

METRO SCHEME: Rural
LOCAL SCHEME: Rural
REPORT WRITTEN: 20.10.94

SUMMARY

Council has previously paid compensation to Mr and Mrs A and A R Vlahov from whom land was resumed for the purpose of extending Ocean Reef Road east of Wanneroo Road and providing an associated road drainage catchment area. The compensation paid by Council represented land value, disruption of business, loss of crops, severance, solatium, valuation fees and interest. Mr and Mrs Vlahov are now seeking additional amounts of \$11,663.00 for valuation fees and \$6,756.69 for legal fees that were not included in the settlement.

BACKGROUND

Negotiations for the acquisition of the land required from the Vlahov's holding at Lot 51 Mary Street, Wangara commenced in 1988. The City was unable to negotiate the purchase of the land and was forced to resume it in two portions in January 1991 and June 1991.

Council made advance payments on the claim for compensation in November 1991 and May 1992 and at its April 1994 meeting (I20433) it authorised a balance payment on the amounts that by then had been agreed to in full settlement of the claim.

The total amount paid by Council for the 8886 square metres of operating market garden land was \$406,060.57 which was made up as follows:

Principle	\$317,461.00
(land value, disruption of	

business, severance and
solatium)

Valuation Fees	\$3,898.00
Interest	\$69,701.57
Loss of Crops	\$15,000.00

ISSUES

Settlement was made on the basis of an amended claim dated 18 March 1994.

The amended claim did not specify an amount for valuation fees and merely referred to those fees as being additional to the principle sum. That was taken by the City to mean the amount of \$3,898.00 that had been specified in the two original claims that had been lodged previously.

Of the additional amount of \$11,663.00 being claimed for valuation fees, \$11,100.00 relates to services carried out since the original claims. The amount involved appears to be excessive but is supported by invoices. The balance amount of \$563.00 was incurred in December 1990 and the claimants had ample opportunity to notify the City of it in the course of negotiations. To introduce it several years later is not, in my view, acceptable.

Neither the original claims made in May and December 1991 nor the amended claim made in March 1994 included any amount for legal fees even though all of those claims were submitted through solicitors.

The total amount of \$6,756.69 relates to legal services carried out between November 1989 and October 1993. There is no obligation under the Public Works Act for the Council to pay legal fees and furthermore this claim has been made an inordinately long time after the period allowed for in that Act and in my view it should not be accepted.

SUMMARY

Mr and Mrs Vlahov have been generously compensated for the capital value, severance, consequential losses, solatium and interest for the land resumed from them. The settlement agreed to was considered by the City to be in full and final settlement of their claim and the City is under no obligation to pay any further amount.

However, if the Council is of the view that some further payment towards the late claim is warranted that payment should be

limited to part of the valuation fees amounting to \$11,100.00.
Funds are available in Account No 39285 - Ocean Reef Road Land
Acquisition Loan 243 to meet that payment.

RECOMMENDATION:

THAT Council does not approve the payment of any further amounts
to A and A R Vlahov in respect of the resumption of land from Lot
51 Mary Street, Wanneroo.

O G DRESCHER
City Planner

twm:gm
pre941108
20.10.94
I21103

CITY OF WANNEROO REPORT NO: I21103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-0471

WARD: NORTH

SUBJECT: COMPENSATION PAYMENTS FOR PERRY ROAD, PINJAR -
GRATIX AND CORCORAN

LOCAL SCHEME: RURAL
APPLICANT/OWNER: GRATIX & CORCORAN
REPORT WRITTEN: 13.10.94

INTRODUCTION

The City has negotiated with two land owners in Perry Road,
Pinjar to purchase a portion of their land affected by road

widenings. Unfortunately due to the survey being complex and taking longer than expected the valuations set on the land required for road works are out of date.

ROAD WIDENING

The realignment of a substandard curve along Perry Road, Pinjar, as shown on the attached plan was required and the proposed new road alignment would affect Locations 1896 and 1897, Perry Road, Pinjar. An area of 6300m² was required from Location 1896 and an area of 4163m² was required from Location 1897 to accommodate the road works.

The owners of the properties, Mr Corcoran and Mr and Mrs Gratix granted the City right of entry to the land to enable the road works to commence prior to the land being acquired from the City. The roadworks have been completed, however settlement on the purchase of the land has not occurred due to delays with the survey.

COMPENSATION

The survey has now been completed and the City is in a position to purchase the land. At its meeting on 18 November 1992 (Item G31104) Council resolved to compensate Mr and Mrs Gratix an amount of \$3780.00 plus 10% solatium under the Public Works Act for the 6300m² of land together with \$100.00 compensation for the loss of three large gum trees.

Mr Corcoran was offered \$2500 for the 4163m² of land plus the 10% solatium. The valuations were undertaken by a licensed valuer.

The property market has experienced considerable growth over the last 12 months and it is believed that the abovementioned values are out of date.

The same licenced valuer, Egan National Valuers (WA) was requested to provide a current valuation for the land required from the lots. The valuer has recommended a figure of \$4536.00 for the 6300m² of land required from Mr and Mrs Gratix and \$2997.00 for the 4163m² for the land required from Mr Corcoran's property.

An additional 10% solatium should also be paid to the land owners under Section 62 of Public Works Act.

The new valuations are fair and reasonable and have been supported by recent sales evidence. Even though the land owners had accepted the original compensation figures in 1992 I believe that it is only fair to pay the current market value of the land.

The delays in settlement were unavoidable and were the result of

complex surveys and not the land owners. Funds to meet the payments are held in Account No 32683.

RECOMMENDATION:

THAT Council:

35rescinds points 1 and 2 of Item G31104 viz:

- "1. offer to purchase 6300m² of land from A and V E Gratix the owners of Swan Location 1896, at the purchase price of \$3780.00 plus 10% solatium and compensation of \$100.00 for the three gum trees;
2. offer to purchase 4163m² of land from C Corcoran, the owners of Swan Location 1897, at the purchase price of \$2500 plus 10% solatium;"

36offers to purchase 6300m² of land from A and V E Gratix, the owners of Swan Location 1896 at the purchase price of \$4536.00 plus 10% solatium and compensation of \$100.00 for the three gum trees.

37offers to purchase 4163m² of land from C Corcoran, the owner of Swan Location 1897, at the purchase price of \$2997.00 plus 10% solatium.

O G DRESCHER
City Planner

cad:jw
pre941101
14.10.94
I21104

CITY OF WANNEROO REPORT NO: I21104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 790-645

WARD: NORTH

SUBJECT: CLOSE OF ADVERTISING : REZONING/RECODING OF
LOT 2 MARMION AVENUE, QUINNS ROCKS

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Homeswest
CONSULTANT: Chappell & Lambert
REPORT WRITTEN: 20.10.94

SUMMARY

Council initiated Amendment No 645 at its meeting on 10 March 1993 to recode portions of Lot 2 Marmion Avenue from Residential Development R20 to Residential Development R25 and R40 and to rezone a small local centre site to Commercial in general accordance with an approved structure plan for the land.

The amendment was initiated subject to a number of Council's concerns being addressed at subdivision stage. A subdivision plan for Lot 2 has now been approved by the Department of Planning and Urban Development (DPUD) addressing most of these concerns. Advertising closed on 14 October 1994 and one submission has been received. It is now appropriate for Council to consider finally adopting the amendment.

BACKGROUND

Homeswest who purchased Lot 2 (see Attachment No 1) from R & T Services, have sought to create an attractive and innovative residential neighbourhood environment by utilising 'Green Street' design principles. The structure plan submitted showed slightly smaller single residential lots at R20 and R25 (average lot size 500m²) with pockets of R40. In all, some 750 dwelling units are planned. A small local centre of 500m² GLA is located centrally and linked to a series of pocket parks (Public Open Space) which Homeswest have undertaken to develop.

In general the plan meets Council's requirements. In the earlier structure plan, there were, however, a number of changes to the plan which Council required be addressed at subdivision stage. These were detailed in the March 1993 report to Council and in particular, referred to:

38 recommendations of the Quinns/Alkimos Traffic Assessment being taken account of in subdivision planning, particularly a possible Lukin Drive extension through Lot 2;

39compatibility of design for Lot 2 with nearby structure plans;

40ensuring the primary school is located and orientated to the satisfaction of the Education Department;

41a commitment from Homeswest to regional roads to the satisfaction of the City Planner.

SUBDIVISION APPROVAL

Following a decision by State Planning Commission not to proceed with the Lukin Drive extension through Lot 2, subdivision approval was given to Lot 2 on 15 March this year (Subdivision No 89716).

As the subdivision plan proposed slightly different density locations than the local structure plan, DPUD requested that Council modify the amendment documents slightly to reflect the approved subdivision prior to advertising. The approved subdivision plan and residential densities are shown on Attachment No 2.

SUBMISSION

At the close of advertising only one submission from the Water Authority of Western Australia (WAWA) has been received. WAWA advises that Lot 2 is within the North West Corridor Special Agreement Area where a special funding arrangement is in place.

The funding arrangement requires that residential lots greater than R25 and commercial lots contribute headworks at the rate of 11.5 standard headworks contributions (SHC) per hectare. Lot 2 is presently zoned R20. Therefore, the Water Authority objects to the rezoning unless the rezoning is made conditional on the headworks contribution for water and sewerage being adjusted in line with the North West Corridor Agreement. Council's final adoption of the amendment should be subject to Homeswest entering into this commitment with WAWA.

RECOMMENDATION:

THAT Council:

1. subject to 2 below, finally adopts Amendment No 645 to Town Planning Scheme No 1, as modified in accordance with the Minister for Planning's requirements, to:

- .1 recode portions of Lot 2 Marmion Avenue, Quin Development to Commercial in general

accordance with Subdivision Plan No 89716 approved by the State Planning Commission in March 1994, prepared by Chappell and Lambert, Planning and Design Consultants;

.2 include in the Fifth Schedule of the Scheme Text a figure of 500m² GLA for the proposed shopping centre;

2. advises the applicant, Homeswest that final adoption of Amendment No 645 is subject to advice being received from the Water Authority of Western Australia that Homeswest has entered into arrangements to meet its headworks contribution for water and sewerage in line with the North West Corridor agreement, to the satisfaction of the Water Authority;
3. authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;
4. forwards the amendment documents and submissions to the Hon Minister for Planning seeking final approval and gazettal.

O G DRESCHER
City Planner

pjn:gm
pre941110
21.10.94
I21105

CITY OF WANNEROO REPORT NO: I21105

TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	9 NOVEMBER 1994
FILE REF:	790-689
WARD:	ALL

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 689,
MODIFICATION TO SCHEME INTERPRETATION OF RADIO
MASTS AND ANTENNAE

INTRODUCTION

Council initiated Amendment No 689 following advice from its solicitor that the current Scheme interpretation of Radio Masts and Antennae is not adequate for the control of television satellite dishes.

BACKGROUND

The current interpretation within Town Planning Scheme No 1 is as follows:

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

This interpretation was incorporated into the Scheme in 1991 via Amendment No 454 and resulted from concerns regarding amateur radio masts and aerial arrays and their potential impact upon residential amenity.

The present modification was initiated by Council in June 1994 (I20605) due to concerns over the adequacy of the present definition to enable the City to require Development Applications for television satellite dishes.

The need for the modification was highlighted by Councils solicitors during consideration of a satellite dish which was erected without prior development approval on Lot 679 (2) Corfu Court, Sorrento (Item H20238 refers). Legal advice concluded that without a specific requirement for development approval of satellite dishes Council's recourse against such construction is limited.

The new definition proposed in Amendment No 689 is:

"MAST OR ANTENNA"

means any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antennae on other dwellings in the locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.

DISCUSSION

The Statutory advertising period for the amendment expired on 20 September 1994 during which time no submissions were received.

RECOMMENDATION:

THAT Council:

42adopts Amendment No 689 for final approval;

43authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER
City Planner

sgw:gm
pre941102
19.10.94
I21106

CITY OF WANNEROO REPORT NO: I21106

TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	9 NOVEMBER 1994
FILE REF:	510-1449
WARD:	SOUTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 550 AND 551 MOFFAT PLACE, WARWICK

METRO SCHEME:
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mrs McGarry
REPORT WRITTEN: 25.10.94

SUMMARY

Council has previously resolved not to close the accessway in Moffat Place on the basis of the objections received from Westrail and the Department of Planning and Urban Development. Westrail has now withdrawn its objection on the basis that the proposed closure is extensively advertised.

BACKGROUND

The owners of Lots 550 and 551 Moffat Place, Warwick, requested Council to consider closing the pedestrian accessway which runs between their properties and the Warwick Train station. A petition signed by residents from seventeen households in Moffat Place supporting the closure was included with the closure request. The application was made on the grounds of vandalism and anti-social behaviour by some users of the accessway.

Youths congregate in the accessway and it appears that the problem is particularly bad after the last trains on Friday and Saturday nights or after special events such as the Royal Show and the Sky Show.

ASSESSMENT

The accessway is an important pedestrian route to the Warwick train station interchange. Westrail conducted a count on the number of people utilising the path and the results are as follows.

DATE	TIME	NUMBER OF PEOPLE
14 September (Wednesday)	6am until 8.30am	63
15 September (Thursday)	6am until 6pm	189

Please note that on 15 September 98 people walked to the interchange and 91 people walked from the interchange. The count was conducted as a result of Council's resolution (I90961).

As can be seen the accessway is well used and if closed it should be presumed that the current users will be inconvenienced. Mrs McGarry the owner of Lot 551 is claiming that the users of the accessway are locals who would not object to it being closed because they could access the Warwick interchange through the accessway off Hawker Avenue. The only way to determine if this claim is correct is to advertise the proposed closure by way of on-site signs and a notice in the Wanneroo Times.

The main problem with closing this accessway purely on the grounds of the vandalism and anti-social behaviour is that it will not solve the problem. The culprits will simply move along to the next accessway or remain in the interchange car park. As requested in Council's resolution (Item I90961) seeking "... methods agreeable to Westrail and the Department of Planning and Urban Development (DPUD) to restrict the use of the pedestrian accessway by anti-social elements" the comments of Westrail and the Warwick Police Station were sought. (DPUD has no jurisdiction over local security matters). Westrail advises that it could investigate the use of security cameras near the accessway.

The Senior Sergeant from the Warwick Police Station suggested the residents telephone the police every time there is a problem; the police could then attend to the matter. Continued police presence in an area may deter the culprits.

The proposed closure of the accessway should be advertised to gauge the opinion of the local residents. If objections are received, Westrail, the residents and the Police should be advised to adopt alternative solutions to the social problems being experienced.

If no objections are received, the Department of Planning and Urban Development could be requested to reconsider the proposed closure. When DPUD's comments are received Council would be in a position to make a final decision on the closure of the accessway.

RECOMMENDATION:

THAT Council advertises the proposed closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick to gauge the opinions of the residents in the vicinity.

O G DRESCHER
City Planner

cad:gm

pre941115
25.10.94
I21107

CITY OF WANNEROO REPORT NO: I21107

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20

WARD: CENTRAL

SUBJECT: PROPOSAL FOR EXTENSION OF THE WHITFORDS SEA
SPORTS CLUB AT FORESHORE RESERVE IN OCEAN REEF

INTRODUCTION

The Whitfords Sea Sports Club (WSSC) has expressed an interest to extend their facilities at Ocean Reef (just north from the Ocean Reef Boat Launching Facility) for:

1. An additional lease of land to the south of the existing premises as part of a club long-term development project.
2. Building additions/alterations to the WSSC.
3. Approval to fence off (on a temporary basis) a part of the "No Through Road" which is the access road to WSSC and the Whitfords Volunteer Sea Rescue Group (WVSRG).

LOCATION

The proposed extension of WSSC is situated on the coastal Reserve 20561 (Crown Land reserved for Recreation and Purposes Incidental Use) vested in the City of Wanneroo. It occupies an area between the Club's existing building and the Ocean Reef Boat Launching Facility car park, just west from Lot 1029 (Attachment No 1).

BACKGROUND

The area around the Ocean Reef Boat Launching Facility has been the subject of planning and possible recreation, tourism and commercial development since the late 1970s. In the early

1980's, the Governor granted Council power to lease the subject area for 21 years. When the area was leased for WSSC and WVSRG, particular attention was placed on formalising the existing public access across the lease area to the beach and a path along the east side of the western boundary of the lease area including necessary fencing to direct public access. Also, any extension of the Clubs in the future would need to be supported by an appropriate overall development and management plan.

In 1988 the Council considered a Draft Report on a Concept Plan for an Ocean Reef Recreation and Tourist Complex for Lots 1029 and 1032 owned by Council and ancillary proposals on adjoining freehold land owned by the State Planning Commission and the Water Authority of WA. Over the past six years Council has monitored the situation in terms of prospects for obtaining private sector involvement in the development of the area. However, the economic situation over that period has not been favourable to initiate the development.

In February this year, Council resolved to introduce a foreshore management plan for the area from Mullaloo to Iluka (I20247). The plan is intended to accommodate the Ocean Reef Foreshore Project within the overall design and show how this area will meld with management proposals for the areas to the south and north. The preliminary report on this plan was recently prepared and it will be referred to Council when the draft report is ready.

DISCUSSION

The site consists of a primary dune environment and a small beach, well protected by the boat launching facility's breakwaters. It is therefore valuable for public recreation use, particularly for small children. WSSC would like to construct at this site a new car park, dry boat storage, weekend boat parking, bosun's office, covered boat storage, fuel storage and duty boats on a commercial basis. In addition the Club proposes to fence all of these premises, which would greatly hinder public access to the beach (Attachment No 2).

The proposed development was referred to the relevant Council Departments (Engineering, Recreation, Parks and Land Officer) for comment. Also, the Council's Environmental Officer was consulted on this issue. They advised that in general the proposed site is located on an undeveloped piece of land that is particularly valuable for both unrestricted public recreation and possible future use in association with linking Lot 1029 (and its associated recreational/tourism development project) and the beach. As such, it affords a range of development opportunities and it would therefore not be appropriate to consider its

development in isolation from the ultimate development of Lot 1029.

A number of other issues that need to be considered include the extent of public recreation area previously allocated in other concept plans for this area, provision of drainage facilities to both replace Council's existing sump and provide for the extended pavement, relocation of the vehicle access road below the cliff face and parking provision for the public recreation area. It should be noted that these items are conceptual only, however, further detailed evaluation is required before agreement in principle can be given.

THE PROPOSED DEVELOPMENT

The development as proposed is close to the beach and likely to be visually obtrusive and unsympathetic to the natural environment of the area. It would also be likely to provide a high risk of pollution of the ground water (fuel storage and refuelling boats) and subsequently the beach and ocean. The scale of the development proposed would seem more appropriately located adjacent to a large marina rather than a boat launching facility. Again, the importance of considering the future of this presently unused site in the long-term context (ie taking the ultimate function of the Ocean Reef boat launching facility and development of Lot 1029 into account) is emphasised.

The Club has a legitimate need to expand its facilities to accommodate the membership requirements and to ensure safety and security. The Club needs to fence off its area. However, the temporary fencing off of the access road adjacent to the Club premises for boat storage is not favoured. It prevents public access to the beach but, more importantly, to grant "temporary" use of the land would create unnecessary problems when the situation needs to be reversed, because it becomes looked upon as permanent. Also, the Club proposal for the alteration of its existing building requires more detailed drawings and description for proper consideration.

As a long term measure for the Club, the area directly east of the Club would be a more appropriate location as a dry boat storage area, rather than blocking public access and possible future linkage of the design for Lot 1029 and foreshore area. As a short term measure, the strip of land (of approximately 10m width) between the Club's present eastern boundary and the western edge of the existing bitumen road could be temporarily used for dry boat storage. However, if temporary use of the land is permitted, it needs to be considered as a short term measure and very stringent conditions need to be laid down ensuring temporary nature of the use, which would need to be very clearly addressed up-front.

CONCLUSION

The proposed area for development consists of a primary dune environment and a small beach well protected by the boat launching facility's breakwaters. It is therefore a valuable asset for public recreation, particularly for children and possible future connection between Lot 1029 and the beach. Overall, the proposed development is considered premature. The ultimate use of the site involved should be determined as part of an overall strategy for the area consisting of the Ocean Reef boat launching facility and development of Lot 1029. To provide some short term assistance to the Club, temporary use of the strip of land abutting the Club's eastern boundary for dry boat storage could be considered.

RECOMMENDATION:

THAT Council:

44does not support the concept for extension of development for the Whitfords Sea Sports Club at the location shown on Attachments No 1 and 2 to Report No

45advises the Club that:

- .1 the matter of the overall development proposal for the considered;
- .2 the proposed alterations to the Club's existing building

46permits the temporary fencing of an area between the Club's existing fence and one (1) metre from the western edge of the existing bitumen road, subject to the following conditions:

- .1 access to the Whitfords Volunteer Sea Rescue Group is n
- .2 all necessary leasing permission must be arranged before
- .3 maintenance of public access through the site in accord

O G DRESCHER
City Planner

rh:gm
pre941002

22.9.94
I21108

CITY OF WANNEROO REPORT NO: I21108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20

WARD: NORTH

SUBJECT: REQUEST FOR FOUR WHEEL DRIVE VEHICLES ON
SELECTED BEACHES

INTRODUCTION

This report follows the receipt of a submission to the Council meeting held on 24 August 1994 from James R Jolley on behalf of the Western 4 x 4 Club Inc seeking access to selected beaches by members of that Club.

BACKGROUND

A similar request was considered by Council at its 22 December 1993 meeting when Council resolved not to permit access by the four wheel drive club to the City of Wanneroo's beaches (H41217). This resolution was based on the following considerations:

47The beaches and adjacent foreshore reserves have extremely fragile environmental features and are therefore not environmentally suitable for use by four wheel drive vehicles.

48There are no known environmentally acceptable vehicular accesses to the beaches.

49The four wheel drive vehicles and off-road bikes are causing the most damage to our coastal reserves.

50It is dangerous for other beach users and also unsafe for the drivers themselves.

51 Allowing four wheel drive clubs to use designated beaches would open the floodgate for thousands of other four wheel drive vehicles owners to use the area.

52 The owners of properties which abut the coastal reserves are constantly complaining about four wheel drive vehicles trespassing on their property.

DISCUSSION

The present request to use this City's beaches by four wheel drive vehicles is the second one from the same club within less than a year. The request is to allow Western 4 x 4 Club Inc four wheel drivers on the beach between 1km north of Quinns Rocks and 1km south of Yanchep, and on the beach north of Two Rocks (Attachment No 1). This request is for approximately 15km of beach which constitutes almost 30% of all of this City's beaches (48.5km) to be allocated for four wheel drive vehicles use. This does not seem to be a socially reasonable or equitable request.

The area north of Quinns Rocks and south from Yanchep adjoining the coastal reserves has started to be developed for residential use. Within the next decade the majority of the area will be developed for residential use. The area north from Two Rocks is also the subject of structure planning for residential use, although such use will occur considerably later than for the area south of Yanchep.

The Shire of Gingin has set aside a section of its beach near Lancelin approximately one hour's drive from Wanneroo for the type of usage sought by the Club. The City of Wanneroo allows for some disabled persons to take their vehicles on the beach at the Pinnaroo Point. However, every case is considered separately and permission is granted on its merit.

RECOMMENDATION:

THAT Council advises Western 4 x 4 Club Inc that it has discussed the possibility of four wheel drive vehicles using beaches in the City of Wanneroo on several occasions but does not consider such a use to be desirable for the same reasons as outlined in December 1993.

O G DRESCHER
City Planner

rh:gm
pre941106
20.10.94
I21109

CITY OF WANNEROO REPORT NO: I21109

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20, 308-2

WARD: SOUTH-WEST, CENTRAL, NORTH

SUBJECT: THE MARITIME LEGISLATION OF THE FUTURE

SUMMARY

The Department of Transport has requested Council to assist the Department with comments regarding a review it is undertaking of its maritime legislation. These comments are requested by 18 November 1994.

BACKGROUND

On 1 January 1994 the Department of Marine and Harbours was officially amalgamated with the Department of Transport. The new Department of Transport is now responsible for marine safety and the management of the maritime facilities inherited from the Department of Marine and Harbours.

The maritime legislation inherited by the Department of Transport is considered by that Department to be outdated, clumsy, unnecessarily complex and inconsistent or unclear in parts. It also considers that it does not adequately serve the existing maritime functions and does not support some future directions being considered.

THE EXISTING MARITIME ROLE OF THE DEPARTMENT OF TRANSPORT

The Department of Transport suggests that in general the new legislation should be very concise, less descriptive than at present and above all easy to understand. It also would like to eliminate duplication, simplify regulation and avoid overlapping

between State and Commonwealth legislation with a view to the development of a more uniform approach on a national basis.

Under the present legislation in the maritime area, the Department is responsible for:

- providing the Government with policy and technical advice on matters affecting ports and shipping, maritime facilities and coastal management;
- providing services related to marine facilities, marine safety and marine emergencies;
- assisting in protection and development of the State's coastal and estuarine resources;
- issuing licensing or legislation of private jetties, commercial ferries and recreational power boats;
- regulating of commercial and recreational vessels to ensure operational safety within State waters, excluding those regulatory responsibilities carried by statutory port authorities;
- providing and maintaining navigation aids where these are not provided by a port authority, the Commonwealth Government or some other agency; and
- ensuring that commercial vessels operating in State waters on an intrastate voyage comply with minimum safety standards and manning levels.

POSSIBILITIES FOR A NEW ROLE FOR THE DEPARTMENT OF TRANSPORT

The Department of Transport sees that the possibilities for a new role consists of five possible levels at which the Department could participate in marine affairs to meet community needs. These are as follows:

1. providing advice and influence only;
2. providing incentives and subsidies only;
3. intervening directly by regulation;
4. providing services and facilities itself; and
5. a combination of all of these.

Option 5 above is seen as the option which the City should promote to the Department of Transport.

RELATIVE RESPONSIBILITIES BETWEEN THE DEPARTMENT OF TRANSPORT AND LOCAL GOVERNMENT AUTHORITIES

The following comments on the subject of relative responsibilities are suggested for submission to the Department.

1. COASTAL MANAGEMENT

The territorial boundary between coastal Local Authorities and State Government is generally the high water mark. Therefore, the responsibility for coastal reserves management should lie with the relevant Local Government Authority while responsibility for management of coastal waters should lie with the Department of Transport.

2. JETTIES

Explanatory papers provided by the Department suggest that regulatory functions associated with jetties are essentially planning functions and therefore should be handled by Local Government or by some other planning agency. However, jetties are engineering structures situated below high water mark, and therefore they are generally outside the Local Authority's area of responsibility.

3. MARINAS AND BOAT HARBOURS

The City of Wanneroo has four facilities of this type. These are: Hillarys Boat Harbour, Ocean Reef Boat Harbour, Mindarie Keys Marina and Two Rocks Marina (Attachments 1, 2, 3 and 4). The areas of these structures above high water mark are within the municipal area. Also, the internal water area at Mindarie Keys, east of the original highwater/shoreline and large jetty at Sorrento Quay are also within the municipal area. However, the internal waters created by breakwaters are outside the municipal boundary.

The artificially created areas, built below high water mark (such as breakwaters), are vested in different organisations. The breakwaters at Mindarie Keys Marina are vested in the City of Wanneroo. The breakwaters and Reserve 39197 within the Hillarys Boat Harbour, and a large jetty at Sorrento Quay are vested in the Minister for Transport. Also, the breakwaters at Ocean Reef Boat Harbour are vested in the Minister for Transport except the southern part of the southern breakwater which is vested in the Water Authority. The breakwaters at Two

Rocks Marina and the section of coastal Reserve 20561 between these breakwaters are Crown Land leased to Yanchep Sun City.

The information above has been drawn from the existing maps and other available information. However, to advise the Department of Transport of how the maintenance responsibilities should be divided, more detailed investigation of this matter is needed.

RECOMMENDATION:

THAT Council:

53advises the Department of Transport that it believes the review of Maritime Legislation currently being undertaken holds significant implications for the City of Wanneroo. Detailed investigations will not be completed in time to respond fully by 18 November 1994 and a one month's extension of that time for submission is requested;

54considers the matter further upon completion of the investigations referred to in this report.

O G DRESCHER
City Planner

rh:gm
pre941119
26.10.94
I21110

CITY OF WANNEROO REPORT NO: I21110

TO: TOWN CLERK

FROM: CITY PLANNER AND CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 057-4

WARD: SOUTH

SUBJECT: PERRY'S PADDOCK HISTORICAL VILLAGE PROJECT

METRO SCHEME: Parks and Recreation Reserve
LOCAL SCHEME: Parks and Recreation Reserve

SUMMARY

Around the middle of this year the City advertised for registrations of interest from the private sector and community groups for participation in the development of the Perry's Paddock Historical Village project. Two registrations of interest have been received: one from Mr Vic Garmson and one from Mr Robert Brittain.

In addition to the above formal registrations of interest, two further proposals relating to Perry's Paddock have been received, one from Mr K Dooley and another from Mr Andrew Wharram.

BACKGROUND AND ASSESSMENT

This matter was considered by the Historical Sites Advisory Committee at its meeting of 19 October 1994. A memorandum was presented to the committee which provided details concerning the background to the matter, the registrations received, an assessment of the registrations and the two further proposals and a recommendation for the committee's consideration. A copy of the memorandum is attached (Attachment No 1). The attachments referred to in the memorandum are quite lengthy and for the sake of economy, they have been separately forwarded to all Councillors.

The Historical Sites Advisory Committee resolved to recommend that Council:

- 1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:
 - (a) detailed plans and land requirements;
 - (b) sources of finance (letters from funding sources to be provided);
 - (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);

- (d) projected outgoings and income;
- (e) rental proposition to the City;
- (f) contributions to servicing/infrastructure for the site;
- (g) what involvement would Mr Garmson have with community groups in terms of his development;

2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;

3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded from the Perry's Paddock Historical Village Reserve Fund;

4 for the purpose of undertaking 3. above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;

5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

RECOMMENDATION:

THAT Council:

1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:

- (a) detailed plans and land requirements;
- (b) sources of finance (letters from funding sources to be provided);
- (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);
- (d) projected outgoings and income;
- (e) rental proposition to the City;

(f) contributions to servicing/infrastructure for the site;

(g) what involvement would Mr Garmson have with community groups in terms of his development;

2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;

3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded from the Perry's Paddock Historical Village Reserve Fund;

4 for the purpose of undertaking 3. above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;

5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

O G DRESCHER
City Planner

R BANHAM
City Recreation and
Cultural Services Manager

pjt:gm
pre941116
25.10.94
I31100

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL

9 NOVEMBER 1994

CITY OF WANNEROO : REPORT NO I31101

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 9 NOVEMBER 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 surplus of \$4,135.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Sections 547 (12) and 527 (3) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 9 November 1994.

T ORD
Acting City Treasurer

TO:JW
25 October 1994

tre0008
I41100

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I41101

CITY OF WANNEROO REPORT NO: I41101

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 930-19

WARD: CENTRAL

SUBJECT: TRADING IN PUBLIC PLACES

Council is advised of an incident which occurred on 14 October 1994 whereby an unlicensed trader Mr R J Cooper, 8 Grosvenor Road, Bayswater was found to be selling hot dogs and soft drinks from Boas Avenue, Joondalup.

Mr Cooper has had a previous written warning regarding his actions, despite this action he has continued to trade illegally.

It is a requirement under By-law 3 that no person shall carry on trading unless they are the holder of a current licence, a fee of \$510 applies to all licence holders.

RECOMMENDATION

That Council institutes legal proceedings against Mr R J Cooper, 8 Grosvenor Road, Bayswater for contravening Council's By-laws Relating to Trading in Public Places.

M L AUSTIN
Acting City Environmental Health Manager

hrel1001
ip:rej
I41102

CITY OF WANNEROO REPORT NO: I41102

TO: TOWN CLERK

FROM: MANAGER, WELFARE SERVICES
CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 635-15-1

WARD: SOUTH

SUBJECT: CONSTRUCTION OF AGED CARE FACILITY -
ALEXANDER HEIGHTS

Council in its 1994/95 budget made provision for the construction of an aged care facility in Alexander Heights. It is intended that the facility will accommodate the needs of aged people in the Girrawheen, Koondoola, Marangaroo and Alexander Heights areas.

Style of Facility

It is being proposed that, in line with:

- . the changing priorities for Government funding;
- . the focus of Council's aged care services;

the facility should focus on the needs of frail disabled aged clients.

It is felt that at this time the needs of well aged residents can be accommodated in existing facilities and in the new community hall at Alexander Heights.

It is therefore proposed that the facility should be "non institutional" in style and should include the following components.

- . A day care area which is designed to have a "home-like" environment. This area should be secure to cater for people with dementia and should accommodate up to 15 people at one time. The area should be self contained with domestic style kitchen, bedroom, lounge area, small dining area and an enclosed outdoor area.
- . A hairdressing room.

- . Podiatry clinic.
- . Quiet lounge area.
- . An activity area with kitchen bench.

See Attachment A.

Justification of Need

At present, 23% of clients registered with Council's Aged and Disability Services live in the postcode area of 6064 (Girrawheen, Koondoola, Marangaroo, Alexander Heights). Many of these clients live in public housing and for many supported accommodation is not an affordable option. Demands on home care and day care are very high in this area.

Due to the lack of a suitable venue clients from this area who require day care are transported to the Greenwood/Warwick Community Care Centre. The wait list for clients wanting to access the service is consistently high. Clients with moderate to severe dementia are transported to a day centre in Osborne Park. The Home and Community Care Programme has indicated that if the Alexander Heights Centre was to cater for dementia clients, it would be given a high priority for funding.

Funding the Centre

The estimated cost of the Centre is:

Building	291,000	
Courtyards	<u>19,440</u>	310,640
Landscaping	10,000	
Furniture	30,000	
Fees	13,500	
Services	10,000	
Car parking	<u>12,000</u>	
Other costs		75,500
Contingencies		<u>12,000</u>
	Total cost	<u>\$398,140</u>
Budget allocation		<u>\$356,000</u>
	Shortfall	<u>\$42,140</u>

The estimate of cost is based on full design being prepared "in-house" utilising appropriate consultants. The scale of the building provides an opportunity for preparing a performance specification and seeking proposals from the housing industry. This should reduce the cost, but may still exceed the budget. Therefore, it is proposed to seek two prices, one for the total project, and the second excluding Activities Room 2.

Council in its 1994/95 budget allocated funds to \$356,000 for construction of the Centre. It was anticipated that contributory grants totalling \$200,000 be sought from the HACC Programme and the Lotteries Commission. It is being proposed that applications be made to these funding bodies for grants of \$150,000 respectively.

The Site

The proposed site is between the Alexander Heights Hall and the proposed CATA drop-in facility for people with disabilities, located off Mirrabooka Drive, Alexander heights. The building has been designed to suit the existing and proposed development. The suite of buildings on the site will lead to better management options for both users and the City.

RECOMMENDATION

That Council:

- 1 submits an application for a grant of \$150,000 to both the Lotteries Commission and the Home and Community Care Programme for the purpose of the construction of an aged care facility at Alexander Heights;
- 2 approves the sketch plan for the proposed Aged Care Facility; and
- 3 authorises the documentation and calling of tenders.

P STUART
Manager: Welfare Services

R FISCHER
City Building Surveyor

bre10004/SE
I41103

CITY OF WANNEROO REPORT NO: I41103

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 240-14

WARD: CENTRAL

SUBJECT: JOONDALUP LIBRARY RESOURCES

A deputation to the Minister for the Arts in June this year addressed Council's concern on the Library and Information Service of Western Australia's (LISWA) ability to supply the Joondalup Library stock on schedule. At the meeting, LISWA confirmed the need for special resourcing however, recent correspondence from the Minister and LISWA indicates otherwise.

This advice does not adequately address Council's concerns.

BACKGROUND

Since 1991, Council, LISWA and the State Government have mutually agreed provision of a stock the size required by Joondalup would need to take place over a three year period, i.e. 20,000 items per year in 1993/94, 1994/95 and 1995/96.

The need for this lengthy selection time is essential to:

1. obtain the number of items required
2. achieve a range of titles and avoid heavy duplication
3. build a balanced stock with sufficient time to identify and fill subject gaps
4. ensure all orders placed for new titles have sufficient time to arrive from interstate and overseas and be processed through the LISWA system
5. access materials published over several years through the state's used stock turnover system
6. ensure Council receives stock gradually in order to process automated records and physically prepare for library shelves.

DEPUTATION

In 1993/94 no stock was provided, although advice was received 5,000 items were on order to be supplied during the first half of 1995. Council sought a deputation to the Minister to express concern at LISWA's ability to supply the 60,000 items required between January 1995 and June 1996. The deputation was attended by Mr Bill Marmion (Ministry for the Arts), Mrs Fay Boyd (LISWA), with the Town Clerk and City Librarian representing the City of Wanneroo.

The meeting identified the inability of LISWA to adequately provide both new and used resources for the Joondalup Library under current resource levels. Mr Marmion recommended LISWA therefore seek special one-off funding to acquire and process the balance of Joondalup Library resources as new stock. The project was considered unique and therefore unlikely to set a precedent.

FUNDING APPLICATION

Immediately following the deputation, Council supplied LISWA with documentation to support a funding application. The City Librarian was advised there would be a two week delay awaiting details of the 1994/95 Development Programme. Despite enquiries, further information was not received until Council wrote to the State Librarian on 6 August 1994 to enquire on the progress of the application. The LISWA response dated 30 August 1994, clearly indicated the funding application would not proceed, Joondalup stock requirements to be addressed instead through the normal Development Programme.

Mrs Boyd has since advised the funding application did not proceed as LISWA doubted it would be successful. It is disappointing that the State's library system has been denied the opportunity to quickly increase total resources by 40,000 items without detrimental impact on the current system.

Council could decide to submit the funding application itself. However, as the stock still must be funded and processed through LISWA, this does not seem to be a viable option.

MINISTERIAL RESPONSE

Correspondence recently received from the Minister for the Arts advises that in 1994/95, LISWA will keep the provision of stock to the proposed Joondalup Library on schedule.

LISWA have advised the Minister 15,000 new volumes will be provided in 1994/95 to reinstate the schedule. This information is a little unclear as the ordering schedule does not reflect

actual provision. Although LISWA may commence ordering the next 15,000 immediately, it will be at least six months before a steady flow of these orders begins to arrive.

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

STOCK SCHEDULE

The most recent discussions with LISWA staff indicate the revised stock provision schedule is likely to be as follows:

<u>YEAR</u>	<u>STOCK REQUIRED</u>		<u>ORDERED</u>	<u>RECEIVED</u>		<u>RUNNING TOTAL</u>	
	NEW	USED		NEW	USED	REQ'D	REC'D
93/94	10,000	10,000	5,000	Nil	Nil	20,000	Nil
94/95	10,000	10,000	15,000	5,000- 10,000 est	10,000 est	40,000	25,000 est max
95/96	10,000	10,000	10,000*	10,000- 15,000	10,000* est	60,000	45,000 est max
est							

JOONDALUP LIBRARY OPENING LATE 1996

1996/97 *NOT YET ALLOCATED

Council should be aware the above calculations are largely optimistic estimates. LISWA are not able to commit further due to the following variables:

- i) future budgets
- ii) schedule for delivery of ordered stock
- iii) availability of used stock

SUMMARY

The establishment of public libraries is a joint state and local government venture. However, the current process is flawed as Local Government forward planning cannot be supported with forward commitments from LISWA.

Council established a realistic schedule for the opening of the Joondalup Library over a long time frame and kept LISWA and the State Government advised of this schedule. LISWA has not been in a position to provide the resources required in the first two years of the schedule. Although LISWA will soon be able to supply some of the resources required, there can be no commitment as to the quantity or schedule. Neither is LISWA prepared to submit a special 'one-off' funding application to the state government to enable a firm schedule to be established.

Although the Minister's advice that 15,000 new volumes are to be provided is good news, the continued lack of a formal LISWA forward planning process still jeopardises strategic local government facility provision. The current process necessitates concentrated lobbying by Councils to ensure projects such as Woodvale, Morley, Altone Park and Joondalup eventually receive the stocks required. As the largest and most important of these projects, it is anticipated Joondalup will require concentrated lobbying throughout development.

Recommendation:

That Council:

1. corresponds to the Minister for the Arts:
 - a) acknowledging that should the 15,000 volumes be provided for the Joondalup Library by 30 June 1995, the 1994/95 new stock provision schedule will be maintained
 - b) seeking clarification the 20,000 used stock will be provided prior to July 1995
 - c) expressing concern at the continued lack of an appropriate forward planning process for the establishment of public libraries in Western Australia
2. corresponds to the State Librarian:
 - a) seeking urgent commencement of selection of the used stock component for the Joondalup Library
 - b) expressing disappointment at the LISWA decision not to submit a special 'one-off' funding application to enable a firm schedule to be established for the Joondalup Library and inject additional stocks into the Library and Information Service of Western Australia.
3. advises the Western Australian Local Government Librarians Association of the inactivity of LISWA in promoting the

development of the Library and Information Service in Western Australia. By not seeking special funding for the Joondalup Library, the State public library system has been denied the opportunity to quickly increase total resources by 40,000 items without detriment to the current system.

N CLIFFORD
City Librarian

nfc:mdp
whre100194
24.10.94
I41104

CITY OF WANNEROO REPORT NO: I41104

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 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 19 October 1994.

Item 5.8 Heritage Conservation and Property Value Awards

The Committee discussed an item of correspondence from the Heritage Council seeking nominations for the Heritage Conservation and Property Value Awards.

It was MOVED T Martin SECONDED P Renkin that the Historical Sites Advisory Committee recommends Council lodges an entry for Cockman House in the Heritage Conservation and Property Value Awards.

Item 5.9 Heritage Council - Cash Grants

Correspondence was received from the Heritage Council of WA offering grants for preservation of historical sites.

It was recommended that Council makes an application to the Heritage Council of WA under the Conservation Incentives Programme 1994/95 for a cash grant to assist with the preservation of the shed at the rear of Cockman House.

Cultural Development Advisory Committee

Minutes of meeting held 10 October 1994

Item 4.1 City Recreation and Cultural Services Manager's Report - Piano

The Committee considered the City Recreation and Cultural Services Manager's report regarding the location of the piano currently housed on the third floor of Council's Administration Building.

The Committee received the report and recommended Council investigates the purchase of a modular wooden platform on which to locate the piano.

Youth Advisory Committee

Minutes of meeting held 19 September 1994.

Item 1 Election of Committee Member

It was noted that Ms Marenee Provis was appointed to the Committee.

RECOMMENDATION

That Council:

- 1 enters Cockman House in the Heritage Conservation and Property Value Awards;
- 2 applies to the Heritage Council of WA under the Conservation Incentives Programme 1994/95 for a cash grant

to assist with the preservation of the shed at the rear of Cockman House;

- 3 investigates the purchase of a modular wooden platform on which to locate Council's piano; and
- 4 endorses the appointment of Ms Marenee Provis to the Youth Advisory Committee for 1994/95.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre41102
I41105

CITY OF WANNEROO REPORT NO: I41105

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 330-9-1

WARD: CENTRAL

SUBJECT: REQUEST FOR WAIVER OF HIRE FEES

Two requests have recently been received for the refund and waiver of hire fees.

- 1 Soroptimist International of Joondalup has requested a refund of the hire fee of \$170.40 for its use of the Civic Centre main hall on 11 September 1994 for a senior citizens concert. Whilst concerts do not usually attract reduced hire charges, it is Council's policy that senior citizens' clubs enjoy free use of facilities.

2 The Canine Association of WA (Inc) is seeking a waiver of the hire fee of a Council park for the introduction of a "Canine Good Citizen" programme. The course will emphasise responsible dog ownership and will run for six week periods. It is understood that Rangers from Council's Municipal Law and Fire Services Department will feature as a component of the programme. The cost of the waiver will be \$246.00. Council's involvement and support of this programme is recommended.

RECOMMENDATION

That Council:

- 1 refunds the hire fee of \$170.40 for the use of the Civic Centre on 11 September 1994 by Soroptimist International of Joondalup for its annual senior citizens concert; and
- 2 waive the hire fee of \$246.00 for the use of a Council park by the Canine Association of WA (Inc) for the purpose of a "Canine Good Citizen" programme.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS/rre41101
I41106

CITY OF WANNEROO REPORT NO: I41106

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 488/388/11

WARD: SOUTH

SUBJECT: DOG ACT APPEAL - MR B CRAIG, 11 BEXLEY WAY,
 GIRRAWHEEN

On 16 August 1994 Council refused an application by Mr B Craig of 11 Bexley Way, Girrawheen 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 Craig 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 Craig 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 Doberman Pincer 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 black/tan Doberman;
- b) male black/tan Doberman;
- c) Doberman Pincer - yet to be acquired.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/dw/11004
I41107

CITY OF WANNEROO REPORT NO: I41107

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 910-1

WARD: SOUTH

SUBJECT: APPOINTMENT OF HONORARY PARKING INSPECTORS FOR
WARWICK GROVE SHOPPING CENTRE

A letter dated 25 May 1994 has been received from Growth Equities Mutual Property Management Pty Ltd, Managing Agents for the Warwick Grove Shopping Centre, Warwick.

They have written to Council seeking establishment of the Shopping Centre as a Parking Station. Clause 3(1) of the Parking Facilities By-laws reads:

3(1) "These By-laws apply to the Parking region and all parking stations, parking facilities and metered zones in the parking region and includes a parking facility, parking station or other land that:

- (a) is not owned, controlled or occupied by the Municipality but where the Council has the consent of the owner or occupier; or
- (b) is owned by the Municipality but is leased to another person."

This will be subject of a separate report to Council by the City Engineer when the appropriate plan for the Parking Station is submitted by the Shopping Centre Management.

In their correspondence they have also nominated two persons to be Honorary Parking Inspectors for the Warwick Grove Shopping Centre. They are, namely:

- (1) Glen Alan HILL of 8 Altair Way, Beldon 6027, age 31, occupation Maintenance Handyman, employed by Warwick Grove Shopping Centre.
- (2) Philip Frederick RICE of 8 McPherson Street, Mt Lawley, age 34, occupation Security Officer, employed by Wormald Group 4 Security, Osborne Park (Contracted to the Shopping Centre for Security Control duties).

Council draws its authority to appoint Honorary Parking Inspectors under Section 669DA of the Local Government Act 1960.

Should Council resolve to authorise the applicants, their enforcement duties will cover all parking enforcement as contained in Council's Parking Facilities Ordinance No. 19. Council will also be required to authorise the applicants under the Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

Honorary Parking Inspectors will be empowered to issue offending motorists with two separate types of infringement notice under the abovementioned By-laws. These notices will be strictly monitored by the City's Municipal Law & Fire Services Department and any monies paid by way of fines must be directed to Council. Payment of on the spot fines cannot be made to the issuing officer, or to the Warwick Grove Shopping Centre Management or the Managing Agents.

Both applicants are persons of good character and there appears to be no impediment to their honorary appointments.

The position, if approved under Section 669DA, will confer the authority for Honorary Inspectors to serve infringement notices or modified penalties under Section 669D (Local Government Act) of which parking, standing or leaving of a vehicle are an element. However, the power to withdraw a modified penalty or infringement notice is not conferred on Honorary Parking Inspectors by Section 669DA.

The positions are voluntary and the officers, if appointed, do not receive any form of salary, wage or other gratuity from Council. The duties performed as an Honorary Parking Inspector will be carried out during their paid duties by their respective employers.

Appointments, as in the case of Honorary Beach Inspectors, will be for a 12 month period and may be cancelled by resolution of Council.

RECOMMENDATION

That Council:

- 1 in accordance with Section 669DA of the Local Government Act 1960 appoints Glen Alan Hill and Philip Frederick Rice as Honorary Parking Inspectors for the Warwick Grove Shopping Centre, Warwick for a 12 month period, subject to renewal;
 - 2 in accordance with the provisions of the Justices Act 1902 authorises the withinmentioned Honorary Parking Inspectors to act under and enforce the Parking By-laws for the City of Wanneroo only within the boundaries of the Warwick Grove Shopping Centre, Warwick as detailed hereunder:
- (a) Parking Facilities By-laws No. 19;
- (b) Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

T M TREWIN
Manager - Municipal
Law & Fire Services

18 October 1994

tmt/dw/11001
I41108

CITY OF WANNEROO REPORT NO: I41108

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 313-5

WARD: CENTRAL

SUBJECT: APPOINTMENT OF HONORARY BEACH INSPECTORS -
MULLALOO SURF LIFE SAVING CLUB

A letter dated 28 September 1994 has been received from the Mullaloo Surf Life Saving Club nominating Mr Stephen Brian Dargie, aged 34 years, of 149 Caridean Street, Heathridge, Mr Jeffrey Alexander Davidson, aged 27 years, of 13 Taylor Way, Hillarys, and Mr Edward Neilan, aged 27 years, of 23 Lenham Way, Marangaroo to be authorised as Honorary Beach Inspectors for the Mullaloo Beach Reserve area.

Messrs Dargie, Davidson and Neilan are members of the Club and have held positions of responsibility within the Management of the Club.

Council draws its authority to appoint Beach Inspectors under Clause 16 of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons (No. 14) made under the Local Government Act.

All these applicants are persons of good character and there appears to be no impediment to their honorary appointments. All three persons have been previously appointed as Honorary Beach Inspectors but their 12 month appointments will lapse in November 1994.

The positions are voluntary and the appointed officers do not receive any form of salary, wage or other gratuity. Appointments may be cancelled by resolution of Council.

RECOMMENDATION

That Council approves the appointments of Mr Stephen Brian Dargie, Mr Jeffrey Alexander Davidson and Mr Edward Neilan as Honorary Beach Inspectors attached to the Mullaloo Surf Life Saving Club for a period of 12 months, subject to renewal. Such authority to be contained to the Mullaloo Beach Reserve area.

T M TREWIN
Manager - Municipal
Law & Fire Services

18 October 1994

tmt/dw/11002

I61100

CITY OF WANNEROO
BUSINESS FOR INFORMATION SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I61101

CITY OF WANNEROO REPORT NO I61101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-225

WARD: SOUTH

SUBJECT: LANDSDALE ROAD RECONSTRUCTION

As part of the 1994/95 Budget, Landsdale Road has been programmed for reconstruction, between Alexander Drive and Rangeview Road, Landsdale.

A total length of 1500 metres requires reconstruction at an estimated cost of \$355,000. However this financial year's funding of \$254,760 will allow 1 kilometre of reconstruction to be undertaken.

The 500 metre balance of the remaining works will be submitted for Council's consideration for funding next financial year.

The staging of the project is considered to be appropriate as the critical section, from Alexander Drive heading west will be upgraded.

Submitted for information.

R T McNALLY
City Engineer

GR:AT
Berell005
I61102

CITY OF WANNEROO REPORT NO: I61102

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 061-376-3

WARD: CENTRAL

SUBJECT: REPAIRS TO WANNEROO SHOWGROUNDS SOUTH BAR

For some years, the South Bar at the Wanneroo Showgrounds has suffered form vandalism. The most recent, serious attack occurred on 11 May 1994 resulting in the demolition of some brickwork, the smashing of the electricity supply distribution board and power outlets, damage to the metal benchtop and the smearing of faeces over the concrete floors. The cost of repairs were estimated at \$1,205, which was duly claimed against insurance.

As the bar is a regular target for vandals, the Wanneroo Agricultural Society was approached with a view to reappraising the structure. It was felt that it would reduce vandalism to do away with the brick benches and metal tops and retain only the roof, so that the bar operator could provide his own tables. The Agricultural Society replied that it would prefer the bar to be reinstated.

Repairs were arranged at this time, beginning with the ordering of the new metal benchtop. The delivery of this top is now imminent, and repairs on site are due to commence on Tuesday 25 or Wednesday 26 October and take approximately two days. The bar will be repaired to its former state by the annual Wanneroo Show in November.

Submitted for information.

R FISCHER
City Building Surveyor

PW:SE

bre11002

I61103

CITY OF WANNEROO REPORT NO: I61103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 019-7

WARD: ALL

SUBJECT: CITY OF WANNEROO - FASTEST GROWING
MUNICIPALITY IN AUSTRALIA

SUMMARY

The City of Wanneroo has been identified as the fastest growing municipality in Australia according to Melbourne based firm Coopers & Lybrand in their well publicised annual "National Report on Population Growth Ranking in Australia". Based on the report, an article in "Time Australia" magazine discusses Wanneroo's place as the nation's most rapidly growing locality (see Attachment No 1).

BACKGROUND

A copy of the Coopers & Lybrand report has been placed in the Councillors' Reading Room for perusal. The study notes that:

"The City of Wanneroo in Perth's northern suburbs has finally emerged as the fastest growing municipality on the Australian continent. We have had only two holders of this title since 1976: the City of Campbelltown in Sydney's south to 1979, and the Shire of Albert between Brisbane and the Gold Coast since 1980. And throughout the whole of this period, the City of Wanneroo has been the second fastest growing municipality in Australia always the bridesmaid! But in the twelve months to June 1993, the City of Wanneroo added 9,504 to its population base, pulling well clear of the Shire of Albert which recorded a net increase of 7,666 over the same period."

The table shown on Attachment 2 shows Wanneroo's position in respect to other localities in Australia since 1976.

Wanneroo added more people to its population base (ie 9,504) than the whole of the State of South Australia (ie 5,300) in the twelve months to June 1993.

The study notes that Australia's fastest growing municipalities are located within or near Australia's largest cities, particularly the nation's north (Queensland) and other sun-belt centres like Wanneroo (see Attachments 3 and 4). Queensland remains the single largest growth state.

Interestingly, while municipalities located on the northern, north-eastern and southern edges of Perth now rank as the fastest growing in Australia, the core of the Perth urban area, (comprising the local authorities of Perth [prior to splitting] Stirling, Belmont and South Perth) is now losing population (- 1354, -1340, -540, -520) respectively. Perth (pre-split) and Stirling's losses were the highest in Australia for 1992/93, probably a result of a natural maturing of the population. This doughnut effect is similar to the situation in Adelaide but different from Brisbane where no municipalities are losing population.

It is likely that Wanneroo's growth will continue to remain strong throughout the next decade. The Metropolitan Development Programme's "Implementation Plan" 1994-95 to 1998-99 estimates that some 75,548 people will move into the City of Wanneroo over the next five years. If this growth does eventuate as predicted it will exceed any previously recorded growth rate experienced in Wanneroo.

Submitted for Council's information.

O G DRESCHER
City Planner

pjn:gm
pre941103
19.10.94
I61104

CITY OF WANNEROO REPORT NO: I61104

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 9 NOVEMBER 1994
FILE REF: 018-20
WARD: ALL
SUBJECT: 1994/95 RATE INCENTIVE SCHEME - PRIZEWINNERS

The ten prizewinners of the 1994/95 year rate incentive scheme were invited, together with prize donors, to a Cocktail Party on Friday 14 October 1994.

The drawing of prizes was undertaken by the Mayor and sponsors under the scrutiny of a representative from Council's auditors.

Prizewinners listed in the order in which they were drawn are shown with their respective prizes on Attachment 'A'.

Letters of appreciation have been forwarded to all sponsors thanking them for their involvement and support in the 1994/95 rate incentive scheme and advising them of the winner's particulars.

Submitted for information.

T ORD
Acting City Treasurer

TP:JW
25 October 1994

tre0274

I61105

CITY OF WANNEROO REPORT NO: I61105

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 240-2

WARD: ALL

SUBJECT: NZLIA CONFERENCE REPORT

Councillor Dammers and the City Librarian attended the New Zealand Library and Information Association/Australian Library and Information Association Joint Conference in Wellington, New Zealand, 26-30 September 1994.

The Conference theme "He waka eke noa - embarking together" highlighted the opportunity for New Zealand and Australian professionals to share information and explore the potential for cooperation in the delivery of library and information services.

SATELLITE SESSIONS

Copyright

The first day of the Conference comprised satellite sessions and meetings organised by the Sections and Special Interest Groups of both the New Zealand and Australian Library and Information Associations.

The Copyright workshop was both informative and stimulating, exploring the value of copyright protections as against the constraints it imposes on information delivery. Issues considered included:

- Preservation - the inability to copy a work while holding a copy of the undamaged original.
- Selective Dissemination of Information (SDI) - multiple copy restrictions on journal contents pages.
- Author protection versus access and equity protection.
- Fax - represents multiple copy production contravening the Copyright Act.
- CD-ROM - usage difficulties of the range of CDs each with different copyright restrictions.
- Poor school budgets compel multiple copying.

- Author financial incentive versus the encouragement of active learning and creation.

It is generally agreed the existing Copyright Act is not suited to current technology and adversely affects the efficiency of information delivery. In order to best promote the public interest, the fair dealing clause should be extended to all technologies.

CONFERENCE PAPERS

Embarking together

The Governor General of New Zealand and the Queen of the Maoris, Dame Catherine Tizard formally opened the Conference.

The opening plenary speaker, Judge Eddie Durie (Chairman of the Waitangi Tribunal and Chief Judge of the Maori Land Court) emphasised true democracy in Australia and New Zealand, responding to all community needs, not just majority rule. Judge Durie imparted two messages:

- biculturalism before multiculturalism
- recorded information should provide an accurate representation of the culture

John Dawkins (former Australian Federal Treasurer and Cabinet Minister) further explored the accuracy of historical information and the contrasting records of the same event.

Mr Dawkins cautioned that deregularization to free economic performance has led to improvements, however societies are becoming less free and equal than previously. Care must be taken to ensure the gap does not become unbreachable.

A successful multi-cultural society is dependent on social cohesion and constant reaffirmation. Democracy hinges on information access and dissemination. The challenge to librarians is not to become obsessed with the information highway but to ensure the information available on the superhighway is readily available to all, and does not produce a society of information rich and information poor.

Embarking together addressed future opportunities for partnerships within and between countries including South-East Asia and the Pacific region. Within the library profession these partnerships are supporting trade and aid, developing resource collections, staff training, the reduction of language barriers and the preservation of recorded history. Warren Horton, the Director General of the National Library of Australia, highlighted the need to think long term in order to ensure

developing interests overseas are not handled insensitively as in the past.

Social trends in the next five years

According to Moana Maniapoto-Jackson (Maori lawyer, actor, talkback host and singer) development of New Zealand society has had social costs to the Maori, characterised by family breakdown, unemployment and political apathy.

The following speaker Brian Toohey advocated challenging prevailing ideologies, principally 'User-Pays' with its characteristic lack of moral conscience.

Resource sharing

The panel of speakers explored such issues as:

- the strengths of the Australian Bibliographic Network (ABN)
- the impact of the global network on publishing
- preservation
- the future of ABN access to documents text and data, upload ILLS, etc
- transparent gateways to other systems
- archiving and preserving electronic information
- reduced resource purchasing
- inter-library loans
- electronic document delivery
- trans Tasman cooperation
- transfer of data to other information suppliers, e.g. community information.

Information technology

The first speaker on the panel (Richard Naylor) presented a very interesting overview of the City of Wellington's public access computer system, City Net, a demonstration of the Council philosophy that access to government information is an individual right.

First piloted in 1990, live public access was provided in 1992. The following year resources were saturated and difficulties experienced, this led to consideration of withdrawing the service in 1994. Obviously this would now have political implications.

City Net is available free 24 hours per day. Information provided includes bylaws, delegations, profiles, Council annual plan, tourist information and a bulletin board. The system transmits images including a fifteen minute video and slides. Mail can be sent, files management is shared with users and access provided to news groups. Only a small percentage of the library catalogue is accessible however. The impression provided by the paper was that the City had not anticipated such heavy usage, i.e. 75,000 accesses per month.

The following two speakers addressed the need for government funding to provide greater student and teacher accessibility to computer networks in order to ensure equity and appropriate skills develop.

The final speaker, Stewart Fist (journalist) provided a commercial overview of future directions for networking. It was fascinating to discover the big broad highways required for the future are already in place. Optical fibres introduced in 1983 are far from potential capacity, however this has not led to reduced costs.

Mr Fist presented a fast paced session outlining future radio, cellular, orbiting satellite and super high frequency developments. Of particular note were the need to integrate services, the development of ATM data transfer for voice and video transmission, the failure of blitzer switches and need to integrate fax and telephone lines. Commercially, charges will change from number of connections to quantity of data transmitted.

Creating an environment for change

Successful change is dependent on a two-way commitment between the organisation and staff to establish a strong and high trust environment. This motivation session by Reg Gartners (author and General Manager, NZ Institute of Management) addressed leadership qualities and responsibilities required to create the right environment to enable change to really happen.

The key message was the importance of committed leaders in managerial positions. Eighty per cent of the TQMs fail due to the lack of enthusiasm, commitment and communication on the part of managers. A good manager of things will not necessarily become a good leader.

Cooperation within and across traditional Library and Information Service Sectors

This session covered several broad areas including the blurring of traditional boundaries, customer focus and establishing strategic alliances.

Closing Address

The Right Honourable David Lange presented a memorable concluding plenary session. The former Prime Minister is still a figure exuding strong presence.

The presentation emphasised the power of information. The weakening of political power due to public disillusion Mr Lange attributes to close media scrutiny. Politicians cannot always portray the desired image, often being reduced by the media to what they really are. In a similar way every organisation will be in trouble when information available does not match the projected structure. The organisation will come undone. Public access to information is becoming readily available and Governments are becoming increasingly aware of the inability to control the flow of information to the public.

CONFERENCE VENUE

The Conference venue was particularly relevant to the City of Wanneroo at this stage of development of the Joondalup City Centre. The Wellington Festival and Conference Centre is an integral part of the City Civic and Cultural precinct.

The Wellington Civic and Cultural complex is designed around an open plan and comprises the Convention Centre, Public Library, Town Hall, Art Gallery and Council Administration.

The City of Wellington has a population of 150,000. One third of Council rates are currently spent on library services. The libraries boast 103,000 users and an annual issue of 2.6 million items.

The Wellington Public Library is the central library with eleven suburban branches and a Mobile Library. Built in 1991, the building comprises 14,000 square metres over six levels with a ground plan of 4,000 square metres.

Two industry awards were conferred on Athfield Architects for the project:

- 1 Carter Holt Harvey Environmental Award

The design brief emphasised clean building identity, approachability, easy access, logical layout, vertical communications that reveal what the library has to offer, openness and spaciousness, light and comfort.

It is apparent the architects met the brief requirements however, appreciation of the architects flair in finishing detail is a matter of personal taste. Examples of design features have been photographed for reference during the Joondalup City Library Project.

CONFERENCE OVERVIEW

Attendance at the Conference provided the opportunity to gain a range of information on developments in the library field both within Australia and New Zealand but also on the international level.

In the preparation of this report, both Council delegates identified two clear messages from the Conference:

- i) the library has a prime responsibility in ensuring equity of access to information
- ii) the library is Council's key to distributing total information, direct and on-line, to the community.

As with most Conferences, perhaps the greatest information is gained outside the formal programme. Councillor Dammers and the City Librarian made some valuable contacts which will be important in the planning of the new Mobile and Joondalup City Libraries. Several information leads on technology and facility design are currently being investigated.

The knowledge and stimulus gained by Councils' delegates will certainly be of benefit to the City of Wanneroo in the immediate future.

Submitted for information.

N CLIFFORD
City Librarian

nfc:mdp
whre100294
I61106

CITY OF WANNEROO REPORT NO: I61106

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 905-1

WARD: ALL

SUBJECT: MUNICIPAL LAW & FIRE SERVICES DEPARTMENT -
ACTIVITIES FROM 1 JULY 1994 TO 30 SEPTEMBER
1994

The following is a report covering the Municipal Law & Fire Services Department's activities from 1 July 1994 to 30 September 1994.

1. COURTS

There were 20 prosecutions dealt with in the Court of Petty Sessions, Joondalup, comprising:

Litter Act	0
Bushfire Act	0
Reserves & Foreshores By-laws	6
Control of Vehicles Act (Off Road)	0
Parking Facilities By-laws	4
Disabled Parking By-laws	0
Dog Act 1976	1
City of Wanneroo By-laws Relating to Dogs	1
Court matters dismissed by Magistrate	1
Court matters adjourned to next Court date	5
Local Government Act 1960	2

2. INFRINGEMENT NOTICES

There were 540 infringement notices issued, comprising:

Control of Vehicles (Off Road Areas) Act	1
Commercial Vehicles - Parking on Verges	3

Dog Act 1976	347
Litter Act	7
Bushfires Act	0
Parking & Reserves & Foreshores	152
Disabled Parking	30

3. INREP REGISTRY

There were 96 infringement notices lodged with the INREP Registry, comprising:

Dog Act 1976	61
Parking	29
Disabled Parking	6

4. COMPLAINTS AND OTHER MATTERS

There were 432 complaints and requests for service to this Department, comprising:

General complaints including abandoned motor vehicles, rubbish dumping and hooliganism at City buildings and reserves	243
Off road vehicle complaints	14
Commercial vehicle parking complaints	47
Parking complaints	90
Investigations into theft and vandalism	13
Fire hazard investigations	0
Special duties	13
Disabled parking complaints	12

5. DOG AND CATTLE COMPLAINTS

There were 764 dog and stock complaints received from City residents, comprising:

General (dogs wandering and stray dogs, including horses and cattle on roads)	624
Barking dog nuisances	114
Dog bites and attacks	26

6. DOGS IMPOUNDED 341

7. DOGS CLAIMED AND SOLD 232

8. DOGS PUT DOWN 100

9. CATTLE IMPOUNDED 1

10. TELEPHONE CALLS

- received at Main Office during office hours - 7,639

11. DELIVERIES AND ESCORTS

There were 343 deliveries and escorts by Patrol Officers and Rangers, comprising:

Council Agendas	338
Other Deliveries	5

12. HALL AND RESERVE PATROLS - PRIVATE FUNCTIONS - 121

13. FIRE REPORTS AND CALL OUTS

There were 11 call outs attended by Patrol Officers and Brigade Volunteers, comprising:

Grass fires	3
Bush fires	2
Vehicle fires	2
Rubbish fires	0
Property fires	2
False alarms	2
Not described	0

14. NEIGHBOURHOOD WATCH

During this quarter 4 meetings were held within the City and were attended by residents, the Crime Prevention Bureau of the Police Department and the Council's Neighbourhood Watch Liaison Officer.

The meetings covered topics such as home security and self protection against physical attack by intruders.

15. WANNEROO STATE EMERGENCY SERVICE

There were 2,342 hours expended on operations by the Wanneroo State Emergency Service, as follows:

Search	164
Storm Damage Assistance	9
Mass Rescue	62
Support Operations	0
Training	1,820
Community Service	287
Fire Assistance	0

During this period, 615 kilometres were travelled.

T M TREWIN
Manager - Municipal
Law & Fire Services

17 October 1994

dt/dw/11003
I11100

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I11101

CITY OF WANNEROO REPORT NO I11101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT ADDITIONAL PURCHASES - TENDER NUMBERS
061-062-94/95

Tenders were advertised on 10 and 13 September 1994 for the supply and delivery of the following:

061-94/95 Six, 1600/1800cc sedan/wagon.

062-94/95 Two, 4 cylinder, 1 tonne full forward control vans.

Tenders providing the lowest changeover and to Council specification are recommended with the following exception:

Tender No: 061-94/95

At acceptance of the 1994/95 Budget, Council approved the purchase of the following additional vehicles.

1 **Building Department**

- (a) Swimming Pool Inspection - Two sedans.
- (b) Building Survey - Two sedans.
- (c) Building - Cleaning - One, 1 tonne van.

2 **Environmental Health**

- (a) Health Inspection - One sedan.
- (b) Technical Officer - One, 1 tonne van.

3 **Welfare Services**

- (a) Family Day Care - One station wagon.

Only four (4) sedans, however need to be purchased as it is considered appropriate to reallocate the spare sedan held at the Works Depot. This vehicle has been used to supplement departments when pool vehicles are off the road for lengthy periods. However, it now proves more appropriate for a vehicle to be hired for these purposes.

Recommendations made at this tender for the purchase of five (5) Diahatsu Applause Executive sedans and one (1) Mitsubishi Lancer station wagon are consistent with the recommendation made in Tender Number 058-94/95 as part of the Vehicle Replacement Programme. This tender was approved by Council at its meeting on 26 October 1994 (Item I51011 refers).

RECOMMENDATION

That Council:

55accepts the following tenders as outlined in Attachment 1 to Report No:

<u>Tender No</u>	<u>Company</u>	<u>Vehicles</u>	<u>Changeover</u>
061-94/95	Skipper Daihatsu	5 Diahatsu Applause Executive Sedans	\$85,430.00
061-94/95	Halberts Mitsubishi	Mitsubishi Lancer Station Wagon	\$20,487.00
062-94/95	Midway Ford	2 Ford Econovans	\$30,258.00

R T McNALLY
City Engineer

BD:PRG
drel001a
I11102

CITY OF WANNEROO REPORT NO I11102

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT REPLACEMENT PROGRAMME - ANNUAL VEHICLE
TENDERS - TENDER NUMBERS 063-067-94/95

Tenders were advertised on 17 and 20 September 1994 for the supply and delivery of the following:

Tender No

063-94/95	5	Six cylinder utilities.
064-94/95	11	Three tonne trucks.
065-94/95	8	Four cylinder, one tonne utilities.
066-94/95	1	4WD Super Cab utility.
067-94/95	21	Four cylinder dual cab utilities.

Trade vehicles are generally of similar specification to that required.

Tenders providing the lowest changeover and to Council specification are recommended.

RECOMMENDATION

That Council accepts the following tenders as outlined in Attachment 1 to Report No:

<u>Tender No</u>	<u>Company</u> <u>Changeover</u>	
063-94/95	Midway Ford	\$
1,295.00		
064-94/95	Midway Ford	
	\$80,440.00	
065-94/95	Halberts Mitsubishi	
	\$16,569.00	
066-94/95	Titan Ford	\$
721.00		
067-94/95	Skipper Trucks	
	\$31,481.00	

R T McNALLY
City Engineer
I11103

BD:PRG
dre1002

CITY OF WANNEROO REPORT NO I11103

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 740-1

WARD: ALL

SUBJECT: LOCAL GOVERNMENT STANDARDS FOR SUBDIVISION

The Institute of Municipal Engineers Western Australia has written to Council seeking financial support of \$1,000 to prepare a Local Government Standard for Subdivisions. It has been estimated that the total cost of the document is \$30,000.

For some time the private industry has been concerned about the number of different standards that each Local Authority uses for Municipal works, such as kerbing and drainage systems.

In this regard the Institute has initiated discussions with the private sector and received support from the Association of Consulting Engineers Australia (ACEA) as the representative of private Engineering Consultants in Perth, the Urban Development Institute of Australia (UDIA) representing the developers and Australian Earthmovers and Road Contractors Federation (AERCF) representing the contractors to produce a design guideline for local authorities in Western Australia. A similar guideline has been recently produced in Queensland.

The Institute of WA has written to all the Associations seeking financial support to undertake the study. The institute has advised that support has also been received from the Minister for Transport, Mr Eric Charlton, the Minister for Local Government, Mr Paul Omodei and Minister for Planning, Mr Richard Lewis. Mr Omodei has also promised to contribute \$5,000 to the project through the Department of Local Government. A budget

allowance has also been made for the Australian Earthmovers and Road Contractor's Federation to contribute \$15,000.

Accordingly, the Institute is now seeking the support of individual Local Authorities to help finance the study and preparation of the Guidelines. This Council's support for the project by contributing \$1,000 towards preparation of the manual will entitle it to receive two copies of the guidelines once they are completed.

Also, as a major local authority in Western Australia, Council will be recognised as a contributor to the project in the forward of the report. Council will also be approached by the Consultants for input and a draft copy of the final document will be forwarded for comment prior to the review of the document and its printing for release.

It is considered that this proposal has considerable merit and should be supported. Also, in view of the extent of development occurring within this City, Council's direct representation on the Steering Committee to prepare the manual should be conditional on its contribution.

Council's contribution of \$1,000 can be funded from Account No 46574 Consultancy Fees. Funds of \$40,000 were allocated in the 1994/95 Budget for a Review of the Engineering Standards and Specifications to provide performance objectives for the subdivisional and development manuals.

While the Institute's proposed study will fulfil part of this requirement, the matter of enhanced standards still needs to be addressed. A separate report will be presented to the Policy and Special Purposes meeting on a Policy for enhanced standards for subdivisions and individual estates.

RECOMMENDATION

That Council approves a contribution of \$1,000 to the Institute of Municipal Engineering Australia for the preparation of a manual on Design Guidelines for Subdivisions subject to the City Engineer being represented on the Project Steering Committee.

R T McNALLY

City Engineer

PP:EMT
Berell003
I11104

CITY OF WANNEROO REPORT NO I11104

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-222, 222/24/217

WARD: SOUTH

SUBJECT: DRAINAGE WORKS IN KINGSWAY, LANDSDALE
SHORTFALL OF FUNDS

Council raised Loan 270 for \$56,000 in 1988/89 to undertake drainage works in Kingsway, Landsdale to relieve flooding of the property at Lot 24 Kingsway. Many options for siting a drainage disposal facility have been considered and numerous reports presented to Council on this matter in the past six years.

In August of this year, the owner of Lot 24 agreed to a drainage disposal facility being constructed on his property subject to an appropriate easement being prepared and payment of suitable compensation. The proposed drainage scheme is shown on Attachment 1.

Council approved a compensation payment to the owner of Lot 24, at its meeting on 28 September 1994 (Item I20941 refers). The compensation payment has been finalised and the registration of the easement is programmed for completion by the end of the month.

The extent of works, as shown on Attachment 1, have grown substantially from that proposed in 1988/89. In addition, the condition of the Kingsway pavement has deteriorated and there is a need for road widening and application of an asphalt wearing surface. The total estimated cost of the works is \$104,000, a shortfall of \$48,000.

Council approved \$480,000 in the current budget for the Sorrento Drainage Upgrade Scheme. Detailed investigations and the public

consultation process have delayed the implementation of projects in Sorrento and it is most unlikely that these funds will be fully expended this financial year. The reallocation of funds from Account No 34172 - Sorrento Drainage Upgrade Scheme to the Kingsway drainage project is supported to finalise this ongoing flooding problem. Funds could be included in the 1995/96 Budget for the continuation of the Sorrento Drainage Upgrade Scheme.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act the reallocation of \$48,000 from Account No 34172 Sorrento Drainage Upgrade Scheme to the Kingsway Drainage Project as shown on Attachment 1 to Report No

R T McNALLY
City Engineer

DRB:AT
Berell004
I11105

CITY OF WANNEROO REPORT NO I11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-1403

WARD: SOUTH

SUBJECT: MARANGAROO DRIVE - SERVICE ROAD, ALEXANDER HEIGHTS

The Member for Marangaroo, Mr T Cunningham MLA, has forwarded a fourteen signature petition on behalf of residents of Alexander

Heights requesting a service road on Marangaroo Drive, between Northumberland Avenue and Alexander Drive.

The residents have indicated that with the proposed construction of the dual carriageway, there are concerns with access to the properties, safety for children and the increase of traffic including buses and trucks passing close to the homes.

Present Situation

Marangaroo Drive, between The Avenue and Alexander Drive, is a 32 metre road reserve with a single 7.4 metre carriageway constructed on the northern side adjacent to the petitioners properties. This section of road currently carries in the order of 12,000 vpd.

There are thirteen lots between Northumberland Avenue and Alexander Drive that have direct access to the existing northern carriageway, as shown on Attachment 1.

Marangaroo Drive functions as a District Distributor road through the suburbs of Marangaroo to Ballajura.

Proposed Dualling Works/Service Road

Funds of \$863,000 have been approved in the 1994/95 Urban Arterial Road Programme, together with funds of \$287,000 from Council's Municipal Budget, for the duplication of Marangaroo Drive, from east of Mirrabooka Avenue to Alexander Drive. The proposed dualling works are shown on Attachment 2.

A preliminary investigation indicates that the construction of a service road for the fronting properties, between Northumberland Avenue and Alexander Drive, will require additional road reserve from the Koondoola Regional Open Space, adjacent to the southern boundary. This land is owned by Homeswest.

The preferred service road concept, taking into account the dual carriageway function of Marangaroo Drive, is shown on Attachment 3.

The construction of the service road with protected turning pockets and midblock entry requires the proposed southern carriageway to be relocated over existing major services that includes Telecom Plant. The estimated order of cost for the service road and this section of dual carriageway construction is in the order of \$0.8m. This cost does not include land acquisition. The total cost of the Marangaroo Drive dualling roadworks will therefore be in the order of \$2.0m.

Comment

The petitioners have expressed concerns with the safety aspects of the proposed dualling works.

The divided dual carriageway will improve the current traffic situation adjacent to the properties as the existing northern carriageway will provide two lanes for east bound through traffic movements. Therefore, access movements from the northern carriageway to the properties will be improved as currently one lane is shared for through traffic and access movements.

Also, while the properties will no longer have direct turning movements across to the southern carriageway, a protected 'U turn' pocket will be provided near Alexander Drive for westbound movements.

With regard to the acquisition of land, this will be required to be negotiated with Homeswest and this process can delay the proposed programme for the duplication works. It is to be noted that Council has made submissions to the Minister for Planning for the reservation of the Koondoola Regional Open Space as an 'A' class reserve.

With the concerns about the traffic volumes, the development of the overall road network, including the future extension of Hepburn Avenue, is likely to lessen the impact of future traffic volumes along Marangaroo Drive.

Also, in established older areas, there are a number of other dual carriageways, such as Beach Road and Warwick Road, that carry in the order of 15-20,000 vpd and have direct property access. Substantial portions of the existing dual carriageway of Marangaroo Drive also has direct property access.

Financial Implications

The financial implications of constructing the dual use carriageway/service road configuration shown on Attachment 3 are significant. Under the conditions of the Urban Arterial Road Programme all projects approved in the 1994/95 Budget must be completed by December 1995 or the funds are to be returned to the pool for redistribution in 1995/96. To meet this requirement, Council will need to fund the additional \$850,000 from its own sources, acquire land from Homeswest and complete construction of the roadworks by December 1995.

Alternatively, Council could forsake the 1994/95 Urban Arterial Road Funds and re-submit the revised project for 1995/96 funding. With the minimal increase in benefit compared to the much greater cost of the project, it is most unlikely that the

project would rate high enough under the multi-criteria analysis for Council to receive Urban Arterial Road Funds. Council would then be responsible for the total cost of the project should it wish to proceed on the basis of the proposal shown on Attachment 3.

Conclusion

Whilst the provision of a service road has benefits, it is considered that the proposed dualling of Marangaroo Drive will improve the traffic situation for residents between Northumberland Avenue and Alexander Drive.

It is recognised that the proposal of a service road for properties having direct access to a District Distributor has merit, however, the acquisition of land and additional costs are significant factors.

RECOMMENDATION

That Council:

56does not approve the construction of a Service Road in Marangaroo Drive, between The Avenue and Alexander Drive, due to the significant costs and land acquisition requirements;

57advises the petitioners accordingly.

R T McNALLY
City Engineer

PP:AT
Berell006
I11106

CITY OF WANNEROO REPORT NO I11106

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-1591

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS - HEATHRIDGE VILLAGE
SHOPPING CENTRE

Council has received a request from the management of the Heathridge Village Shopping Centre to install verge prohibitions adjacent to the Centre's frontage on Caridean Street, Heathridge. The verge prohibition is requested to reduce the impact of vehicles parking on the verge.

It is considered that there is sufficient parking at the shopping centre and in the road network without the need for shoppers parking their vehicles on the road verge. The extent of the proposed "NO STANDING ANY TIME ON VERGE" prohibition is shown on Attachment 1. The Shopping Centre Management will support this verge prohibition with bollards.

The Management of the adjoining Heathridge City shopping Centre does not wish to extend the bollard treatment along the verge fronting its complex as verge parking is not a problem at this location.

RECOMMENDATION

That Council:

58installs "NO STANDING ANY TIME ON VERGE" signs along the southern side of Caridean Street adjacent to the Heathridge Village Shopping Centre as shown on Attachment 1 to Report No

2. authorises the installation of bollards by the Heathridge Village Shopping Centre management in the southern verge of Caridean Street, adjacent to the Heathridge Shopping Centre, to the satisfaction of the City Engineer;
3. notifies the Centre Management accordingly.

R T McNALLY
City Engineer

BL:EMT
Bere11001
I11107

CITY OF WANNEROO REPORT NO I11107

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-390

WARD: SOUTH-WEST

SUBJECT: PARKING PROHIBITIONS - WHITFORD CITY SHOPPING CENTRE - BANKS AVENUE AND ENDEAVOUR ROAD

In October 1990, Council considered a report on parking prohibitions adjacent to the Whitford City Shopping Complex on Banks Avenue, Hillarys (Item E11014 refers).

At that time, Council resolved to approve the installation of the parking prohibitions, as shown on Attachment 1, to coincide with the first stage of the Shopping Centre development. Bollards were subsequently installed by the Shopping Centre Management to protect the verge and reinforce the parking ban.

Now that the second stage of the Whitford City Shopping Complex has been completed, the Centre Management has requested to have the existing road and verge prohibition extended along the northern side of Banks Avenue and the eastern side of Endeavour Road adjacent to the complex. The road and verge prohibition is requested to reduce the impact of vehicles parking on the verge and to ban shopping centre patrons from parking along Banks Avenue and Endeavour Road. This practise is of concern to residents along Banks Avenue and would be resolved by the proposed prohibition. The Shopping Centre Management will support any verge prohibition with bollards. The extent of the proposed "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibitions are shown on Attachments 2 and 3 respectively.

It should be noted that the proposed construction of a roundabout at the junction of Banks Avenue and Endeavour Road,

will necessitate further parking prohibitions in this area (Item I10813 refers).

RECOMMENDATION

That Council:

59installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along the northern side of Banks Avenue, from the entry exit point to Whitford City Shopping Centre opposite Lot 240, to the junction with Endeavour Road as shown on Attachment 2 to Report No

2. installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the eastern side of Endeavour Road from the junction of Banks Avenue to a point 6m north of the car park entry exit, as shown on Attachment 2 to Report No
3. notifies the affected parties accordingly.

R T McNALLY
City Engineer

BL:AT
Berel1002
I11108

CITY OF WANNEROO REPORT NO: I11108

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 2378/140/20

WARD: CENTRAL

SUBJECT: AMENDED PLANS: LOT 140 (20) CASTELLA WAY,
MULLALOO

AMENDED PLANS

The owner/builder of the dwelling at Lot 140 (20) Castella Way, Mullaloo, has submitted amended plans for Council approval which include a third storey habitable room (see Attachment 'A').

BACKGROUND

At its meeting on 27 July, 1994, Council resolved to instigate prosecution proceedings against the owners of the dwelling for constructing a habitable room without Council approval. The approved plans indicated the void of a stairwell only.

The owners were prosecuted and fines and costs were awarded against them. In order to permit the habitable room to remain, approval is required to be given by Council.

COMMENTS

The front elevation of the dwelling as indicated on the approved plans is shown on attachment 'A'. The inclusion of the habitable room does not change this elevation.

Council may approve or refuse the application. If Council refuses the amended plans and orders that the room be removed, it will involve considerable costs and could weaken the structural adequacy of the suspended slab. The owners have paid fines and costs for constructing the room without Council approval and could appeal to the Minister for Local Government against such a decision.

RECOMMENDATION

That Council approve the amended application for a habitable room on the third floor level of the dwelling at Lot 140 (20) Castella Way, Mullaloo.

L.CANDIDO
Deputy City Building Surveyor
I11109

LC:lc:brel1007

CITY OF WANNEROO REPORT NO: I11109

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 472-1-1

WARD: SOUTH WEST

SUBJECT: PROPOSED "GARAGE" ADJACENT SORRENTO SOCCER,
SPORTS & SOCIAL CLUB (INC) CLUBROOMS AT PERCY
DOYLE RESERVE

The President of the Sorrento Soccer, Sports and Social Club (Inc) has requested permission for the Club to erect a 6m x 3.6m garage next to the Sorrento Soccer, Sports and Social Club Clubrooms at Percy Doyle Reserve for storing general equipment.

Other than stating that the Club has purchased the garage and detailed plans including site location will be submitted by the Builder, no other details have yet been offered. As the Clubrooms occupy a prominent site, the location and appearance of the shed will need to harmonise with the surroundings.

RECOMMENDATION

That Council approves in principle the erection of a 6m x 3.6m "garage" adjacent to the Sorrento Soccer, Sports and Social Club (Inc) Clubrooms at Percy Doyle Reserve subject to:

- 1 the Club or the Clubs builder applying for and gaining a building licence for the work;
- 2 the shed or "garage" being constructed in materials and in a manner acceptable to the City Building Surveyor;
- 3 the shed or "garage" is located in a position acceptable to the City Building Surveyor;
- 4 the Sorrento Soccer, Sports and Social Clubs lease area being extended to cover the location of the shed;
- 5 the Sorrento Soccer, Sports and Social Club (Inc) indicates its acceptance of and ability to undertake all capital, maintenance and operating costs for the shed, and authorises the alteration of the lease to cover the extended lease area and the maintenance and operating provisions for the shed or "garage".

R FISCHER
City Building Surveyor

PW:SE/brell1009

I11110

CITY OF WANNEROO REPORT NO: I11110

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-8

WARD: SOUTHWEST

SUBJECT: TENDER NO 85-94/95 - SUPPLY, INSTALLATION AND
COMMISSIONING OF AN AUTOMATIC RETICULATION
SYSTEM AT WHITFORDS SAILING CLUB FORESHORE
AREA

Tenders were advertised during October for Supply, Installation and Commissioning of an Automatic Reticulation System at Whitfords Sailing Club Foreshore Area.

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

Communittechnics Pty Ltd, 11 Pampas Court, Mirrabooka
Hugall & Hoile, 6/9 Stanford Way, Malaga
Total Eden, 6 Port Pirie Street, Bibra Lake
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle
Elliotts Irrigation, 24 Canham Way, Greenwood
Malua Reticulation, 13 Harold Street, Dianella
North Shore Irrigation, Winton Road, Joondalup
Neptune Systems, 37 Hector Street, Osborne Park

Tenders were received from the following:

Total Eden	\$22,370.00
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Elliotts Irrigation

\$14,369.00

Elliotts Irrigation have successfully undertaken Council's infield reticulation tenders previously. The unit price submitted is the lowest, therefore, acceptance is recommended.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Elliotts Irrigation for \$14,369 for the supply, installation and commissioning of an automatic reticulation system at Whitfords Sailing Club Foreshore Area, and;
- (b) authorises signing of the tender documents.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre1003
I111111

CITY OF WANNEROO REPORT NO: I11111

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 208-8

WARD: SOUTH

SUBJECT: TENDER NO 84-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT GASCOYNE PARK, WOODVALE

Tenders were advertised during October for Supply, Installation and Commissioning of an Automatic Reticulation System at Gascoyne Park, Woodvale.

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

Communittechnics Pty Ltd, 11 Pampas Court, Mirrabooka
Hugall & Hoile, 6/9 Stanford Way, Malaga
Total Eden, 6 Port Pirie Street, Bibra Lake
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park
Stirling Irrigation, 126 Stirling Highway, Nth Fremantle
Elliotts Irrigation, 24 Canham Way, Greenwood
Malua Reticulation, 13 Harold Street, Dianella
A1 Reticulation, 2 Buvelot Place, Woodvale
Neptune Systems, 37 Hector Street, Osborne Park

Tenders were received from the following:

Total Eden	\$68,350.00
Elliotts Irrigation	\$72,452.00
Swan Irrigation	\$69,466.00
Malua Reticulation	\$62,468.00
Hugall & Hoile	\$68,200.00

SUMMARY

The lowest tenderer, Malua Reticulation, has successfully undertaken work for Council previously. Their tender conforms to all Parks Department specifications and requirements.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Malua Reticulation for \$62,458 for the supply, installation and commissioning of an automatic reticulation system at Gascoyne Park, Woodvale, and;
- (b) authorises signing of the tender documents.

D H CLUNING
Acting City Parks Manager

DHC:JB
gre1004
I21100

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL

9 NOVEMBER 1994

CITY OF WANNEROO REPORT NO: I21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 780-21, 740-93627

WARD: SOUTH

SUBJECT: INFRASTRUCTURE CONTRIBUTIONS FOR CELL 5,
LANDSDALE

SUMMARY

The State Planning Commission (SPC) has recently advised Council of its determination in relation to a request from North Whitfords Estates for the reconsideration of Condition 3 of the subdivision approval for Stage 5 in Landsdale. A copy of the SPC's approval and latest advice is included in Attachment No 1.

In short, the Committee for Statutory Procedures, on behalf of the SPC, resolved that the principles applied to Condition 3 should not be modified. The Committee did however, modify the condition by quantifying the amount of contribution required to be made by the developer.

BACKGROUND

Council will recall Report I50904, considered on 7 September 1994 by the Policy and Special Purposes Committee. This report outlined, inter alia, that the SPC had issued its approval to the Stage 5 subdivision in Landsdale, and that this approval set out in detail the nature of developer infrastructure contributions for the subject cell. It was also stated that the SPC and Minister for Planning were concerned with the way Council was dealing with developer/infrastructure contributions and that a more responsive attitude was requested.

As a consequence, it had become necessary to undertake work in advance to prepare interim estimated infrastructure contributions, even though Council had already resolved to engage consultants for east Wanneroo to progress such matters. An

estimated cost per lot of \$2,880 (excluding administration charges) was calculated in accordance with the principles as previously set out by the SPC and Minister and a draft report of the above was prepared and submitted for Council endorsement. This information was subsequently conveyed to the Department of Planning and Urban Development (DPUD) for its information.

In the meantime, the applicant had requested the SPC to reconsider Condition 3 of its subdivisional approval and provide some indication of the amount of contribution required.

STATE PLANNING COMMISSION ADVICE

In considering the applicant's request, the SPC resolved not to modify the principles of the condition. Instead, the SPC took into account the Council's advice, and applied \$2,880 per lot as the level of developer infrastructure contribution required. This action is encouraging, as it demonstrates the SPC's preparedness to support the imposition of an infrastructure contribution as determined by Council.

Unfortunately, the inclusion of this figure in a subdivision condition effectively fixes this amount at today's value for a period of three years, ie the term of the subdivision approval. Whilst the condition states that this figure will be adjusted up or down according to the basis finally agreed to by the SPC, this sort of variation is only anticipated to be a one off (when consultants for east Wanneroo determine the level of contribution required and the SPC subsequently endorses this figure). It will therefore not include all other increases over the term of the approval resulting from other factors, eg quarterly increases through inflation, increases in the cost of construction materials etc.

It is believed that the SPC's rationale for specifying the infrastructure contribution as a condition is to give the developer a clear indication of the level of charges they are required to contribute, without the uncertainty of future unforeseen increases. It also provides the developer with the opportunity to appeal if the specific level of contribution imposed is not acceptable.

Although this rationale is generally considered sound, it fails to recognise the Council's position entirely. The imposition of an infrastructure charge through subdivision should provide for the opportunity to increase this charge over the period of the approval, particularly if subdivision does not occur for three years. Otherwise, the SPC should only express the infrastructure charges as a footnote to give the developer an indication of the level of contribution being charged at the time the approval was issued. Infrastructure estimates are reviewed on a quarterly

basis and, depending on the construction index and changes in land values, this cost ought to be able to be varied.

In this instance, it is not believed that this specific determination will adversely affect the Council to any extent as North Whitfords Estate are developing their landholding relatively quickly and will most likely undertake the development of Stage 5 in the near future. It is therefore likely that they will be required to pay their infrastructure contributions at the level as finally determined by consultants for east Wanneroo. In general, however the SPC's consideration of this condition is of concern as a potential precedent for future subdivision applications. Therefore, the Council should advise the SPC of its concerns to ensure that in future its interest is protected.

Finally, the Council will note that North Whitfords Estate have lodged an appeal to the Minister for Planning in relation to the SPC's determination. At this stage, no grounds for the appeal have been provided. It is hoped that the Minister will reject this appeal, particularly given that the condition being appealed is completely in accordance with the principles agreed to by the SPC and Minister.

Council will be advised in due course as to the outcome of this matter.

RECOMMENDATION:

THAT Council writes to the State Planning Commission and advises of its concern regarding the imposition of developer infrastructure contributions within subdivision conditions as a specific charge, without any provision for general increases to be accommodated.

O G DRESCHER
City Planner

rwz:gm
pre941111
24.10.94
I21102

CITY OF WANNEROO REPORT NO: I21102

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 205/9/235, 205/51/9

WARD: SOUTH

SUBJECT: REQUEST FOR ADDITIONAL REIMBURSEMENT :
COMPENSATION CLAIM FOR LAND RESUMPTION FOR
OCEAN REEF ROAD : A & A R VLAHOV

METRO SCHEME: Rural
LOCAL SCHEME: Rural
REPORT WRITTEN: 20.10.94

SUMMARY

Council has previously paid compensation to Mr and Mrs A and A R Vlahov from whom land was resumed for the purpose of extending Ocean Reef Road east of Wanneroo Road and providing an associated road drainage catchment area. The compensation paid by Council represented land value, disruption of business, loss of crops, severance, solatium, valuation fees and interest. Mr and Mrs Vlahov are now seeking additional amounts of \$11,663.00 for valuation fees and \$6,756.69 for legal fees that were not included in the settlement.

BACKGROUND

Negotiations for the acquisition of the land required from the Vlahov's holding at Lot 51 Mary Street, Wangara commenced in 1988. The City was unable to negotiate the purchase of the land and was forced to resume it in two portions in January 1991 and June 1991.

Council made advance payments on the claim for compensation in November 1991 and May 1992 and at its April 1994 meeting (I20433) it authorised a balance payment on the amounts that by then had been agreed to in full settlement of the claim.

The total amount paid by Council for the 8886 square metres of operating market garden land was \$406,060.57 which was made up as follows:

Principle	\$317,461.00
(land value, disruption of	

business, severance and
solatium)

Valuation Fees	\$3,898.00
Interest	\$69,701.57
Loss of Crops	\$15,000.00

ISSUES

Settlement was made on the basis of an amended claim dated 18 March 1994.

The amended claim did not specify an amount for valuation fees and merely referred to those fees as being additional to the principle sum. That was taken by the City to mean the amount of \$3,898.00 that had been specified in the two original claims that had been lodged previously.

Of the additional amount of \$11,663.00 being claimed for valuation fees, \$11,100.00 relates to services carried out since the original claims. The amount involved appears to be excessive but is supported by invoices. The balance amount of \$563.00 was incurred in December 1990 and the claimants had ample opportunity to notify the City of it in the course of negotiations. To introduce it several years later is not, in my view, acceptable.

Neither the original claims made in May and December 1991 nor the amended claim made in March 1994 included any amount for legal fees even though all of those claims were submitted through solicitors.

The total amount of \$6,756.69 relates to legal services carried out between November 1989 and October 1993. There is no obligation under the Public Works Act for the Council to pay legal fees and furthermore this claim has been made an inordinately long time after the period allowed for in that Act and in my view it should not be accepted.

SUMMARY

Mr and Mrs Vlahov have been generously compensated for the capital value, severance, consequential losses, solatium and interest for the land resumed from them. The settlement agreed to was considered by the City to be in full and final settlement of their claim and the City is under no obligation to pay any further amount.

However, if the Council is of the view that some further payment towards the late claim is warranted that payment should be

limited to part of the valuation fees amounting to \$11,100.00.
Funds are available in Account No 39285 - Ocean Reef Road Land
Acquisition Loan 243 to meet that payment.

RECOMMENDATION:

THAT Council does not approve the payment of any further amounts
to A and A R Vlahov in respect of the resumption of land from Lot
51 Mary Street, Wanneroo.

O G DRESCHER
City Planner

tw:n:gm
pre941108
20.10.94
I21103

CITY OF WANNEROO REPORT NO: I21103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-0471

WARD: NORTH

SUBJECT: COMPENSATION PAYMENTS FOR PERRY ROAD, PINJAR -
GRATIX AND CORCORAN

LOCAL SCHEME: RURAL
APPLICANT/OWNER: GRATIX & CORCORAN
REPORT WRITTEN: 13.10.94

INTRODUCTION

The City has negotiated with two land owners in Perry Road,
Pinjar to purchase a portion of their land affected by road

widenings. Unfortunately due to the survey being complex and taking longer than expected the valuations set on the land required for road works are out of date.

ROAD WIDENING

The realignment of a substandard curve along Perry Road, Pinjar, as shown on the attached plan was required and the proposed new road alignment would affect Locations 1896 and 1897, Perry Road, Pinjar. An area of 6300m² was required from Location 1896 and an area of 4163m² was required from Location 1897 to accommodate the road works.

The owners of the properties, Mr Corcoran and Mr and Mrs Gratix granted the City right of entry to the land to enable the road works to commence prior to the land being acquired from the City. The roadworks have been completed, however settlement on the purchase of the land has not occurred due to delays with the survey.

COMPENSATION

The survey has now been completed and the City is in a position to purchase the land. At its meeting on 18 November 1992 (Item G31104) Council resolved to compensate Mr and Mrs Gratix an amount of \$3780.00 plus 10% solatium under the Public Works Act for the 6300m² of land together with \$100.00 compensation for the loss of three large gum trees.

Mr Corcoran was offered \$2500 for the 4163m² of land plus the 10% solatium. The valuations were undertaken by a licensed valuer.

The property market has experienced considerable growth over the last 12 months and it is believed that the abovementioned values are out of date.

The same licenced valuer, Egan National Valuers (WA) was requested to provide a current valuation for the land required from the lots. The valuer has recommended a figure of \$4536.00 for the 6300m² of land required from Mr and Mrs Gratix and \$2997.00 for the 4163m² for the land required from Mr Corcoran's property.

An additional 10% solatium should also be paid to the land owners under Section 62 of Public Works Act.

The new valuations are fair and reasonable and have been supported by recent sales evidence. Even though the land owners had accepted the original compensation figures in 1992 I believe that it is only fair to pay the current market value of the land.

The delays in settlement were unavoidable and were the result of

complex surveys and not the land owners. Funds to meet the payments are held in Account No 32683.

RECOMMENDATION:

THAT Council:

60rescinds points 1 and 2 of Item G31104 viz:

- "1. offer to purchase 6300m² of land from A and V E Gratix the owners of Swan Location 1896, at the purchase price of \$3780.00 plus 10% solatium and compensation of \$100.00 for the three gum trees;
2. offer to purchase 4163m² of land from C Corcoran, the owners of Swan Location 1897, at the purchase price of \$2500 plus 10% solatium;"

61offers to purchase 6300m² of land from A and V E Gratix, the owners of Swan Location 1896 at the purchase price of \$4536.00 plus 10% solatium and compensation of \$100.00 for the three gum trees.

62offers to purchase 4163m² of land from C Corcoran, the owner of Swan Location 1897, at the purchase price of \$2997.00 plus 10% solatium.

O G DRESCHER
City Planner

cad:jw
pre941101
14.10.94
I21104

CITY OF WANNEROO REPORT NO: I21104

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 790-645

WARD: NORTH

SUBJECT: CLOSE OF ADVERTISING : REZONING/RECODING OF
LOT 2 MARMION AVENUE, QUINNS ROCKS

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Homeswest
CONSULTANT: Chappell & Lambert
REPORT WRITTEN: 20.10.94

SUMMARY

Council initiated Amendment No 645 at its meeting on 10 March 1993 to recode portions of Lot 2 Marmion Avenue from Residential Development R20 to Residential Development R25 and R40 and to rezone a small local centre site to Commercial in general accordance with an approved structure plan for the land.

The amendment was initiated subject to a number of Council's concerns being addressed at subdivision stage. A subdivision plan for Lot 2 has now been approved by the Department of Planning and Urban Development (DPUD) addressing most of these concerns. Advertising closed on 14 October 1994 and one submission has been received. It is now appropriate for Council to consider finally adopting the amendment.

BACKGROUND

Homeswest who purchased Lot 2 (see Attachment No 1) from R & T Services, have sought to create an attractive and innovative residential neighbourhood environment by utilising 'Green Street' design principles. The structure plan submitted showed slightly smaller single residential lots at R20 and R25 (average lot size 500m²) with pockets of R40. In all, some 750 dwelling units are planned. A small local centre of 500m² GLA is located centrally and linked to a series of pocket parks (Public Open Space) which Homeswest have undertaken to develop.

In general the plan meets Council's requirements. In the earlier structure plan, there were, however, a number of changes to the plan which Council required be addressed at subdivision stage. These were detailed in the March 1993 report to Council and in particular, referred to:

63 recommendations of the Quinns/Alkimos Traffic Assessment being taken account of in subdivision planning, particularly a possible Lukin Drive extension through Lot 2;

64compatibility of design for Lot 2 with nearby structure plans;

65ensuring the primary school is located and orientated to the satisfaction of the Education Department;

66a commitment from Homeswest to regional roads to the satisfaction of the City Planner.

SUBDIVISION APPROVAL

Following a decision by State Planning Commission not to proceed with the Lukin Drive extension through Lot 2, subdivision approval was given to Lot 2 on 15 March this year (Subdivision No 89716).

As the subdivision plan proposed slightly different density locations than the local structure plan, DPUD requested that Council modify the amendment documents slightly to reflect the approved subdivision prior to advertising. The approved subdivision plan and residential densities are shown on Attachment No 2.

SUBMISSION

At the close of advertising only one submission from the Water Authority of Western Australia (WAWA) has been received. WAWA advises that Lot 2 is within the North West Corridor Special Agreement Area where a special funding arrangement is in place.

The funding arrangement requires that residential lots greater than R25 and commercial lots contribute headworks at the rate of 11.5 standard headworks contributions (SHC) per hectare. Lot 2 is presently zoned R20. Therefore, the Water Authority objects to the rezoning unless the rezoning is made conditional on the headworks contribution for water and sewerage being adjusted in line with the North West Corridor Agreement. Council's final adoption of the amendment should be subject to Homeswest entering into this commitment with WAWA.

RECOMMENDATION:

THAT Council:

1. subject to 2 below, finally adopts Amendment No 645 to Town Planning Scheme No 1, as modified in accordance with the Minister for Planning's requirements, to:

- .1 recode portions of Lot 2 Marmion Avenue, Quin Development to Commercial in general

accordance with Subdivision Plan No 89716 approved by the State Planning Commission in March 1994, prepared by Chappell and Lambert, Planning and Design Consultants;

.2 include in the Fifth Schedule of the Scheme Text a figure of 500m² GLA for the proposed shopping centre;

2. advises the applicant, Homeswest that final adoption of Amendment No 645 is subject to advice being received from the Water Authority of Western Australia that Homeswest has entered into arrangements to meet its headworks contribution for water and sewerage in line with the North West Corridor agreement, to the satisfaction of the Water Authority;
3. authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;
4. forwards the amendment documents and submissions to the Hon Minister for Planning seeking final approval and gazettal.

O G DRESCHER
City Planner

pjn:gm
pre941110
21.10.94
I21105

CITY OF WANNEROO REPORT NO: I21105

TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	9 NOVEMBER 1994
FILE REF:	790-689
WARD:	ALL

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 689,
MODIFICATION TO SCHEME INTERPRETATION OF RADIO
MASTS AND ANTENNAE

INTRODUCTION

Council initiated Amendment No 689 following advice from its solicitor that the current Scheme interpretation of Radio Masts and Antennae is not adequate for the control of television satellite dishes.

BACKGROUND

The current interpretation within Town Planning Scheme No 1 is as follows:

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

This interpretation was incorporated into the Scheme in 1991 via Amendment No 454 and resulted from concerns regarding amateur radio masts and aerial arrays and their potential impact upon residential amenity.

The present modification was initiated by Council in June 1994 (I20605) due to concerns over the adequacy of the present definition to enable the City to require Development Applications for television satellite dishes.

The need for the modification was highlighted by Councils solicitors during consideration of a satellite dish which was erected without prior development approval on Lot 679 (2) Corfu Court, Sorrento (Item H20238 refers). Legal advice concluded that without a specific requirement for development approval of satellite dishes Council's recourse against such construction is limited.

The new definition proposed in Amendment No 689 is:

"MAST OR ANTENNA"

means any mast, aerial, satellite dish and other associated equipment used for the transmission or reception of radio or television signals or for other electronic communications. A television antenna on a dwelling roof being consistent with the predominant style and size of television antennae on other dwellings in the locality is not included, provided its vertical and horizontal dimensions do not exceed two metres.

DISCUSSION

The Statutory advertising period for the amendment expired on 20 September 1994 during which time no submissions were received.

RECOMMENDATION:

THAT Council:

67adopts Amendment No 689 for final approval;

68authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER
City Planner

sgw:gm
pre941102
19.10.94
I21106

CITY OF WANNEROO REPORT NO: I21106

TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	9 NOVEMBER 1994
FILE REF:	510-1449
WARD:	SOUTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 550 AND 551 MOFFAT PLACE, WARWICK

METRO SCHEME:
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Mrs McGarry
REPORT WRITTEN: 25.10.94

SUMMARY

Council has previously resolved not to close the accessway in Moffat Place on the basis of the objections received from Westrail and the Department of Planning and Urban Development. Westrail has now withdrawn its objection on the basis that the proposed closure is extensively advertised.

BACKGROUND

The owners of Lots 550 and 551 Moffat Place, Warwick, requested Council to consider closing the pedestrian accessway which runs between their properties and the Warwick Train station. A petition signed by residents from seventeen households in Moffat Place supporting the closure was included with the closure request. The application was made on the grounds of vandalism and anti-social behaviour by some users of the accessway.

Youths congregate in the accessway and it appears that the problem is particularly bad after the last trains on Friday and Saturday nights or after special events such as the Royal Show and the Sky Show.

ASSESSMENT

The accessway is an important pedestrian route to the Warwick train station interchange. Westrail conducted a count on the number of people utilising the path and the results are as follows.

DATE	TIME	NUMBER OF PEOPLE
14 September (Wednesday)	6am until 8.30am	63
15 September (Thursday)	6am until 6pm	189

Please note that on 15 September 98 people walked to the interchange and 91 people walked from the interchange. The count was conducted as a result of Council's resolution (I90961).

As can be seen the accessway is well used and if closed it should be presumed that the current users will be inconvenienced. Mrs McGarry the owner of Lot 551 is claiming that the users of the accessway are locals who would not object to it being closed because they could access the Warwick interchange through the accessway off Hawker Avenue. The only way to determine if this claim is correct is to advertise the proposed closure by way of on-site signs and a notice in the Wanneroo Times.

The main problem with closing this accessway purely on the grounds of the vandalism and anti-social behaviour is that it will not solve the problem. The culprits will simply move along to the next accessway or remain in the interchange car park. As requested in Council's resolution (Item I90961) seeking "... methods agreeable to Westrail and the Department of Planning and Urban Development (DPUD) to restrict the use of the pedestrian accessway by anti-social elements" the comments of Westrail and the Warwick Police Station were sought. (DPUD has no jurisdiction over local security matters). Westrail advises that it could investigate the use of security cameras near the accessway.

The Senior Sergeant from the Warwick Police Station suggested the residents telephone the police every time there is a problem; the police could then attend to the matter. Continued police presence in an area may deter the culprits.

The proposed closure of the accessway should be advertised to gauge the opinion of the local residents. If objections are received, Westrail, the residents and the Police should be advised to adopt alternative solutions to the social problems being experienced.

If no objections are received, the Department of Planning and Urban Development could be requested to reconsider the proposed closure. When DPUD's comments are received Council would be in a position to make a final decision on the closure of the accessway.

RECOMMENDATION:

THAT Council advertises the proposed closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick to gauge the opinions of the residents in the vicinity.

O G DRESCHER
City Planner

cad:gm

pre941115
25.10.94
I21107

CITY OF WANNEROO REPORT NO: I21107

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20

WARD: CENTRAL

SUBJECT: PROPOSAL FOR EXTENSION OF THE WHITFORDS SEA
SPORTS CLUB AT FORESHORE RESERVE IN OCEAN REEF

INTRODUCTION

The Whitfords Sea Sports Club (WSSC) has expressed an interest to extend their facilities at Ocean Reef (just north from the Ocean Reef Boat Launching Facility) for:

1. An additional lease of land to the south of the existing premises as part of a club long-term development project.
2. Building additions/alterations to the WSSC.
3. Approval to fence off (on a temporary basis) a part of the "No Through Road" which is the access road to WSSC and the Whitfords Volunteer Sea Rescue Group (WVSRG).

LOCATION

The proposed extension of WSSC is situated on the coastal Reserve 20561 (Crown Land reserved for Recreation and Purposes Incidental Use) vested in the City of Wanneroo. It occupies an area between the Club's existing building and the Ocean Reef Boat Launching Facility car park, just west from Lot 1029 (Attachment No 1).

BACKGROUND

The area around the Ocean Reef Boat Launching Facility has been the subject of planning and possible recreation, tourism and commercial development since the late 1970s. In the early

1980's, the Governor granted Council power to lease the subject area for 21 years. When the area was leased for WSSC and WVSRG, particular attention was placed on formalising the existing public access across the lease area to the beach and a path along the east side of the western boundary of the lease area including necessary fencing to direct public access. Also, any extension of the Clubs in the future would need to be supported by an appropriate overall development and management plan.

In 1988 the Council considered a Draft Report on a Concept Plan for an Ocean Reef Recreation and Tourist Complex for Lots 1029 and 1032 owned by Council and ancillary proposals on adjoining freehold land owned by the State Planning Commission and the Water Authority of WA. Over the past six years Council has monitored the situation in terms of prospects for obtaining private sector involvement in the development of the area. However, the economic situation over that period has not been favourable to initiate the development.

In February this year, Council resolved to introduce a foreshore management plan for the area from Mullaloo to Iluka (I20247). The plan is intended to accommodate the Ocean Reef Foreshore Project within the overall design and show how this area will meld with management proposals for the areas to the south and north. The preliminary report on this plan was recently prepared and it will be referred to Council when the draft report is ready.

DISCUSSION

The site consists of a primary dune environment and a small beach, well protected by the boat launching facility's breakwaters. It is therefore valuable for public recreation use, particularly for small children. WSSC would like to construct at this site a new car park, dry boat storage, weekend boat parking, bosun's office, covered boat storage, fuel storage and duty boats on a commercial basis. In addition the Club proposes to fence all of these premises, which would greatly hinder public access to the beach (Attachment No 2).

The proposed development was referred to the relevant Council Departments (Engineering, Recreation, Parks and Land Officer) for comment. Also, the Council's Environmental Officer was consulted on this issue. They advised that in general the proposed site is located on an undeveloped piece of land that is particularly valuable for both unrestricted public recreation and possible future use in association with linking Lot 1029 (and its associated recreational/tourism development project) and the beach. As such, it affords a range of development opportunities and it would therefore not be appropriate to consider its

development in isolation from the ultimate development of Lot 1029.

A number of other issues that need to be considered include the extent of public recreation area previously allocated in other concept plans for this area, provision of drainage facilities to both replace Council's existing sump and provide for the extended pavement, relocation of the vehicle access road below the cliff face and parking provision for the public recreation area. It should be noted that these items are conceptual only, however, further detailed evaluation is required before agreement in principle can be given.

THE PROPOSED DEVELOPMENT

The development as proposed is close to the beach and likely to be visually obtrusive and unsympathetic to the natural environment of the area. It would also be likely to provide a high risk of pollution of the ground water (fuel storage and refuelling boats) and subsequently the beach and ocean. The scale of the development proposed would seem more appropriately located adjacent to a large marina rather than a boat launching facility. Again, the importance of considering the future of this presently unused site in the long-term context (ie taking the ultimate function of the Ocean Reef boat launching facility and development of Lot 1029 into account) is emphasised.

The Club has a legitimate need to expand its facilities to accommodate the membership requirements and to ensure safety and security. The Club needs to fence off its area. However, the temporary fencing off of the access road adjacent to the Club premises for boat storage is not favoured. It prevents public access to the beach but, more importantly, to grant "temporary" use of the land would create unnecessary problems when the situation needs to be reversed, because it becomes looked upon as permanent. Also, the Club proposal for the alteration of its existing building requires more detailed drawings and description for proper consideration.

As a long term measure for the Club, the area directly east of the Club would be a more appropriate location as a dry boat storage area, rather than blocking public access and possible future linkage of the design for Lot 1029 and foreshore area. As a short term measure, the strip of land (of approximately 10m width) between the Club's present eastern boundary and the western edge of the existing bitumen road could be temporarily used for dry boat storage. However, if temporary use of the land is permitted, it needs to be considered as a short term measure and very stringent conditions need to be laid down ensuring temporary nature of the use, which would need to be very clearly addressed up-front.

CONCLUSION

The proposed area for development consists of a primary dune environment and a small beach well protected by the boat launching facility's breakwaters. It is therefore a valuable asset for public recreation, particularly for children and possible future connection between Lot 1029 and the beach. Overall, the proposed development is considered premature. The ultimate use of the site involved should be determined as part of an overall strategy for the area consisting of the Ocean Reef boat launching facility and development of Lot 1029. To provide some short term assistance to the Club, temporary use of the strip of land abutting the Club's eastern boundary for dry boat storage could be considered.

RECOMMENDATION:

THAT Council:

69does not support the concept for extension of development for the Whitfords Sea Sports Club at the location shown on Attachments No 1 and 2 to Report No

70advises the Club that:

- .1 the matter of the overall development proposal for the considered;
- .2 the proposed alterations to the Club's existing building

71permits the temporary fencing of an area between the Club's existing fence and one (1) metre from the western edge of the existing bitumen road, subject to the following conditions:

- .1 access to the Whitfords Volunteer Sea Rescue Group is n
- .2 all necessary leasing permission must be arranged before
- .3 maintenance of public access through the site in accord

O G DRESCHER
City Planner

rh:gm
pre941002

22.9.94
I21108

CITY OF WANNEROO REPORT NO: I21108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20

WARD: NORTH

SUBJECT: REQUEST FOR FOUR WHEEL DRIVE VEHICLES ON
SELECTED BEACHES

INTRODUCTION

This report follows the receipt of a submission to the Council meeting held on 24 August 1994 from James R Jolley on behalf of the Western 4 x 4 Club Inc seeking access to selected beaches by members of that Club.

BACKGROUND

A similar request was considered by Council at its 22 December 1993 meeting when Council resolved not to permit access by the four wheel drive club to the City of Wanneroo's beaches (H41217). This resolution was based on the following considerations:

72The beaches and adjacent foreshore reserves have extremely fragile environmental features and are therefore not environmentally suitable for use by four wheel drive vehicles.

73There are no known environmentally acceptable vehicular accesses to the beaches.

74The four wheel drive vehicles and off-road bikes are causing the most damage to our coastal reserves.

75It is dangerous for other beach users and also unsafe for the drivers themselves.

76Allowing four wheel drive clubs to use designated beaches would open the floodgate for thousands of other four wheel drive vehicles owners to use the area.

77The owners of properties which abut the coastal reserves are constantly complaining about four wheel drive vehicles trespassing on their property.

DISCUSSION

The present request to use this City's beaches by four wheel drive vehicles is the second one from the same club within less than a year. The request is to allow Western 4 x 4 Club Inc four wheel drivers on the beach between 1km north of Quinns Rocks and 1km south of Yanchep, and on the beach north of Two Rocks (Attachment No 1). This request is for approximately 15km of beach which constitutes almost 30% of all of this City's beaches (48.5km) to be allocated for four wheel drive vehicles use. This does not seem to be a socially reasonable or equitable request.

The area north of Quinns Rocks and south from Yanchep adjoining the coastal reserves has started to be developed for residential use. Within the next decade the majority of the area will be developed for residential use. The area north from Two Rocks is also the subject of structure planning for residential use, although such use will occur considerably later than for the area south of Yanchep.

The Shire of Gingin has set aside a section of its beach near Lancelin approximately one hour's drive from Wanneroo for the type of usage sought by the Club. The City of Wanneroo allows for some disabled persons to take their vehicles on the beach at the Pinnaroo Point. However, every case is considered separately and permission is granted on its merit.

RECOMMENDATION:

THAT Council advises Western 4 x 4 Club Inc that it has discussed the possibility of four wheel drive vehicles using beaches in the City of Wanneroo on several occasions but does not consider such a use to be desirable for the same reasons as outlined in December 1993.

O G DRESCHER
City Planner

rh:gm
pre941106
20.10.94
I21109

CITY OF WANNEROO REPORT NO: I21109

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 765-20, 308-2

WARD: SOUTH-WEST, CENTRAL, NORTH

SUBJECT: THE MARITIME LEGISLATION OF THE FUTURE

SUMMARY

The Department of Transport has requested Council to assist the Department with comments regarding a review it is undertaking of its maritime legislation. These comments are requested by 18 November 1994.

BACKGROUND

On 1 January 1994 the Department of Marine and Harbours was officially amalgamated with the Department of Transport. The new Department of Transport is now responsible for marine safety and the management of the maritime facilities inherited from the Department of Marine and Harbours.

The maritime legislation inherited by the Department of Transport is considered by that Department to be outdated, clumsy, unnecessarily complex and inconsistent or unclear in parts. It also considers that it does not adequately serve the existing maritime functions and does not support some future directions being considered.

THE EXISTING MARITIME ROLE OF THE DEPARTMENT OF TRANSPORT

The Department of Transport suggests that in general the new legislation should be very concise, less descriptive than at present and above all easy to understand. It also would like to eliminate duplication, simplify regulation and avoid overlapping

between State and Commonwealth legislation with a view to the development of a more uniform approach on a national basis.

Under the present legislation in the maritime area, the Department is responsible for:

- providing the Government with policy and technical advice on matters affecting ports and shipping, maritime facilities and coastal management;
- providing services related to marine facilities, marine safety and marine emergencies;
- assisting in protection and development of the State's coastal and estuarine resources;
- issuing licensing or legislation of private jetties, commercial ferries and recreational power boats;
- regulating of commercial and recreational vessels to ensure operational safety within State waters, excluding those regulatory responsibilities carried by statutory port authorities;
- providing and maintaining navigation aids where these are not provided by a port authority, the Commonwealth Government or some other agency; and
- ensuring that commercial vessels operating in State waters on an intrastate voyage comply with minimum safety standards and manning levels.

POSSIBILITIES FOR A NEW ROLE FOR THE DEPARTMENT OF TRANSPORT

The Department of Transport sees that the possibilities for a new role consists of five possible levels at which the Department could participate in marine affairs to meet community needs. These are as follows:

1. providing advice and influence only;
2. providing incentives and subsidies only;
3. intervening directly by regulation;
4. providing services and facilities itself; and
5. a combination of all of these.

Option 5 above is seen as the option which the City should promote to the Department of Transport.

RELATIVE RESPONSIBILITIES BETWEEN THE DEPARTMENT OF TRANSPORT AND LOCAL GOVERNMENT AUTHORITIES

The following comments on the subject of relative responsibilities are suggested for submission to the Department.

1. COASTAL MANAGEMENT

The territorial boundary between coastal Local Authorities and State Government is generally the high water mark. Therefore, the responsibility for coastal reserves management should lie with the relevant Local Government Authority while responsibility for management of coastal waters should lie with the Department of Transport.

2. JETTIES

Explanatory papers provided by the Department suggest that regulatory functions associated with jetties are essentially planning functions and therefore should be handled by Local Government or by some other planning agency. However, jetties are engineering structures situated below high water mark, and therefore they are generally outside the Local Authority's area of responsibility.

3. MARINAS AND BOAT HARBOURS

The City of Wanneroo has four facilities of this type. These are: Hillarys Boat Harbour, Ocean Reef Boat Harbour, Mindarie Keys Marina and Two Rocks Marina (Attachments 1, 2, 3 and 4). The areas of these structures above high water mark are within the municipal area. Also, the internal water area at Mindarie Keys, east of the original highwater/shoreline and large jetty at Sorrento Quay are also within the municipal area. However, the internal waters created by breakwaters are outside the municipal boundary.

The artificially created areas, built below high water mark (such as breakwaters), are vested in different organisations. The breakwaters at Mindarie Keys Marina are vested in the City of Wanneroo. The breakwaters and Reserve 39197 within the Hillarys Boat Harbour, and a large jetty at Sorrento Quay are vested in the Minister for Transport. Also, the breakwaters at Ocean Reef Boat Harbour are vested in the Minister for Transport except the southern part of the southern breakwater which is vested in the Water Authority. The breakwaters at Two

Rocks Marina and the section of coastal Reserve 20561 between these breakwaters are Crown Land leased to Yanchep Sun City.

The information above has been drawn from the existing maps and other available information. However, to advise the Department of Transport of how the maintenance responsibilities should be divided, more detailed investigation of this matter is needed.

RECOMMENDATION:

THAT Council:

78advises the Department of Transport that it believes the review of Maritime Legislation currently being undertaken holds significant implications for the City of Wanneroo. Detailed investigations will not be completed in time to respond fully by 18 November 1994 and a one month's extension of that time for submission is requested;

79considers the matter further upon completion of the investigations referred to in this report.

O G DRESCHER
City Planner

rh:gm
pre941119
26.10.94
I21110

CITY OF WANNEROO REPORT NO: I21110

TO: TOWN CLERK

FROM: CITY PLANNER AND CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 057-4

WARD: SOUTH

SUBJECT: PERRY'S PADDOCK HISTORICAL VILLAGE PROJECT

METRO SCHEME: Parks and Recreation Reserve
LOCAL SCHEME: Parks and Recreation Reserve

SUMMARY

Around the middle of this year the City advertised for registrations of interest from the private sector and community groups for participation in the development of the Perry's Paddock Historical Village project. Two registrations of interest have been received: one from Mr Vic Garmson and one from Mr Robert Brittain.

In addition to the above formal registrations of interest, two further proposals relating to Perry's Paddock have been received, one from Mr K Dooley and another from Mr Andrew Wharram.

BACKGROUND AND ASSESSMENT

This matter was considered by the Historical Sites Advisory Committee at its meeting of 19 October 1994. A memorandum was presented to the committee which provided details concerning the background to the matter, the registrations received, an assessment of the registrations and the two further proposals and a recommendation for the committee's consideration. A copy of the memorandum is attached (Attachment No 1). The attachments referred to in the memorandum are quite lengthy and for the sake of economy, they have been separately forwarded to all Councillors.

The Historical Sites Advisory Committee resolved to recommend that Council:

- 1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:
 - (a) detailed plans and land requirements;
 - (b) sources of finance (letters from funding sources to be provided);
 - (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);

- (d) projected outgoings and income;
- (e) rental proposition to the City;
- (f) contributions to servicing/infrastructure for the site;
- (g) what involvement would Mr Garmson have with community groups in terms of his development;

2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;

3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded from the Perry's Paddock Historical Village Reserve Fund;

4 for the purpose of undertaking 3. above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;

5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

RECOMMENDATION:

THAT Council:

1 invites Mr V Garmson to submit a detailed proposal for its consideration, such proposal to include such matters as:

- (a) detailed plans and land requirements;
- (b) sources of finance (letters from funding sources to be provided);
- (c) detailed description of proposed operation (eg proposed activities, hours of operation etc);
- (d) projected outgoings and income;
- (e) rental proposition to the City;

(f) contributions to servicing/infrastructure for the site;

(g) what involvement would Mr Garmson have with community groups in terms of his development;

2 further advises Mr Garmson that in receiving the invitation referred to in 1 above, he should be aware that this does not represent any form of commitment by the City to his proposal and the City retains the ability to not accept his detailed proposal, should it so wish;

3 engages a consultant to prepare a development/management plan for the Perry's Paddock lease area, to be funded from the Perry's Paddock Historical Village Reserve Fund;

4 for the purpose of undertaking 3. above, a suitable consultancy brief be prepared by the City Planner for consideration by the Historical Sites Advisory Committee;

5 advises Mr R Brittain, Mr A Wharram and Mr K Dooley that their proposals will be considered further by Council in conjunction with the preparation of the development/management plan for the Perry's Paddock area.

O G DRESCHER
City Planner

R BANHAM
City Recreation and
Cultural Services Manager

pjt:gm
pre941116
25.10.94
I31100

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL

9 NOVEMBER 1994

CITY OF WANNEROO : REPORT NO I31101

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 9 NOVEMBER 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 surplus of \$4,135.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Sections 547 (12) and 527 (3) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 9 November 1994.

T ORD
Acting City Treasurer

TO:JW
25 October 1994

tre0008
I41100

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I41101

CITY OF WANNEROO REPORT NO: I41101

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 930-19

WARD: CENTRAL

SUBJECT: TRADING IN PUBLIC PLACES

Council is advised of an incident which occurred on 14 October 1994 whereby an unlicensed trader Mr R J Cooper, 8 Grosvenor Road, Bayswater was found to be selling hot dogs and soft drinks from Boas Avenue, Joondalup.

Mr Cooper has had a previous written warning regarding his actions, despite this action he has continued to trade illegally.

It is a requirement under By-law 3 that no person shall carry on trading unless they are the holder of a current licence, a fee of \$510 applies to all licence holders.

RECOMMENDATION

That Council institutes legal proceedings against Mr R J Cooper, 8 Grosvenor Road, Bayswater for contravening Council's By-laws Relating to Trading in Public Places.

M L AUSTIN
Acting City Environmental Health Manager

hrel1001
ip:rej
I41102

CITY OF WANNEROO REPORT NO: I41102

TO: TOWN CLERK

FROM: MANAGER, WELFARE SERVICES
CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 635-15-1

WARD: SOUTH

SUBJECT: CONSTRUCTION OF AGED CARE FACILITY -
ALEXANDER HEIGHTS

Council in its 1994/95 budget made provision for the construction of an aged care facility in Alexander Heights. It is intended that the facility will accommodate the needs of aged people in the Girrawheen, Koondoola, Marangaroo and Alexander Heights areas.

Style of Facility

It is being proposed that, in line with:

- . the changing priorities for Government funding;
- . the focus of Council's aged care services;

the facility should focus on the needs of frail disabled aged clients.

It is felt that at this time the needs of well aged residents can be accommodated in existing facilities and in the new community hall at Alexander Heights.

It is therefore proposed that the facility should be "non institutional" in style and should include the following components.

- . A day care area which is designed to have a "home-like" environment. This area should be secure to cater for people with dementia and should accommodate up to 15 people at one time. The area should be self contained with domestic style kitchen, bedroom, lounge area, small dining area and an enclosed outdoor area.
- . A hairdressing room.

- . Podiatry clinic.
- . Quiet lounge area.
- . An activity area with kitchen bench.

See Attachment A.

Justification of Need

At present, 23% of clients registered with Council's Aged and Disability Services live in the postcode area of 6064 (Girrawheen, Koondoola, Marangaroo, Alexander Heights). Many of these clients live in public housing and for many supported accommodation is not an affordable option. Demands on home care and day care are very high in this area.

Due to the lack of a suitable venue clients from this area who require day care are transported to the Greenwood/Warwick Community Care Centre. The wait list for clients wanting to access the service is consistently high. Clients with moderate to severe dementia are transported to a day centre in Osborne Park. The Home and Community Care Programme has indicated that if the Alexander Heights Centre was to cater for dementia clients, it would be given a high priority for funding.

Funding the Centre

The estimated cost of the Centre is:

Building	291,000	
Courtyards	<u>19,440</u>	310,640
Landscaping	10,000	
Furniture	30,000	
Fees	13,500	
Services	10,000	
Car parking	<u>12,000</u>	
Other costs		75,500
Contingencies		<u>12,000</u>
	Total cost	<u>\$398,140</u>
Budget allocation		<u>\$356,000</u>
	Shortfall	<u>\$42,140</u>

The estimate of cost is based on full design being prepared "in-house" utilising appropriate consultants. The scale of the building provides an opportunity for preparing a performance specification and seeking proposals from the housing industry. This should reduce the cost, but may still exceed the budget. Therefore, it is proposed to seek two prices, one for the total project, and the second excluding Activities Room 2.

Council in its 1994/95 budget allocated funds to \$356,000 for construction of the Centre. It was anticipated that contributory grants totalling \$200,000 be sought from the HACC Programme and the Lotteries Commission. It is being proposed that applications be made to these funding bodies for grants of \$150,000 respectively.

The Site

The proposed site is between the Alexander Heights Hall and the proposed CATA drop-in facility for people with disabilities, located off Mirrabooka Drive, Alexander heights. The building has been designed to suit the existing and proposed development. The suite of buildings on the site will lead to better management options for both users and the City.

RECOMMENDATION

That Council:

- 1 submits an application for a grant of \$150,000 to both the Lotteries Commission and the Home and Community Care Programme for the purpose of the construction of an aged care facility at Alexander Heights;
- 2 approves the sketch plan for the proposed Aged Care Facility; and
- 3 authorises the documentation and calling of tenders.

P STUART
Manager: Welfare Services

R FISCHER
City Building Surveyor

bre10004/SE
I41103

CITY OF WANNEROO REPORT NO: I41103

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 240-14

WARD: CENTRAL

SUBJECT: JOONDALUP LIBRARY RESOURCES

A deputation to the Minister for the Arts in June this year addressed Council's concern on the Library and Information Service of Western Australia's (LISWA) ability to supply the Joondalup Library stock on schedule. At the meeting, LISWA confirmed the need for special resourcing however, recent correspondence from the Minister and LISWA indicates otherwise.

This advice does not adequately address Council's concerns.

BACKGROUND

Since 1991, Council, LISWA and the State Government have mutually agreed provision of a stock the size required by Joondalup would need to take place over a three year period, i.e. 20,000 items per year in 1993/94, 1994/95 and 1995/96.

The need for this lengthy selection time is essential to:

1. obtain the number of items required
2. achieve a range of titles and avoid heavy duplication
3. build a balanced stock with sufficient time to identify and fill subject gaps
4. ensure all orders placed for new titles have sufficient time to arrive from interstate and overseas and be processed through the LISWA system
5. access materials published over several years through the state's used stock turnover system
6. ensure Council receives stock gradually in order to process automated records and physically prepare for library shelves.

DEPUTATION

In 1993/94 no stock was provided, although advice was received 5,000 items were on order to be supplied during the first half of 1995. Council sought a deputation to the Minister to express concern at LISWA's ability to supply the 60,000 items required between January 1995 and June 1996. The deputation was attended by Mr Bill Marmion (Ministry for the Arts), Mrs Fay Boyd (LISWA), with the Town Clerk and City Librarian representing the City of Wanneroo.

The meeting identified the inability of LISWA to adequately provide both new and used resources for the Joondalup Library under current resource levels. Mr Marmion recommended LISWA therefore seek special one-off funding to acquire and process the balance of Joondalup Library resources as new stock. The project was considered unique and therefore unlikely to set a precedent.

FUNDING APPLICATION

Immediately following the deputation, Council supplied LISWA with documentation to support a funding application. The City Librarian was advised there would be a two week delay awaiting details of the 1994/95 Development Programme. Despite enquiries, further information was not received until Council wrote to the State Librarian on 6 August 1994 to enquire on the progress of the application. The LISWA response dated 30 August 1994, clearly indicated the funding application would not proceed, Joondalup stock requirements to be addressed instead through the normal Development Programme.

Mrs Boyd has since advised the funding application did not proceed as LISWA doubted it would be successful. It is disappointing that the State's library system has been denied the opportunity to quickly increase total resources by 40,000 items without detrimental impact on the current system.

Council could decide to submit the funding application itself. However, as the stock still must be funded and processed through LISWA, this does not seem to be a viable option.

MINISTERIAL RESPONSE

Correspondence recently received from the Minister for the Arts advises that in 1994/95, LISWA will keep the provision of stock to the proposed Joondalup Library on schedule.

LISWA have advised the Minister 15,000 new volumes will be provided in 1994/95 to reinstate the schedule. This information is a little unclear as the ordering schedule does not reflect

actual provision. Although LISWA may commence ordering the next 15,000 immediately, it will be at least six months before a steady flow of these orders begins to arrive.

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

STOCK SCHEDULE

The most recent discussions with LISWA staff indicate the revised stock provision schedule is likely to be as follows:

<u>YEAR</u>	<u>STOCK REQUIRED</u>		<u>ORDERED</u>	<u>RECEIVED</u>		<u>RUNNING TOTAL</u>	
	NEW	USED		NEW	USED	REQ'D	REC'D
93/94	10,000	10,000	5,000	Nil	Nil	20,000	Nil
94/95	10,000	10,000	15,000	5,000- 10,000 est	10,000 est	40,000	25,000 est max
95/96	10,000	10,000	10,000*	10,000- 15,000	10,000* est	60,000	45,000 est max
est							

JOONDALUP LIBRARY OPENING LATE 1996

1996/97 *NOT YET ALLOCATED

Council should be aware the above calculations are largely optimistic estimates. LISWA are not able to commit further due to the following variables:

- i) future budgets
- ii) schedule for delivery of ordered stock
- iii) availability of used stock

SUMMARY

The establishment of public libraries is a joint state and local government venture. However, the current process is flawed as Local Government forward planning cannot be supported with forward commitments from LISWA.

Council established a realistic schedule for the opening of the Joondalup Library over a long time frame and kept LISWA and the State Government advised of this schedule. LISWA has not been in a position to provide the resources required in the first two years of the schedule. Although LISWA will soon be able to supply some of the resources required, there can be no commitment as to the quantity or schedule. Neither is LISWA prepared to submit a special 'one-off' funding application to the state government to enable a firm schedule to be established.

Although the Minister's advice that 15,000 new volumes are to be provided is good news, the continued lack of a formal LISWA forward planning process still jeopardises strategic local government facility provision. The current process necessitates concentrated lobbying by Councils to ensure projects such as Woodvale, Morley, Altone Park and Joondalup eventually receive the stocks required. As the largest and most important of these projects, it is anticipated Joondalup will require concentrated lobbying throughout development.

Recommendation:

That Council:

1. corresponds to the Minister for the Arts:
 - a) acknowledging that should the 15,000 volumes be provided for the Joondalup Library by 30 June 1995, the 1994/95 new stock provision schedule will be maintained
 - b) seeking clarification the 20,000 used stock will be provided prior to July 1995
 - c) expressing concern at the continued lack of an appropriate forward planning process for the establishment of public libraries in Western Australia
2. corresponds to the State Librarian:
 - a) seeking urgent commencement of selection of the used stock component for the Joondalup Library
 - b) expressing disappointment at the LISWA decision not to submit a special 'one-off' funding application to enable a firm schedule to be established for the Joondalup Library and inject additional stocks into the Library and Information Service of Western Australia.
3. advises the Western Australian Local Government Librarians Association of the inactivity of LISWA in promoting the

development of the Library and Information Service in Western Australia. By not seeking special funding for the Joondalup Library, the State public library system has been denied the opportunity to quickly increase total resources by 40,000 items without detriment to the current system.

N CLIFFORD
City Librarian

nfc:mdp
whre100194
24.10.94
I41104

CITY OF WANNEROO REPORT NO: I41104

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 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 19 October 1994.

Item 5.8 Heritage Conservation and Property Value Awards

The Committee discussed an item of correspondence from the Heritage Council seeking nominations for the Heritage Conservation and Property Value Awards.

It was MOVED T Martin SECONDED P Renkin that the Historical Sites Advisory Committee recommends Council lodges an entry for Cockman House in the Heritage Conservation and Property Value Awards.

Item 5.9 Heritage Council - Cash Grants

Correspondence was received from the Heritage Council of WA offering grants for preservation of historical sites.

It was recommended that Council makes an application to the Heritage Council of WA under the Conservation Incentives Programme 1994/95 for a cash grant to assist with the preservation of the shed at the rear of Cockman House.

Cultural Development Advisory Committee

Minutes of meeting held 10 October 1994

Item 4.1 City Recreation and Cultural Services Manager's Report - Piano

The Committee considered the City Recreation and Cultural Services Manager's report regarding the location of the piano currently housed on the third floor of Council's Administration Building.

The Committee received the report and recommended Council investigates the purchase of a modular wooden platform on which to locate the piano.

Youth Advisory Committee

Minutes of meeting held 19 September 1994.

Item 1 Election of Committee Member

It was noted that Ms Marenee Provis was appointed to the Committee.

RECOMMENDATION

That Council:

- 1 enters Cockman House in the Heritage Conservation and Property Value Awards;
- 2 applies to the Heritage Council of WA under the Conservation Incentives Programme 1994/95 for a cash grant

to assist with the preservation of the shed at the rear of Cockman House;

- 3 investigates the purchase of a modular wooden platform on which to locate Council's piano; and
- 4 endorses the appointment of Ms Marenee Provis to the Youth Advisory Committee for 1994/95.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre41102
I41105

CITY OF WANNEROO REPORT NO: I41105

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 330-9-1

WARD: CENTRAL

SUBJECT: REQUEST FOR WAIVER OF HIRE FEES

Two requests have recently been received for the refund and waiver of hire fees.

- 1 Soroptimist International of Joondalup has requested a refund of the hire fee of \$170.40 for its use of the Civic Centre main hall on 11 September 1994 for a senior citizens concert. Whilst concerts do not usually attract reduced hire charges, it is Council's policy that senior citizens' clubs enjoy free use of facilities.

2 The Canine Association of WA (Inc) is seeking a waiver of the hire fee of a Council park for the introduction of a "Canine Good Citizen" programme. The course will emphasise responsible dog ownership and will run for six week periods. It is understood that Rangers from Council's Municipal Law and Fire Services Department will feature as a component of the programme. The cost of the waiver will be \$246.00. Council's involvement and support of this programme is recommended.

RECOMMENDATION

That Council:

- 1 refunds the hire fee of \$170.40 for the use of the Civic Centre on 11 September 1994 by Soroptimist International of Joondalup for its annual senior citizens concert; and
- 2 waive the hire fee of \$246.00 for the use of a Council park by the Canine Association of WA (Inc) for the purpose of a "Canine Good Citizen" programme.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS/rre41101
I41106

CITY OF WANNEROO REPORT NO: I41106

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 488/388/11

WARD: SOUTH

SUBJECT: DOG ACT APPEAL - MR B CRAIG, 11 BEXLEY WAY,
 GIRRAWHEEN

On 16 August 1994 Council refused an application by Mr B Craig of 11 Bexley Way, Girrawheen 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 Craig 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 Craig 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 Doberman Pincer 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 black/tan Doberman;
- b) male black/tan Doberman;
- c) Doberman Pincer - yet to be acquired.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/dw/11004
I41107

CITY OF WANNEROO REPORT NO: I41107

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 910-1

WARD: SOUTH

SUBJECT: APPOINTMENT OF HONORARY PARKING INSPECTORS FOR
WARWICK GROVE SHOPPING CENTRE

A letter dated 25 May 1994 has been received from Growth Equities Mutual Property Management Pty Ltd, Managing Agents for the Warwick Grove Shopping Centre, Warwick.

They have written to Council seeking establishment of the Shopping Centre as a Parking Station. Clause 3(1) of the Parking Facilities By-laws reads:

3(1) "These By-laws apply to the Parking region and all parking stations, parking facilities and metered zones in the parking region and includes a parking facility, parking station or other land that:

- (a) is not owned, controlled or occupied by the Municipality but where the Council has the consent of the owner or occupier; or
- (b) is owned by the Municipality but is leased to another person."

This will be subject of a separate report to Council by the City Engineer when the appropriate plan for the Parking Station is submitted by the Shopping Centre Management.

In their correspondence they have also nominated two persons to be Honorary Parking Inspectors for the Warwick Grove Shopping Centre. They are, namely:

- (1) Glen Alan HILL of 8 Altair Way, Beldon 6027, age 31, occupation Maintenance Handyman, employed by Warwick Grove Shopping Centre.
- (2) Philip Frederick RICE of 8 McPherson Street, Mt Lawley, age 34, occupation Security Officer, employed by Wormald Group 4 Security, Osborne Park (Contracted to the Shopping Centre for Security Control duties).

Council draws its authority to appoint Honorary Parking Inspectors under Section 669DA of the Local Government Act 1960.

Should Council resolve to authorise the applicants, their enforcement duties will cover all parking enforcement as contained in Council's Parking Facilities Ordinance No. 19. Council will also be required to authorise the applicants under the Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

Honorary Parking Inspectors will be empowered to issue offending motorists with two separate types of infringement notice under the abovementioned By-laws. These notices will be strictly monitored by the City's Municipal Law & Fire Services Department and any monies paid by way of fines must be directed to Council. Payment of on the spot fines cannot be made to the issuing officer, or to the Warwick Grove Shopping Centre Management or the Managing Agents.

Both applicants are persons of good character and there appears to be no impediment to their honorary appointments.

The position, if approved under Section 669DA, will confer the authority for Honorary Inspectors to serve infringement notices or modified penalties under Section 669D (Local Government Act) of which parking, standing or leaving of a vehicle are an element. However, the power to withdraw a modified penalty or infringement notice is not conferred on Honorary Parking Inspectors by Section 669DA.

The positions are voluntary and the officers, if appointed, do not receive any form of salary, wage or other gratuity from Council. The duties performed as an Honorary Parking Inspector will be carried out during their paid duties by their respective employers.

Appointments, as in the case of Honorary Beach Inspectors, will be for a 12 month period and may be cancelled by resolution of Council.

RECOMMENDATION

That Council:

- 1 in accordance with Section 669DA of the Local Government Act 1960 appoints Glen Alan Hill and Philip Frederick Rice as Honorary Parking Inspectors for the Warwick Grove Shopping Centre, Warwick for a 12 month period, subject to renewal;
 - 2 in accordance with the provisions of the Justices Act 1902 authorises the withinmentioned Honorary Parking Inspectors to act under and enforce the Parking By-laws for the City of Wanneroo only within the boundaries of the Warwick Grove Shopping Centre, Warwick as detailed hereunder:
- (a) Parking Facilities By-laws No. 19;
- (b) Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

T M TREWIN
Manager - Municipal
Law & Fire Services

18 October 1994

tmt/dw/11001
I41108

CITY OF WANNEROO REPORT NO: I41108

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 313-5

WARD: CENTRAL

SUBJECT: APPOINTMENT OF HONORARY BEACH INSPECTORS -
MULLALOO SURF LIFE SAVING CLUB

A letter dated 28 September 1994 has been received from the Mullaloo Surf Life Saving Club nominating Mr Stephen Brian Dargie, aged 34 years, of 149 Caridean Street, Heathridge, Mr Jeffrey Alexander Davidson, aged 27 years, of 13 Taylor Way, Hillarys, and Mr Edward Neilan, aged 27 years, of 23 Lenham Way, Marangaroo to be authorised as Honorary Beach Inspectors for the Mullaloo Beach Reserve area.

Messrs Dargie, Davidson and Neilan are members of the Club and have held positions of responsibility within the Management of the Club.

Council draws its authority to appoint Beach Inspectors under Clause 16 of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons (No. 14) made under the Local Government Act.

All these applicants are persons of good character and there appears to be no impediment to their honorary appointments. All three persons have been previously appointed as Honorary Beach Inspectors but their 12 month appointments will lapse in November 1994.

The positions are voluntary and the appointed officers do not receive any form of salary, wage or other gratuity. Appointments may be cancelled by resolution of Council.

RECOMMENDATION

That Council approves the appointments of Mr Stephen Brian Dargie, Mr Jeffrey Alexander Davidson and Mr Edward Neilan as Honorary Beach Inspectors attached to the Mullaloo Surf Life Saving Club for a period of 12 months, subject to renewal. Such authority to be contained to the Mullaloo Beach Reserve area.

T M TREWIN
Manager - Municipal
Law & Fire Services

18 October 1994

tmt/dw/11002

I61100

CITY OF WANNEROO
BUSINESS FOR INFORMATION SECTION
REPORTS FOR COUNCIL
9 NOVEMBER 1994

I61101

CITY OF WANNEROO REPORT NO I61101

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 510-225

WARD: SOUTH

SUBJECT: LANDSDALE ROAD RECONSTRUCTION

As part of the 1994/95 Budget, Landsdale Road has been programmed for reconstruction, between Alexander Drive and Rangeview Road, Landsdale.

A total length of 1500 metres requires reconstruction at an estimated cost of \$355,000. However this financial year's funding of \$254,760 will allow 1 kilometre of reconstruction to be undertaken.

The 500 metre balance of the remaining works will be submitted for Council's consideration for funding next financial year.

The staging of the project is considered to be appropriate as the critical section, from Alexander Drive heading west will be upgraded.

Submitted for information.

R T McNALLY
City Engineer

GR:AT
Berell005
I61102

CITY OF WANNEROO REPORT NO: I61102

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 061-376-3

WARD: CENTRAL

SUBJECT: REPAIRS TO WANNEROO SHOWGROUNDS SOUTH BAR

For some years, the South Bar at the Wanneroo Showgrounds has suffered form vandalism. The most recent, serious attack occurred on 11 May 1994 resulting in the demolition of some brickwork, the smashing of the electricity supply distribution board and power outlets, damage to the metal benchtop and the smearing of faeces over the concrete floors. The cost of repairs were estimated at \$1,205, which was duly claimed against insurance.

As the bar is a regular target for vandals, the Wanneroo Agricultural Society was approached with a view to reappraising the structure. It was felt that it would reduce vandalism to do away with the brick benches and metal tops and retain only the roof, so that the bar operator could provide his own tables. The Agricultural Society replied that it would prefer the bar to be reinstated.

Repairs were arranged at this time, beginning with the ordering of the new metal benchtop. The delivery of this top is now imminent, and repairs on site are due to commence on Tuesday 25 or Wednesday 26 October and take approximately two days. The bar will be repaired to its former state by the annual Wanneroo Show in November.

Submitted for information.

R FISCHER
City Building Surveyor

PW:SE

brel1002

I61103

CITY OF WANNEROO REPORT NO: I61103

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 019-7

WARD: ALL

SUBJECT: CITY OF WANNEROO - FASTEST GROWING
MUNICIPALITY IN AUSTRALIA

SUMMARY

The City of Wanneroo has been identified as the fastest growing municipality in Australia according to Melbourne based firm Coopers & Lybrand in their well publicised annual "National Report on Population Growth Ranking in Australia". Based on the report, an article in "Time Australia" magazine discusses Wanneroo's place as the nation's most rapidly growing locality (see Attachment No 1).

BACKGROUND

A copy of the Coopers & Lybrand report has been placed in the Councillors' Reading Room for perusal. The study notes that:

"The City of Wanneroo in Perth's northern suburbs has finally emerged as the fastest growing municipality on the Australian continent. We have had only two holders of this title since 1976: the City of Campbelltown in Sydney's south to 1979, and the Shire of Albert between Brisbane and the Gold Coast since 1980. And throughout the whole of this period, the City of Wanneroo has been the second fastest growing municipality in Australia always the bridesmaid! But in the twelve months to June 1993, the City of Wanneroo added 9,504 to its population base, pulling well clear of the Shire of Albert which recorded a net increase of 7,666 over the same period."

The table shown on Attachment 2 shows Wanneroo's position in respect to other localities in Australia since 1976.

Wanneroo added more people to its population base (ie 9,504) than the whole of the State of South Australia (ie 5,300) in the twelve months to June 1993.

The study notes that Australia's fastest growing municipalities are located within or near Australia's largest cities, particularly the nation's north (Queensland) and other sun-belt centres like Wanneroo (see Attachments 3 and 4). Queensland remains the single largest growth state.

Interestingly, while municipalities located on the northern, north-eastern and southern edges of Perth now rank as the fastest growing in Australia, the core of the Perth urban area, (comprising the local authorities of Perth [prior to splitting] Stirling, Belmont and South Perth) is now losing population (- 1354, -1340, -540, -520) respectively. Perth (pre-split) and Stirling's losses were the highest in Australia for 1992/93, probably a result of a natural maturing of the population. This doughnut effect is similar to the situation in Adelaide but different from Brisbane where no municipalities are losing population.

It is likely that Wanneroo's growth will continue to remain strong throughout the next decade. The Metropolitan Development Programme's "Implementation Plan" 1994-95 to 1998-99 estimates that some 75,548 people will move into the City of Wanneroo over the next five years. If this growth does eventuate as predicted it will exceed any previously recorded growth rate experienced in Wanneroo.

Submitted for Council's information.

O G DRESCHER
City Planner

pjn:gm
pre941103
19.10.94
I61104

CITY OF WANNEROO REPORT NO: I61104

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 9 NOVEMBER 1994
FILE REF: 018-20
WARD: ALL
SUBJECT: 1994/95 RATE INCENTIVE SCHEME - PRIZEWINNERS

The ten prizewinners of the 1994/95 year rate incentive scheme were invited, together with prize donors, to a Cocktail Party on Friday 14 October 1994.

The drawing of prizes was undertaken by the Mayor and sponsors under the scrutiny of a representative from Council's auditors.

Prizewinners listed in the order in which they were drawn are shown with their respective prizes on Attachment 'A'.

Letters of appreciation have been forwarded to all sponsors thanking them for their involvement and support in the 1994/95 rate incentive scheme and advising them of the winner's particulars.

Submitted for information.

T ORD
Acting City Treasurer

TP:JW
25 October 1994

tre0274

I61105

CITY OF WANNEROO REPORT NO: I61105

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: COUNCIL

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 240-2

WARD: ALL

SUBJECT: NZLIA CONFERENCE REPORT

Councillor Dammers and the City Librarian attended the New Zealand Library and Information Association/Australian Library and Information Association Joint Conference in Wellington, New Zealand, 26-30 September 1994.

The Conference theme "He waka eke noa - embarking together" highlighted the opportunity for New Zealand and Australian professionals to share information and explore the potential for cooperation in the delivery of library and information services.

SATELLITE SESSIONS

Copyright

The first day of the Conference comprised satellite sessions and meetings organised by the Sections and Special Interest Groups of both the New Zealand and Australian Library and Information Associations.

The Copyright workshop was both informative and stimulating, exploring the value of copyright protections as against the constraints it imposes on information delivery. Issues considered included:

- Preservation - the inability to copy a work while holding a copy of the undamaged original.
- Selective Dissemination of Information (SDI) - multiple copy restrictions on journal contents pages.
- Author protection versus access and equity protection.
- Fax - represents multiple copy production contravening the Copyright Act.
- CD-ROM - usage difficulties of the range of CDs each with different copyright restrictions.
- Poor school budgets compel multiple copying.

- Author financial incentive versus the encouragement of active learning and creation.

It is generally agreed the existing Copyright Act is not suited to current technology and adversely affects the efficiency of information delivery. In order to best promote the public interest, the fair dealing clause should be extended to all technologies.

CONFERENCE PAPERS

Embarking together

The Governor General of New Zealand and the Queen of the Maoris, Dame Catherine Tizard formally opened the Conference.

The opening plenary speaker, Judge Eddie Durie (Chairman of the Waitangi Tribunal and Chief Judge of the Maori Land Court) emphasised true democracy in Australia and New Zealand, responding to all community needs, not just majority rule. Judge Durie imparted two messages:

- biculturalism before multiculturalism
- recorded information should provide an accurate representation of the culture

John Dawkins (former Australian Federal Treasurer and Cabinet Minister) further explored the accuracy of historical information and the contrasting records of the same event.

Mr Dawkins cautioned that deregularization to free economic performance has led to improvements, however societies are becoming less free and equal than previously. Care must be taken to ensure the gap does not become unbreachable.

A successful multi-cultural society is dependent on social cohesion and constant reaffirmation. Democracy hinges on information access and dissemination. The challenge to librarians is not to become obsessed with the information highway but to ensure the information available on the superhighway is readily available to all, and does not produce a society of information rich and information poor.

Embarking together addressed future opportunities for partnerships within and between countries including South-East Asia and the Pacific region. Within the library profession these partnerships are supporting trade and aid, developing resource collections, staff training, the reduction of language barriers and the preservation of recorded history. Warren Horton, the Director General of the National Library of Australia, highlighted the need to think long term in order to ensure

developing interests overseas are not handled insensitively as in the past.

Social trends in the next five years

According to Moana Maniapoto-Jackson (Maori lawyer, actor, talkback host and singer) development of New Zealand society has had social costs to the Maori, characterised by family breakdown, unemployment and political apathy.

The following speaker Brian Toohey advocated challenging prevailing ideologies, principally 'User-Pays' with its characteristic lack of moral conscience.

Resource sharing

The panel of speakers explored such issues as:

- the strengths of the Australian Bibliographic Network (ABN)
- the impact of the global network on publishing
- preservation
- the future of ABN access to documents text and data, upload ILLS, etc
- transparent gateways to other systems
- archiving and preserving electronic information
- reduced resource purchasing
- inter-library loans
- electronic document delivery
- trans Tasman cooperation
- transfer of data to other information suppliers, e.g. community information.

Information technology

The first speaker on the panel (Richard Naylor) presented a very interesting overview of the City of Wellington's public access computer system, City Net, a demonstration of the Council philosophy that access to government information is an individual right.

First piloted in 1990, live public access was provided in 1992. The following year resources were saturated and difficulties experienced, this led to consideration of withdrawing the service in 1994. Obviously this would now have political implications.

City Net is available free 24 hours per day. Information provided includes bylaws, delegations, profiles, Council annual plan, tourist information and a bulletin board. The system transmits images including a fifteen minute video and slides. Mail can be sent, files management is shared with users and access provided to news groups. Only a small percentage of the library catalogue is accessible however. The impression provided by the paper was that the City had not anticipated such heavy usage, i.e. 75,000 accesses per month.

The following two speakers addressed the need for government funding to provide greater student and teacher accessibility to computer networks in order to ensure equity and appropriate skills develop.

The final speaker, Stewart Fist (journalist) provided a commercial overview of future directions for networking. It was fascinating to discover the big broad highways required for the future are already in place. Optical fibres introduced in 1983 are far from potential capacity, however this has not led to reduced costs.

Mr Fist presented a fast paced session outlining future radio, cellular, orbiting satellite and super high frequency developments. Of particular note were the need to integrate services, the development of ATM data transfer for voice and video transmission, the failure of blitzer switches and need to integrate fax and telephone lines. Commercially, charges will change from number of connections to quantity of data transmitted.

Creating an environment for change

Successful change is dependent on a two-way commitment between the organisation and staff to establish a strong and high trust environment. This motivation session by Reg Gartens (author and General Manager, NZ Institute of Management) addressed leadership qualities and responsibilities required to create the right environment to enable change to really happen.

The key message was the importance of committed leaders in managerial positions. Eighty per cent of the TQMs fail due to the lack of enthusiasm, commitment and communication on the part of managers. A good manager of things will not necessarily become a good leader.

Cooperation within and across traditional Library and Information Service Sectors

This session covered several broad areas including the blurring of traditional boundaries, customer focus and establishing strategic alliances.

Closing Address

The Right Honourable David Lange presented a memorable concluding plenary session. The former Prime Minister is still a figure exuding strong presence.

The presentation emphasised the power of information. The weakening of political power due to public disillusion Mr Lange attributes to close media scrutiny. Politicians cannot always portray the desired image, often being reduced by the media to what they really are. In a similar way every organisation will be in trouble when information available does not match the projected structure. The organisation will come undone. Public access to information is becoming readily available and Governments are becoming increasingly aware of the inability to control the flow of information to the public.

CONFERENCE VENUE

The Conference venue was particularly relevant to the City of Wanneroo at this stage of development of the Joondalup City Centre. The Wellington Festival and Conference Centre is an integral part of the City Civic and Cultural precinct.

The Wellington Civic and Cultural complex is designed around an open plan and comprises the Convention Centre, Public Library, Town Hall, Art Gallery and Council Administration.

The City of Wellington has a population of 150,000. One third of Council rates are currently spent on library services. The libraries boast 103,000 users and an annual issue of 2.6 million items.

The Wellington Public Library is the central library with eleven suburban branches and a Mobile Library. Built in 1991, the building comprises 14,000 square metres over six levels with a ground plan of 4,000 square metres.

Two industry awards were conferred on Athfield Architects for the project:

- 1 Carter Holt Harvey Environmental Award

The design brief emphasised clean building identity, approachability, easy access, logical layout, vertical communications that reveal what the library has to offer, openness and spaciousness, light and comfort.

It is apparent the architects met the brief requirements however, appreciation of the architects flair in finishing detail is a matter of personal taste. Examples of design features have been photographed for reference during the Joondalup City Library Project.

CONFERENCE OVERVIEW

Attendance at the Conference provided the opportunity to gain a range of information on developments in the library field both within Australia and New Zealand but also on the international level.

In the preparation of this report, both Council delegates identified two clear messages from the Conference:

- i) the library has a prime responsibility in ensuring equity of access to information
- ii) the library is Council's key to distributing total information, direct and on-line, to the community.

As with most Conferences, perhaps the greatest information is gained outside the formal programme. Councillor Dammers and the City Librarian made some valuable contacts which will be important in the planning of the new Mobile and Joondalup City Libraries. Several information leads on technology and facility design are currently being investigated.

The knowledge and stimulus gained by Councils' delegates will certainly be of benefit to the City of Wanneroo in the immediate future.

Submitted for information.

N CLIFFORD
City Librarian

nfc:mdp
whre100294
I61106

CITY OF WANNEROO REPORT NO: I61106

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 NOVEMBER 1994

FILE REF: 905-1

WARD: ALL

SUBJECT: MUNICIPAL LAW & FIRE SERVICES DEPARTMENT -
ACTIVITIES FROM 1 JULY 1994 TO 30 SEPTEMBER
1994

The following is a report covering the Municipal Law & Fire Services Department's activities from 1 July 1994 to 30 September 1994.

1. COURTS

There were 20 prosecutions dealt with in the Court of Petty Sessions, Joondalup, comprising:

Litter Act	0
Bushfire Act	0
Reserves & Foreshores By-laws	6
Control of Vehicles Act (Off Road)	0
Parking Facilities By-laws	4
Disabled Parking By-laws	0
Dog Act 1976	1
City of Wanneroo By-laws Relating to Dogs	1
Court matters dismissed by Magistrate	1
Court matters adjourned to next Court date	5
Local Government Act 1960	2

2. INFRINGEMENT NOTICES

There were 540 infringement notices issued, comprising:

Control of Vehicles (Off Road Areas) Act	1
Commercial Vehicles - Parking on Verges	3

Dog Act 1976	347
Litter Act	7
Bushfires Act	0
Parking & Reserves & Foreshores	152
Disabled Parking	30

3. INREP REGISTRY

There were 96 infringement notices lodged with the INREP Registry, comprising:

Dog Act 1976	61
Parking	29
Disabled Parking	6

4. COMPLAINTS AND OTHER MATTERS

There were 432 complaints and requests for service to this Department, comprising:

General complaints including abandoned motor vehicles, rubbish dumping and hooliganism at City buildings and reserves	243
Off road vehicle complaints	14
Commercial vehicle parking complaints	47
Parking complaints	90
Investigations into theft and vandalism	13
Fire hazard investigations	0
Special duties	13
Disabled parking complaints	12

5. DOG AND CATTLE COMPLAINTS

There were 764 dog and stock complaints received from City residents, comprising:

General (dogs wandering and stray dogs, including horses and cattle on roads)	624
Barking dog nuisances	114
Dog bites and attacks	26

6. DOGS IMPOUNDED 341

7. DOGS CLAIMED AND SOLD 232

8. DOGS PUT DOWN 100

9. CATTLE IMPOUNDED 1

10. TELEPHONE CALLS

- received at Main Office during office hours - 7,639

11. DELIVERIES AND ESCORTS

There were 343 deliveries and escorts by Patrol Officers and Rangers, comprising:

Council Agendas	338
Other Deliveries	5

12. HALL AND RESERVE PATROLS - PRIVATE FUNCTIONS - 121

13. FIRE REPORTS AND CALL OUTS

There were 11 call outs attended by Patrol Officers and Brigade Volunteers, comprising:

Grass fires	3
Bush fires	2
Vehicle fires	2
Rubbish fires	0
Property fires	2
False alarms	2
Not described	0

14. NEIGHBOURHOOD WATCH

During this quarter 4 meetings were held within the City and were attended by residents, the Crime Prevention Bureau of the Police Department and the Council's Neighbourhood Watch Liaison Officer.

The meetings covered topics such as home security and self protection against physical attack by intruders.

15. WANNEROO STATE EMERGENCY SERVICE

There were 2,342 hours expended on operations by the Wanneroo State Emergency Service, as follows:

Search	164
Storm Damage Assistance	9
Mass Rescue	62
Support Operations	0
Training	1,820
Community Service	287
Fire Assistance	0

During this period, 615 kilometres were travelled.

T M TREWIN
Manager - Municipal
Law & Fire Services

17 October 1994

dt/dw/11003