

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, 7 DECEMBER 1994

ATTENDANCES AND APOLOGIES

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

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
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
Acting Manager, Municipal Law & Fire Services:	K SMITH
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Publicity Officer:	W CURRALL
Minute Clerk:	V GOFF

An apology for absence was tendered by Cr Curtis.

There were 30 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.40 pm.

CONFIRMATION OF MINUTES

I91201 MINUTES OF COUNCIL MEETING, 23 NOVEMBER 1994

Corrections

- 1 Remove Cr Gilmore from attendance list.
- 2 Item I91148 "CARRIED" should be amended to read "CARRIED BY AN ABSOLUTE MAJORITY";
- 3 Report I21116 incorrectly referred to the lot number of 28 Denston Way, Girrawheen as being "Lot 149". All references to "Lot 149" should be amended to read "Lot 1005"

MOVED Cr Wood, **SECONDED** Cr Moloney that the Minutes of Council Meeting held on 23 November 1994, amended as above, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Cr Dammers asked the following questions of Cr MacLean:

CONFLICT OF INTEREST

- 1 Are you aware that the Wanneroo City Council has, from time to time, disagreed publicly at open Council meetings with State Government decisions?
- 2 Are you aware that the WA State Government expects its Government members to support its decisions and be loyal members of the Government and the Liberal Party?
- 3 If there was a major difference between the Wanneroo Council and your ward electorate with the Government, would you be prepared to cross the floor in Parliament, and vote against your own Government Party?
- 4 If your Parliamentary income is your main source of income, do you have a clear pecuniary interest in protecting your parliamentary career?

5 Which takes priority, your commitment to the City of Wanneroo Council and those you were elected to serve on Council, or your political party and your Parliamentary career?

6 I refer to your reported comments in the Sunday Times (November) story headed: "No conflict - MP Councillor,....That I made every endeavour to get to meetings, but being there (at the Council meetings) is not what being a Councillor is about - that's just when things get passed."

7 By saying that Council meetings are just where things are passed and that is not what being a Councillor is about; do you mean that as far as those who voted you on Council, or others who depend on you to represent their interests, making decisions on their behalf is not what being a Councillor is about?

8 Attending meetings and making decisions on issues such as planning, the environment, work opportunities, rubbish disposal, welfare, hygiene standards, recreation, setting Council rates etc., etc., is not what being a Councillor is about?

SUNDAY TIMES DECEMBER 4

9 Did you honestly expect anyone to believe that Local Government Minister Paul Omodei, a Parliamentarian, could possibly say that you, a Parliamentarian, had a conflict of interest by being a Councillor and a Parliamentarian?

10 However, as the Minister has appeared to have given you a clean bill of health in your dual role, do you find it at all strange that the same Minister is about to bring down a new Local Government Act that will stop Parliamentarians from serving new terms as Councillors?

11 Can you please explain if there is no conflict of interest, why the new law is necessary?

Cr MacLean advised that he would take these questions on notice.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

SPECIAL CITIZENSHIP CEREMONY

On Thursday, 24 November the City of Wanneroo hosted a special Citizenship Ceremony at the Lakeside Joondalup Shopping City.

The Ceremony was part of a nationwide campaign aimed at encouraging Australian residents to become Australian citizens.

OFFICIAL OPENING - 1994 WANNEROO AGRICULTURAL SHOW

On Friday, 25 November I had the pleasure to officially open the 1994 Wanneroo Agricultural Show.

Unfortunately, the weather wasn't kind on the Friday night and the Saturday and attendances were down on both occasions. However, for those people who did brave the weather, a good time was had.

CITY OF STIRLING ANNUAL CHRISTMAS DINNER

On Saturday, 26 November Councillor Freame deputised for me at the opening of Crossroads West Youth and Family Services at Landsdale.

On the same day I attended the City of Stirling Annual Christmas Dinner.

It was a most enjoyable evening and I must thank the Stirling City Council for their warm hospitality.

PUBLIC HEARING - LOCAL GOVERNMENT GRANTS COMMISSION

On Monday, 28 November Council had a Public Hearing with the Local Government Grants Commission.

The Hearing was well prepared and well presented by the City Treasurer, who made a good case for increased funding from the Commission in light of the unprecedented growth and the pressure on Council to fund Civic and Cultural Facilities in Joondalup.

WANNEROO BRIDGE CLUB'S CHRISTMAS PARTY AND TROPHY PRESENTATION

On Thursday, 1 December Councillor Freame deputised for me at the Marangaroo Senior Golf Club Annual Luncheon at the Glengarry Tavern.

On Saturday, 3 December I attended the Wanneroo Bridge Club's Christmas party and presentation of trophies evening.

OFFICIAL OPENING - LANDSDALE ROAD CONSERVATION PARK

The following Sunday I had the pleasure of officially opening the Landsdale Road Conservation Park.

This park was developed by the Landsdale Farm School, who first approached Council in October 1992 about the possibility of establishing a Conservation Park next door to the farm.

The school, with the aid of two Commonwealth Government Grants, has done a wonderful job in establishing seven hectares of virgin bushland as a Conservation Park.

KINROSS KARNIVAL

On the same day I was invited to open the Second Annual Kinross Karnival at Thornton Park.

The Kinross Karnival Committee are to be congratulated for their efforts in organising Sunday's event.

SPECIAL WELFARE VOLUNTEERS' APPRECIATION LUNCHEON

Last Monday Council held a Special Welfare Volunteers' Appreciation Luncheon.

The day was International Volunteers' Day and, as such, presented Council with an appropriate day to acknowledge the tremendous work done by our volunteers.

At the last count, we had about 280 volunteer workers on our books, who provide services for the aged and disabled in our community.

ANNUAL GENERAL MEETING OF ELECTORS

On Monday night Council held its Annual General Meeting of Electors.

We had about 25 interested ratepayers attend the Annual General Meeting. A few questions were asked and the meeting went for about an hour.

On Tuesday morning I attended the official launch of the book - Our Little School in the Bush - a history of Marmion Primary School 1956 to 1994.

Congratulations to the authors of the book for having the desire and determination to put this interesting account of Marmion Primary School together.

1994 CITY OF WANNEROO INDUSTRIAL AWARDS

On Tuesday afternoon Council held the presentation luncheon for the 1994 City of Wanneroo Industrial Awards.

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

This year the Flynn Drive Industrial Area in Neerabup was added to this list.

1994 DUKE OF EDINBURGH'S AWARDS

On Tuesday evening I had the pleasure of presenting 12 students at the Sacred Heart College in Sorrento with their 1994 Duke of Edinburgh's Awards.

The school has been involved with the award for the past 10 years.

WINNER OF THE INAUGURAL ANCIENT GREEK ESSAY COMPETITION

Councillors, Ladies and Gentlemen. Tonight we have some members of the Pan Hellenic Council with us, as well as the winner of the Inaugural Ancient Greek Essay Competition.

In recognition of Council's Sister City Relationship with the City of Kastoria in Greece, this competition aims to raise the understanding of Greek tradition and culture within the Community of Wanneroo.

Entrants were asked to write an essay on an aspect of the ancient history of Greece.

The competition is sponsored by the Pan Hellenic Council and the City of Wanneroo.

It was judged by the Department of Classics at the University of Western Australia.

I'm pleased to announce that the winner of the competition is Christopher Gotse.

Christopher lives in Duncraig and has just completed Year 12 at Carine Senior High School.

Christopher has won an all inclusive travel and accommodation package trip to Greece for 30 days with \$400 spending money.

Congratulations Christopher.

I hope you enjoy your prize.

The Mayor then presented Christopher Gotse with a cheque and a certificate.

Mr Chris Doropolous, President of the Pan Hellenic Council expressed his appreciation to the Mayor and the Council and presented a plaque on behalf of his association in recognition of

the Sister City Relationship between the City of Wanneroo and Kastoria.

PETITIONS, MEMORIALS AND DEPUTATIONS

I91202 MARKET GARDEN SALES PERMITS - [30/207]

Cr MacLean submitted a 851-signature petition requesting that Council consider expanding the range of convenience goods allowed to be sold by holders of market garden sales permits.

MOVED Cr Cooper, **SECONDED** Cr Lynn that the petition seeking the expansion of range of convenience goods allowed to be sold by holders of market garden sales permit be received and referred to the Town Planning Department for a report to Council.

CARRIED

I91203 PETITION OBJECTING TO PROPOSED VETERINARY HOSPITAL ON LOT 2 WANNEROO ROAD, WANNEROO - [30/1305]

Cr Cooper submitted a 22-signature petition from adjoining tenants and residents objecting to the proposed Veterinary Hospital on Lot 2 Wanneroo Road, Wanneroo.

The petitioners object to the proposal on the grounds of devaluation of properties and a noxious trade being situated in residential/commercial area.

MOVED Cr Cooper, **SECONDED** Cr Lynn that this petition be received and referred to Town Planning Department for a report to Council.

CARRIED

I91204 DUNE DAMAGE MULLALOO - [765-1]

Cr Magyar submitted a letter from Dr Charles Stuart of 4 Merrifield Place, Mullaloo requesting action be taken to protect the sand dunes in his vicinity from litter, hang gliding and over-use by the public.

MOVED Cr Cooper, **SECONDED** Cr Lynn that the letter from Dr Charles Stuart be received and referred to Town Planning Department for a report to Council.

CARRIED

15TH COMMONWEALTH GAMES COMMEMORATIVE PLAQUE

Cr Freame submitted a letter and plaque from the Secretary General representing the 15th Commonwealth Games held in Victoria, Canada in August 1994 in recognition of the City's contribution and

support to the members of the Western Australian team which competed in the Games.

I91205 PETITION OBJECTING TO REZONING OF LOT 75 BERKLEY ROAD, MARANGAROO - 790/692, 510-0228

A petition has been received on behalf of 13 residents of Berkley Road, Marangaroo objecting to the rezoning of Lot 75 Berkley Road from R20 to R40.

The petitioners object on the grounds that the rezoning will lower the market value of properties, and increase traffic and crime.

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

MOVED Cr Cooper, **SECONDED** Cr Lynn that the petition from the residents of Berkley Road, Marangaroo objecting to the rezoning of Lot 75 Berkley Road from R20 to R40 on the grounds of devaluation of property and both increases in traffic and crime volumes be received and referred to Town Planning Department for a report to Council.

CARRIED

I91206 PETITION REQUESTING SPECIAL ELECTORS MEETING TO DISCUSS OVERSIZED DWELLINGS - [3109/626-627-628/2-4-6, 30/4570]

An 84-signature petition has been received from residents of Ocean Reef expressing concern at the proposed dwellings on Lot 40 (32) West Coast Drive, Marmion and Lots 626, 627 and 628 Randall Crescent, Ocean Reef.

The petitioners request that Council holds a Special Electors Meeting to discuss concerns relating to oversized dwellings.

In accordance with the provisions of Section 171(4) of the Local Government Act, a Special Meeting of Electors has been scheduled for 7.30 pm on Tuesday 20 December 1994 in the Administration Centre, Boas Avenue, Joondalup.

MOVED Cr Cooper, **SECONDED** Cr Lynn that the petition from the residents of Ocean Reef expressing concern at the oversized dwellings proposed for Lot 40 (32) West Coast Drive, Marmion and Lots 626, 627 and 628 Randall Crescent, Ocean Reef be received and in accordance with their request, a Public Meeting has been set down for 20 December 1994 to enable electors to voice their concerns.

CARRIED

I91207 PETITION REQUESTING REPAVING OF VERGES -
GLENGARRY/DOVERIDGE DRIVES, DUNCRAIG - [510-0-8]

A 10-signature petition has been received from residents of Glengarry Drive, Duncraig requesting Council consideration of repaving the verges in conjunction with the proposed construction of the roundabout at Glengarry and Doveridge Drives.

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

MOVED Cr Cooper, **SECONDED** Cr Lynn that the petition from residents in Glengarry Drive requesting consideration of repaving verges as part of the proposed construction of the roundabout at Glengarry and Doveridge Drives, Duncraig be received and referred to Engineering Department for a report to Council.

CARRIED

BUSINESS DEFERRED FROM THE PREVIOUS MEETING OF COUNCIL, REQUIRING DECISION

CONFLICT OF INTEREST - COUNCILLOR MacLEAN

Cr MacLean sought leave of the Council to make a personal explanation concerning the question of "conflict of interest". He said that there was provision for disqualification under the Local Government Act, Section 70 and that the position he held did not disqualify him under this section.

He also explained that Local Government Act Section 174 defines an "interest" and in respect of that section he was not inhibited from acting in any way as a Councillor.

Cr MacLean tabled a letter to the Minister for Local Government and the Minister's response - Appendices XIII and XIV refers.

The Town Clerk stated that Cr MacLean's qualifications under Section 70 of the Local Government Act was not in question and that Section 174 was not applicable as it related to ability to benefit pecuniarily which in no way related to the conflict of interest mentioned at the Council Meeting of 23 November 1994.

I91208 VOTE OF CONFIDENCE IN THE TOWN CLERK - [702-3]

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council expresses a vote of total confidence in the Town Clerk, Mr Ron Coffey.

CARRIED

A Division was called with the following result:

In Favour of the MOTION: Crs Crs Waters, Freame, O'Grady,
Dammers, Cooper, Ewen-Chappell,
Magyar, Gilmore, Moloney, Wood,
Maclean, Hall, Lynn & Major

Against the MOTION: Nil

The Mayor declared the MOTION

CARRIED UNANIMOUSLY

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.

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.

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.

PROPOSED DWELLING: LOT 195 (18) FIREBALL WAY, OCEAN REEF - ex I11125

"that consideration of this matter be deferred pending the holding of a public meeting regarding the development of oversized dwellings."

A Special Meeting of Electors has been scheduled for Tuesday 20 December 1994.

PROPOSED DWELLING: LOTS 626,627 & 628 (2), (4) AND (6) RANDELL CRESCENT, OCEAN REEF - ex I11126

"that consideration of this matter be deferred pending the holding of a public meeting regarding the development of oversized dwellings."

A Special Meeting of Electors has been scheduled for Tuesday 20 December 1994.

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."

A revised Joondalup City Traffic Study has been commissioned by Landcorp. A report will be presented to Council following receipt of the Traffic Study findings.

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

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

A report is being prepared and will be submitted 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-appraise the situation for a report to Council in due course.

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 chesell Drive to service the aged pensioners complex."

CITY ENGINEER'S REPORT I11206

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."

A report on this matter will be presented to Council at its meeting on 21 December 1994.

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.

SUBMISSION FROM RESIDENTS SEEKING TRAFFIC CALMING AT INTERSECTION OF FORREST ROAD AND ALEXANDER ROAD, PADBURY - ex I91104

"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."

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

PETITION EXPRESSING CONCERN AT PROBLEMS WITH PARKING, LITTERING AND DUNE DAMAGE - MERRIFIELD PLACE, MULLALOO - ex I91107

"the petition expressing various concerns in relation to Merrifield Place, Mullaloo 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.

PETITION EXPRESSING CONCERN AT THE USE OF CASTLEGATE WAY, WOODVALE AS A THOROUGHFARE - ex I91132

"that the petition expressing concern at the use of Castlegate Way, Woodvale as a thoroughfare between Trappers and Timberlane Drives 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 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 at its meeting on 21 December 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 receipt of proposed plans from Main Roads WA.

PETITION REQUESTING ADDITIONAL PLAYGROUND EQUIPMENT IN COOLIBAH PARK, DUNCRAIG - ex I91131

"that the petition requesting additional playground equipment in Coolibah Park, Duncraig be received and referred to Parks Department for a report to Council."

CITY PARKS MANAGER'S REPORT I11210

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.

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.

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.

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 has been referred to Engineering Department for a report to Council.

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.

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.

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 was held on 21 November 1994; 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 and a public meeting arranged; a report will be submitted in due course.

PETITION REQUESTING DOG EXERCISE AREA AT MARMION - ex I91103

"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."

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

PETITION OBJECTING TO PROPOSED CHILD CARE CENTRE - LOTS 90 & 91 DIABLO WAY, CONNOLLY - ex I91105

"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."

A report will be submitted to Council at its meeting on 21 December 1994.

PROPOSAL FOR EXTENSION OF THE WHITFORDS SEA SPORTS CLUB AT FORESHORE RESERVE IN OCEAN REEF - ex I21107

"consideration of this matter be deferred pending submission of a further report."

Discussion has been held with a representative from the Club. They are now looking at an alternative option, which will be reported when further information is received from the Club.

THE MARITIME LEGISLATION OF THE FUTURE - ex I21109

"Council considers the matter further upon completion of the investigations referred to in Report I21109."

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

PETITION OPPOSING A CHILD CARE CENTRE ON CORNER OF ST IVES AND LAGOON DRIVES, YANCHEP - ex I91130

"that the petition opposing the establishment of a Child Care Centre on corner St Ives and Lagoon Drives, Yanchep be received and referred to Town Planning for a report to Council."

A report will be submitted to Council following completion of advertising for this proposal.

PETITION RELATING TO MARKET GARDEN SALES PERMITS - ex I91133

"the petition requesting the expansion of the range of convenience goods allowed to be sold by Market Garden Sales Permit holders 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 OBJECTING TO PROPOSED RETAIL DEVELOPMENT - MINDARIE KEYS - ex I91137

"that the petition objecting to the proposed retail development at the intersection of Hester Road and Marmion Avenue, Mindarie be received and referred to Town Planning Department for a report to Council."

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

PROPOSED SHOPPING CENTRE ON LOT 738 (16) DUGDALE STREET, WARWICK - ex I21114

"that consideration of this matter be deferred and referred back to Council."

TOWN CLERK'S REPORT ITEM 10

SALE OF FOODSTUFFS IN EXCESS OF THOSE PERMITTED. "GROWFRESH MARKETS" LOT 500 (30) HOCKING ROAD, KINGSLEY - ex I21127

"that instigation of legal proceedings against Messrs F and C Borello be deferred for one month, pending further discussions on permitted uses."

A report will be submitted to Council at its meeting on 21 December 1994.

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 ACT APPEAL - MR B CRAIG, 11 BEXLEY WAY, GIRRAWHEEN - ex I41106

"consideration of this matter be deferred pending further enquiries regarding the Minister's decision."

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.

JOONDALUP LIBRARY RESOURCES - ex I41103

"consideration of this matter be deferred"

Clarification of the full Joondalup Library stock delivery schedule is being sought from the Minister for the Arts. A report will be submitted in due course.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Lynn 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

ADVISORY COMMITTEES

A BUSH FIRE ADVISORY COMMITTEE
Meeting held on 17 November 1994

MOVED Cr Ewen-Chappell, **SECONDED** Cr Lynn that the Minutes listed at Item A be received.

CARRIED

OTHER COMMITTEES

A JUNIOR COUNCIL
Meeting held on 8 November 1994

MOVED Cr Ewen-Chappell, **SECONDED** Cr Lynn that the Minutes listed at Item A be received.

CARRIED

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

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

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Waters declared an interest in Item I91225.

Cr Magyar declared an interest in Item I51119.

BUSINESS REQUIRING ACTION

I91209 TECHNICAL SERVICES

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

CARRIED

REPORTS

I11201 REPLACEMENT OF FORKLIFT PLANT NUMBER 98505 - [507-1]

CITY ENGINEER'S REPORT I11201

The City Engineer reports on the need to replace the forklift at the Badgerup Recycling Facility.

Hymat Pty Ltd has offered to provide a new Hyster 2.5 tonne, diesel driven forklift at a cost of \$29,800 and provide a trade-in allowance on Council's forklift of \$18,300.

The City Engineer advises that funding is available for the provision of new equipment necessary to ensure the efficient operation of the recycling facility.

MOVED Cr Cooper, **SECONDED** Cr Lynn that Council approves the submission of Hymat Pty Ltd to replace Forklift Plant No 98505 with a Hyster 2.5 Tonne Forklift with a three stage mast at the net changeover cost of \$11,500.

CARRIED

I11202 PARKING STATION - WARWICK RAIL STATION - [727-9-3]

CITY ENGINEER'S REPORT I11202

The Acting General Manager, Passenger Division of Westrail has requested Council to take over control of parking at the Warwick and Whitford Park 'n Ride facilities. Currently, rail commuters at both facilities regularly park in accessways, obstructing the free flow of traffic.

The Manager, Municipal Law and Fire Services, has advised that, subject to the Warwick Rail Station car park being approved as a parking station, in accordance with Section 231 (3) of the Local Government Act, Council inspectors will carry out patrol and parking enforcement duties on an intermittent or needs basis. As Westrail has requested Council to take over control of parking at the Warwick Rail Station, any fines issued under the City's Parking Facilities By-laws will be directed into Council's Municipal Fund.

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

- 1 requests Ministerial approval under Section 231(3) of the Local Government Act for the Warwick Rail Station car park to be established as a parking station;
- 2 subject to Warwick Rail Station car park being approved as a parking station:
 - (a) amends its By-laws relating to parking facilities at the fifth schedule to include this Centre as a parking station;
 - (b) authorises the affixation of the Common Seal to and endorses the signing of the documents;
 - (c) authorises administrative action in accordance with Section 190 of the Local Government Act 1960 to have the amendment promulgated;
- 3 subject to Warwick Rail Station car park being approved as a parking station:
 - (a) authorises the Manager, Westrail Passenger Division, to instal "NO PARKING ANY TIME" signs in the Warwick Rail Station car park in accordance with Australian Standard AS1742.11 as amended and as shown on Attachment 1 to Report I11202;

(b) authorises the Manager, Westrail Passenger Division to install "NO STANDING ANY TIME, EXCEPT BUSES" signs in the Warwick Rail Station car park in accordance with Australian Standard AS1742.11 as amended and as shown on Attachment 1 to Report I11202;

4 advises the Manager, Westrail passenger Division accordingly.

CARRIED

Appendix I refers.

I11203 PARKING PROHIBITIONS - OCEAN REEF SHOPPING CENTRE - [510-1513]

CITY ENGINEER'S REPORT I11203

Council has received a request from the Management of the Ocean Reef Shopping Centre to install verge prohibitions adjacent to the centre on Marina Boulevard, Ocean Reef. The verge prohibitions are requested to reduce the impact of vehicles parking on the verge, particularly those that park to use the public pay phone.

The City Engineer advises that the verge prohibitions will be supported with bollards.

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

1 installs "NO STANDING ANY TIME ON VERGE" signs along the northern side of Marina Boulevard, adjacent to the Ocean Reef Shopping Centre as shown on Attachment 1 to Report I11203;

2 notifies the affected parties accordingly.

CARRIED

Appendix II refers.

I11204 PARKING PROHIBITIONS - HALIDON STREET, KINGSLEY - [510-1412]

CITY ENGINEER'S REPORT I11204

Council has received a request from the Halidon Primary School P&C Association seeking a review of the existing parking prohibitions in Halidon Street to regulate parking adjacent to the school.

The City Engineer reports on a survey of the area which indicates that despite sufficient parking being provided in the northern embayment along the school frontage, parent motorists prefer to park close to the main school entrance on Halidon Street.

He suggests the installation of 'NO STANDING' prohibitions on both sides of Halidon Street will encourage motorists to fully utilise the school embayment.

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

- 1 amends the existing "NO PARKING 8.15 AM TO 9.15 AM, 3.00 PM TO 4.00 PM MONDAY TO FRIDAY" signs to read "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" on the northern side of Halidon Street, Kingsley as shown on Attachment 2 to Report I11204;
- 2 installs "NO STANDING CARRIAGEWAY OR VERGE, 8.15 AM TO 9.15 AM, 2.30 PM TO 3.30 PM MONDAY TO FRIDAY" signs on the southern side of Halidon Street, Kingsley from Dalton Crescent to Holland Way as shown on Attachment 2 to Report I11204;
- 3 advises all interested parties accordingly.

CARRIED

Appendix III refers.

I11205 PARKING PROHIBITIONS - GLENGARRY SHOPPING CENTRE -
[30/653]

CITY ENGINEER'S REPORT I11205

Council has received a request from the Management of the Glengarry Shopping Centre seeking authority to install a "THREE HOUR LIMIT" parking prohibition in the Shopping Centre car park. The Centre Management has expressed concern about the number of bays being used by the adjoining Medical Centre staff on an all-day basis. No reciprocal parking agreement exists between the Shopping Centre and the Medical Centre, though vehicular access exists between both facilities.

The City Engineer reports on the request and advises that approval for Glengarry Shopping Centre as a parking station under Section 231 (3) of the Local Government Act will be required.

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

- 1 requests Ministerial approval under Section 231(3) of
the Local Government Act for the Glengarry Shopping
Centre car park to be established as a parking station;
- 2 subject to Glengarry Shopping Centre being approved as a
parking station:
- (a) amends its By-laws relating to parking facilities
at the fifth schedule to include this Centre as a
parking station;
 - (b) authorises the affixation of the Common Seal to
and endorses the signing of the documents;
 - (c) authorises administrative action in accordance
with Section 190 of the Local Government Act 1960
to have the amendment promulgated;
- 3 subject to Glengarry Shopping Centre car park being
approved as a parking station:
- (a) authorises the management of the Glengarry
Shopping Centre to install "THREE HOUR PARKING"
signs in the Glengarry Shopping Centre in
accordance with Australian Standard AS1742.11 as
amended and as shown on Attachment 1 to Report
I11205;
 - (b) authorises the management of the Glengarry
Shopping Centre to install "SHOPPING CENTRE CAR
PARK, THREE HOUR PARKING, PARK IN MARKED BAYS
ONLY" signs in the Glengarry Shopping Centre in
accordance with Australian Standard AS1742.11 as
amended at the entry points to the Glengarry
Shopping Centre and as shown on Attachment 1 to
Report I11205;
- 4 advises the Shopping Centre Management accordingly.

CARRIED

Appendix IV refers.

**I11206 TRAFFIC CONCERNS - CHESSELL DRIVE - DUNCRAIG PENSIONER
RETIREMENT VILLAGE - [510-1467]**

CITY ENGINEER'S REPORT I11206

Council, at its 12 October 1994 meeting, requested a report on
the cost and feasibility of providing an access route through
the median on Chessell Drive to service the Duncraig Pensioner
Retirement Village (Item I91021 refers).

The City Engineer provides background details to the subject matter and the results of various traffic surveys. He gives reasons why an access through the median on Chessell Drive is not supported.

MOVED Cr Cooper, **SECONDED** Cr Lynn that Council does not approve the construction of a median opening to the Duncraig Pensioner Retirement Village in Chessell Drive.

CARRIED

I11207 **REQUEST FOR REFUND: LOT 598 (2) STAY COURT, OCEAN REEF**
- [3043/598/2]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11207

The owner of Lot 598 (2) Stay Court, Ocean Reef is seeking a refund of building licence fees.

The Deputy City Building Surveyor reports on the circumstances relating to the request and suggests that a refund of 75% of the fee is appropriate.

MOVED Cr Cooper, **SECONDED** Cr Lynn that Council refunds the amount of \$600 to the owners of Lot 598 (2) Stay Court, Ocean Reef being refund of building licence fees, less administrative costs.

CARRIED

I11208 **PROPOSED RETAINING WALL: LOT 102 WINTON ROAD, JOONDALUP**
- [30/4164]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11208

The owner of Lot 102 Winton Road, Joondalup is seeking Council approval to construct a retaining wall to 2.5 metres high adjacent to Lot 101 Winton Road.

The Deputy City Building Surveyor reports that the adjoining owners have not responded to a written request for comment. It is considered that the wall within a commercial zone will not have a detrimental effect on the amenity of the area.

MOVED Cr Cooper, **SECONDED** Cr Lynn that Council approves the proposed retaining wall to be constructed at Lot 102 Winton Road, Joondalup to a maximum height of 2.5 metres.

CARRIED

I11209 **UNAUTHORISED BUILDING WORK: LOT 149 (14) LUPIN COURT,**
WANNEROO - [2624/149/14]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I11209

An application for a building licence was submitted on 6 September 1993, for the construction of grouped dwellings at Lot 149 (14) Lupin Court, Wanneroo. The buildings have been constructed without the issue of the building licence.

The Deputy City Building Surveyor provides background details to the subject matter and advises that attempts have been made to contact the builder in writing and by telephone to no avail.

MOVED Cr Cooper, **SECONDED** Cr Lynn that Council instigates prosecution proceedings against the builder of the grouped dwellings at Lot 149 (14) Lupin Court, Wanneroo for failure to collect and validate the building licence.

CARRIED

I11210 PETITION REQUESTING PLAY EQUIPMENT ON COOLIBAH PARK, DUNCRAIG - [755-30249]

CITY PARKS MANAGER'S REPORT I11210

A petition containing 28 signatures was received on 9 November 1994 requesting that Council provide additional play equipment on Coolibah Park, Duncraig.

The City Parks Manager provides details of the park and existing play equipment. He considers that the petitioners' request is justified.

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

- 1 advises the petitioners that funds are not available on the current budget for the purchase of additional play equipment;
- 2 lists this item on the 1995/96 draft Budget submissions for Council's consideration.

CARRIED

I11211 PETITION REQUESTING PLAY EQUIPMENT ON HADDINGTON PARK, BELDON - [250-1]

CITY PARKS MANAGER'S REPORT I11211

A petition containing 30 signatures was received on 4 November 1994 requesting that additional play equipment be provided on Haddington Park, Beldon.

The City Parks Manager provides details of the park and existing equipment. He considers that a major item of play equipment is required and will be listed in the 1995/96 draft budget for consideration.

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

- 1 advises the petitioners that it is acknowledged that additional play equipment is required on Haddington Park, Beldon;
- 2 as funds are not available on the current budget, lists this item on the 1995/96 draft Budget submissions for Council's consideration.

CARRIED

I91210 TOWN PLANNING

MOVED Cr Dammers, **SECONDED** Cr O'Grady that the Town Planning Reports be received.

CARRIED

REPORTS

I21201 REQUEST FOR RECONSIDERATION OF CONDITION 7 OF DEVELOPMENT APPROVAL ISSUED 21 SEPTEMBER 1994, LOT 5 (326) GNANGARA ROAD, LANDSDALE - [30/278]

CITY PLANNER'S REPORT I21201

A request has been received from Hamilton Sawmills for reconsideration of a condition of development approval requiring 49 car parking bays which the owner contends is a superfluous amount.

The City Planner provides background details to the subject matter and an assessment of the proposal. He gives reasons why he supports the modification of Condition 7 to require the provision of 24 car bays and additional car parking should it become necessary.

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

- 1 modifies Condition 7 of the Development Approval issued on 21 September 1994 (Item I20909 refers) for the sawmill on Lot 5 (326) Gngangara Road, Landsdale to require provision of 24 car bays on the site subject to additional car parking being provided should it be

considered necessary in the future, to the satisfaction of the City Planner and the City Engineer;

- 2 requests the applicant to submit a revised site plan showing 24 car bays, together with a letter of undertaking to provide any additional bays should they be required as determined by the City Planner and the City Engineer.

CARRIED

I21202 PROPOSED USE APPROVAL FOR CHURCH: LOT 99 (4) HOCKING ROAD, KINGSLEY - [30/1331]

CITY PLANNER'S REPORT I21202

An application has been received for a use approval of a portion of the Wanneroo Sports Pavilion for a church, whilst retaining the remaining portion as an indoor sporting complex.

The City Planner provides background details to the subject matter and an assessment of the proposal. He advises that as the operating hours of the two uses are not proposed to coincide and no objections have been received, the application is supported.

ADDITIONAL INFORMATION

The City Planner advised that further to Report No I21202 regarding the above, the City Environmental Health Manager was concerned that the noise emissions from the proposed church may cause problems and has requested that additional conditions be imposed.

MOVED Cr Cooper, **SECONDED** Cr Hall that Council approves the application for a use approval of a church, as submitted by Pastor Steven Davis on behalf of Hostyle Pty Ltd and A L Ruse on Lot 99 (4) Hocking Road, Kingsley subject to:

- 1 the operating hours of the sporting centre not coinciding with those of any church services;
- 2 additional car bays being provided should it be considered necessary in the future, to the satisfaction of the City Planner;
- 3 the use being approved for a period of twelve months only so that Council may determine the impact of the joint use;
- 4 the applicant liaising with the City's Environmental Health Manager with regard to the submission of a

comprehensive acoustic consultant's report demonstrating to the satisfaction of the City Environmental Health Manager that the proposed development is capable of containing all noise emissions in accordance with the Environmental Protection Act 1986;

5 standard and appropriate conditions.

CARRIED

I21203 PROPOSED CHILD CARE CENTRE AT LOT 283 (85) FREDERICK STREET, WANNEROO - [30/4954]

CITY PLANNER'S REPORT I21203

M Denham, on behalf of L G Smith, is seeking Council approval to establish a Child Care Centre at Lot 283 (85) Frederick Street, Wanneroo.

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

He gives reasons why the application is not supported.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council refuses the application submitted by Mark Denham for a child care centre on Lot 283 (85) Frederick Street, Wanneroo because it does not conform to Council's policy requirements for Child Care Centres with regard to lot size, parking and its design.

CARRIED

I21204 PROPOSED RETAIL NURSERY ON LOT 58 (15) QUEENSWAY ROAD, LANDSDALE - [30/4841]

CITY PLANNER'S REPORT I21204

Greg Rowe and Associates, on behalf of the owners, are seeking Council approval to establish a retail nursery on Lot 58 (15) Queensway Road, Landsdale.

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

He gives reasons why he considers the proposal should be supported.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council approves the application for a Retail Nursery on Lot 58 (15) Queensway Road, Landsdale submitted by Greg Rowe and Associates on behalf of J B, P E, J G and M B Tilbrook, subject to the following:

1 the retail nursery operating within the proposed
definition under Town Planning Scheme Amendment No 622
as follows:

"Retail Nursery" means an establishment engaged in the retailing of horticultural goods grown on the property such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use the sale of plant containers, fertilisers, insecticides and gardening implements;

2 the car parking area not to be used for display, storage
or stockpiling of materials and goods to be used in
conjunction with the nursery operation;

3 car bays to be a minimum of 2.5 wide and 5.5m long;

4 access aisles between car bays to be a minimum of 6m
wide;

5 bore and meter to be relocated outside of the parking
area and accessway;

6 signage and landmark tower are to be the subject of a
separate application;

7 landscaping of display area surrounds adjacent to
Alexander Drive and the southern boundary;

8 standard and appropriate development conditions,
including any requirements of Telstra.

CARRIED

I21205 SURPLUS PORTION MITCHELL FREEWAY RESERVE, CONNOLLY -
[790-593]

CITY PLANNER'S REPORT I21205

Several portions of excess Freeway reserve have been rezoned. One portion at Shenton Avenue, Connolly attracted considerable local opposition. Although it has been rezoned Urban under the Metropolitan Region Scheme, it has not been rezoned for residential purposes under the Council's Town Planning Scheme No 1 (TPS1). LandCorp wishes to transfer the land to Council for passive public open space purposes and although previously considered unsuitable for this use, it appears to be the preferred remaining option although unsuitable for that purpose from both a Parks and Planning point of view.

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

He believes that an amendment should be initiated to TPS1 to create a Local Authority Reserve Public Recreation over the land.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council, subject to LandCorp's agreement:

- 1 initiates Amendment No 709 to Town Planning Scheme No 1 to create a Local Authority Reserve Public Recreation over the subject portion of Lot 4 in Connolly;
- 2 forwards Amendment No 709 to the Hon Minister for Planning seeking approval to advertise.

CARRIED

I21206 APPLICATION TO PURCHASE A PORTION OF WEST COAST HIGHWAY, SORRENTO - [510-2684]

CITY PLANNER'S REPORT I21206

The proposed closure of a portion of West Coast Highway, Sorrento and the subsequent sale of the land to the adjoining property owner was advertised in the local newspaper. At the close of the advertising period no objection was received.

The City Planner reports on the background details to the subject matter and advises that as the City has no requirement for the road reserve, closure is supported.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council agrees to the closure of the portion of the road reserve adjoining Lot 25 West Coast Highway, Sorrento and the subsequent disposal of the land to the adjoining owners in accordance with Section 288A of the Local Government Act.

CARRIED

I21207 PROPOSED SUBDIVISION, LOT 1 AND PART LOT M1689 YANCHEP BEACH ROAD, YANCHEP - [740-94800]

CITY PLANNER'S REPORT I21207

Sorenson Short and Associates, on behalf of Dancec Nominees, are seeking Council approval to realign the western boundary of Lot 1 and part Lot M1689 Yanchep Beach Road, Yanchep to create a total lot area of 6450m² and extend the existing service station.

The City Planner provides an assessment of the proposal and gives reasons why he considers a 2403m² enlargement is

excessive, but a smaller area to accommodate the driveway in the service station site is recommended.

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

1 supports only the principle of the application submitted by Sorenson Short and Associates on behalf of Dancec Nominees for the realignment of the western boundary of Lot 1 Yanchep Beach Road, Yanchep subject to:

- (a) a smaller area sufficient to formalise the driveway by including it in Lot 1 being considered;
- (b) the finalisation of an amendment to rezone the subject portion of Pt Lot M1689 Yanchep Beach Road from Rural to Service Station, Special Zone (Additional Use) Video Hire;

2 reminds the State Planning Commission that the subject land is affected by a proposed Controlled Access Highways Reservation under the draft Yanchep/Two Rocks Metropolitan Region Scheme Amendment and reiterates concern over the impact of this proposed reservation on Lot 1.

CARRIED

I21208 PROPOSED SUBDIVISION, LOT 51 (122) BERNARD ROAD, CARABOODA - [740-95078]

CITY PLANNER'S REPORT I21208

Chappell and Lambert, on behalf of J A Burnett, are seeking Council approval to subdivide Lot 51 (122) Bernard Road, Carabooda to create three lots.

The City Planner provides a description of the lot and an assessment of the proposal.

He advises that the proposal is not supported, as the proposed lot sizes do not comply with Council's Rural Subdivision Policy.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council does not support the application submitted by Chappell and Lambert Pty Ltd on behalf of J A Burnett for the subdivision of Lot 51 (122) Bernard Road, Carabooda for the following reasons:

1 the proposal is inconsistent with Council's Rural Subdivision Policy, which specifies a minimum lot size of 4 hectares in this area and is located within a Priority Resource Area under both the State Planning

commission's Basic Raw Materials Policy and Council's Rural Subdivision Policy;

- 2 support for this proposal will establish an undesirable precedent for further subdivision in the locality;
- 3 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- 4 the proposed battleaxe legs do not comply with Council's normal 10 metre width requirement.

CARRIED

I21209 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS 320 AND 321 ST ANDREWS DRIVE, YANCHEP - [510-923]

CITY PLANNER'S REPORT I21209

The owner of Lots 320 and 321 St Andrews Drive has requested Council to consider the closure of the pedestrian accessway which runs between the two lots. The accessway serves no purpose as it only leads into a private golf course which is owned by the applicants.

The City Planner provides details of the subject and supports the advertising of the proposed closure to give residents in the vicinity an opportunity to comment.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

CARRIED

I21210 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN HAINSWORTH AVENUE AND TENDRING WAY, GIRRAWHEEN - [510-170, 510-493]

CITY PLANNER'S REPORT I21210

Fourteen residents have petitioned Council requesting the closure of the pedestrian accessway between Hainsworth Avenue and Tendring Way, Girrawheen on the grounds of vandalism and antisocial behaviour.

The City Planner gives an assessment of the proposal and supports advertising the possible closure to give residents in the vicinity an opportunity to comment.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Hainsworth Avenue and Tendring Way, Girrawheen subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

CARRIED

I21211 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN EUCALYPT COURT AND TELOPIA DRIVE, DUNCRAIG - [510-707]

CITY PLANNER'S REPORT I21211

A property owner adjoining a pedestrian accessway between Eucalypt Court and Telopia Drive, Duncraig has requested Council to consider closing the accessway on the grounds of vandalism and antisocial behaviour. The other adjoining property owner has objected to the closure of the accessway stating that no problems have been experienced.

MOVED Cr Dammers, **SECONDED** Cr Freame that Council does not agree to the closure of the pedestrian accessway between Eucalypt Court and Telopia Drive, Duncraig.

CARRIED

I91211 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I31201 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

TOWN CLERK'S REPORT I31201

The Town Clerk seeks Council approval for a Councillors and Department Heads Christmas Function on 16 December 1994 to be included in the 1994/95 calendar of events.

MOVED Cr Cooper, **SECONDED** Cr Moloney that approval be given for a Councillors and Departments Heads Christmas Function on 16 December 1994 to be included in the 1994/95 calendar of events.

CARRIED

I31202 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT I31202

The City Treasurer submits a Schedule of Requests for Authorisation to Reallocate Funds within the 1994/95 Budget.

The net result of these reallocations and adjustments is a Budget surplus of \$5,043.

MOVED Cr Cooper, **SECONDED** Cr Major that Council authorises, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 7 December 1994.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix V refers.

I31203 DONATIONS - [009-1]

CITY TREASURER'S REPORT I31203

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

Miss Clare Tosley, Connolly (Tae Kwo Do Championships - Sydney)

Christopher and Andrew McKay, Kingsley
(National Junior Chess Championships - Canberra)

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

Clare Tosley
Christopher McKay and Andrew McKay

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

CARRIED

I31204 DONATION - PENSIONERS' ACTION GROUP (INC) - [009-1]

CITY TREASURER'S REPORT I31204

The City Treasurer reports on a request for financial assistance from the Pensioners' Action Group.

The Group is a non profit making, charitable organisation and is seeking a donation towards a Christmas Party for pensioners to be held on Tuesday 13 December 1994 at Lotteries House, Perth.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council donates \$200 to the Pensioners' Action Group (Inc) to assist with costs to hold a Christmas Party for pensioners. Such donation to be from Account No 26066 - Other Aged and Disabled Services - Sundry Donations.

CARRIED

I31205 PETTY CASH FLOAT - DEPOT STORE - [280-0]

CITY TREASURER'S REPORT I31205

The City Treasurer submits a request from Stores Section at Council's Depot for an increase in petty cash float from \$50.00 to \$100.00.

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

- 1 increases the Treasury Department's Stores Section petty cash float from \$50.00 to \$100.00;
- 2 ensures the cash float is operated in accordance with correct accounting principles.

CARRIED

I91212 COMMUNITY SERVICES

MOVED Cr Gilmore, **SECONDED** Cr Ewen-Chappell that the Community Services Reports be received.

CARRIED

REPORTS

I41201 HEALTH (FOOD HYGIENE) REGULATIONS 1993 - [30/569-8]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41201

Council at its meeting of 22 June 1994 (Item I40603 refers) resolved to:

- 1 endorse a Notice served on the proprietors of Padbury Quality Meats on 19 May 1994 to provide a hot water system;
- 2 to initiate legal action in the event of non-compliance.

As a result of the work required not being commenced, a summons was served on each proprietor on 25 August 1994 and a mention date listed for Court on 13 September 1994.

The City Environmental Health Manager reports that the business has since been sold and the shop closed for renovation. All outstanding works were completed prior to the new opening on 24 October 1994.

He seeks Council approval to withdraw legal proceedings.

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

- 1 rescinds resolution I40603 to initiate legal action against the proprietors of Padbury Quality Meats for failing to provide a hot water system;
- 2 authorises Council's Solicitors to arrange withdrawal of current legal proceedings against James Crabb and Steven Latter, former proprietors of Padbury Quality Meats, conditional on Council's legal costs being met by the defendants.

CARRIED

I41202 APPLICATION - CARPORT - [30/339]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41202

Mr N Cox of Bay 122 Kingsway Caravan Park is seeking Council approval to erect a carport of metal construction which is in accordance with Council's By-laws Relating to Caravan Parks.

MOVED Cr Gilmore, **SECONDED** Cr Major that Council approves the application from Heritage Outdoor of 25 Davison Street, Maddington to erect a carport on behalf of Mr N Cox at Bay 122 Kingsway Caravan Park subject to the issue of an appropriate building licence.

CARRIED

I41203 KEEPING OF PIGEONS - APPLICATION - [877/982/11]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41203

Mr Michael Broome of Lot 982 (11) Yeaman Court, Koondoola is seeking Council approval to keep up to 75 pigeons at his property. Mr Broome is registered with Wanneroo Racing Pigeon Club (Inc).

The City Environmental Health Manager advises that the surrounding neighbours have been canvassed and have no objection to this proposal.

MOVED Cr Gilmore, **SECONDED** Cr Major that Council grants approval to Mr Michael Broome of Lot 982 (11) Yeaman Court, Koondoola to keep 75 pigeons, subject to his compliance with Council's By-laws Relating to the Keeping of Pigeons.

CARRIED

I41204 PMFM RADIO BEACH PROMOTION - SUMMER 94/95 - [765-9, 765-13]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41204**

PMFM Radio Station has approached Council requesting permission to conduct a promotion along the City's beaches at Sorrento and Mullaloo from 26 December 1994 to 28 February 1995.

The promotion involves using a tennis ball server to fire tennis balls from a boat travelling along the coast onto the beach. The tennis balls can then be redeemed for prizes.

The City Recreation and Cultural Services Manager provides details of the event which has the approval of Fremantle Port Authority, Department for Transport and WA Surf Life Saving Association.

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

- 1 approves the PMFM Radio Station's request to conduct a promotion along the City's beaches at Sorrento and Mullaloo from 26 December 1994 to 28 February 1995 subject to the conditions detailed by the Department of Transport and the Surf Lifesaving Association of WA being complied with;
- 2 requests the organisers to liaise further with the Recreation and Cultural Services Department to ensure that all Council requirements are observed.

CARRIED

I41205 BUSKING - CITY OF WANNEROO - [429-1-2]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41205**

An application for a busking licence has been received from Miss Amanda Benfall.

The City Recreation and Cultural Services Manager reports on the value of busking to add to the vitality and excitement in a city centre.

He advises that busking By-laws are currently being prepared by the Municipal Law and Fire Services Department and proposes that negotiations are commenced with Westrail and Shopping Centre owners to permit performance busking within their properties.

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

- 1 defers consideration of issuing a busking licence to Miss A Benfall until Busking By-laws have been reviewed and adopted;
- 2 commences negotiations with Westrail and Shopping Centre owners to permit busking within their properties.

CARRIED

I41206 REQUEST FOR WAIVER OF HIRE FEES - [330-9-1, 880-2]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41206**

Ocean Ridge Women's Community Group has requested Council to waive hire fees for the meeting room at Gumblossom Community Centre.

It is proposed to situate a financial counsellor under the Poverty Programme at the Gumblossom Community Centre for one day each week.

MOVED Cr Gilmore, **SECONDED** Cr Major that Council waives the hire fee of \$31.50 per week for the use of the meeting hall at Gumblossom Community Centre by the Ocean Ridge Women's Community Group for the purpose of a financial counselling service.

CARRIED

I41207 "AUSTRALIA REMEMBERS 1945-1995" COMMEMORATION AND CELEBRATION OF 50TH ANNIVERSARIES OF WORLD WAR TWO EVENTS - [050-11]

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I41207**

Discussions have been held with the City Entertainers Community Concert Group concerning the production of a "War Time Music Hall" concert on the Wanneroo Showground (Item I40907 refers).

The City Recreation and Cultural Services Manager reports on the event and advises that it has been proposed that a series of five evening concerts and a matinee be held from Wednesday 16 August to Sunday 20 August 1995 at Wanneroo Civic Centre.

He provides details of the estimated costs of the production and advises that \$4,000 will need to be spent this financial year.

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

- 1 holds a series of five free "War Time Music Hall" concerts in August 1995 at the Wanneroo Civic Centre to commemorate the 50th anniversary of the end of World War II;
- 2 authorises the over expenditure of \$4,000 in accordance with Section 547 (12) of the Local Government Act for preliminary production work on the concerts;
- 3 lists the sum of \$15,050 in the 1995/96 draft budget to host the concerts;
- 4 hosts a social function on Friday 18 August 1995 at the conclusion of the concert for invited guests.

**CARRIED BY
AN ABSOLUTE MAJORITY**

**I41208 DOG ACT APPEAL - MRS E RICCARDI, 7 KANANGRA CRESCENT,
GREENWOOD - [1001/225/7]**

MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I41208

On 12 September 1994, Council refused an application by Mrs E Riccardi of 7 Kanangra Crescent, Greenwood to keep four dogs at her residence.

The Manager - Municipal Law and Fire Services reports that the Minister for Local Government has upheld an appeal and directed Council to grant an exemption to Mrs Riccardi under Section 26 (5) of the Dog Act to keep four dogs at her 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 Cooper that Council:

- 1 advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified;
- 2 invites the Minister for Local Government to discuss the continuing unsatisfactory outcomes relating to appeals under the Dog Act, such discussion to take place at the City of Wanneroo Administration Centre to allow Councillors to be present.

CARRIED

I91213 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

I61201 APPEAL DETERMINATION: LOT 8 WANNEROO ROAD, WANNEROO - [740-93394]

CITY PLANNER'S REPORT I61201

Correspondence has been received from the Minister for Planning regarding an appeal lodged by M and A Mrsa against the State Planning Commission's refusal to permit the subdivision of Lot 8 Wanneroo Road, Wanneroo. The Ministerial decision was to uphold the appeal and in doing so, approve the subdivision proposal to create two lots of approximately 3.9ha each.

The City Planner provides background details to the subject matter and reports on the Minister's reasons for upholding the appeal.

MOVED Cr Lynn, **SECONDED** Cr Freame that CITY PLANNER'S REPORT I61201 be received.

CARRIED

I61202 AUSTRALIAN FINANCIAL COUNSELLING AND CREDIT REFORM CONFERENCE - [880-2]

MANAGER WELFARE SERVICES REPORT I61202

Ms Marjorie Wilson, Financial Counsellor, attended the Australian Financial Counselling and Credit Reform (AFCCRA) Conference held in Hadspen, Tasmania between 23 October - 27 October 1994.

The Manager Welfare Services submits Ms Wilson's report which contains information on the main items of the conference, such

as the Uniform Credit Legislation, Code of Banking Practice, Structural Review of AFCCRA, bankruptcy changes, the Certificate in Financial Management and Counselling and national membership and accreditation policy. An outline of the workshops attended is also given.

Attendance at such a conference gives the City's Financial Counselling Service a national perspective at a time of rapid change in the financial counselling industry.

MOVED Cr Lynn, **SECONDED** Cr Freame that **MANAGER WELFARE SERVICES REPORT I61202** be received.

CARRIED

I61203 **PERRY'S PADDOCK PICNIC DAY - 23 OCTOBER 1994 - [057-4]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I61203

The City Recreation and Cultural Services Manager reports on the success of Perry's Paddock Picnic which was attended by some 5,000 people this year.

MOVED Cr Lynn, **SECONDED** Cr Freame that **CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I61203** be received.

CARRIED

I61204 **CRAIGIE LEISURE CENTRE MAINTENANCE SHUTDOWN - [680-12]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I61204

Craigie Leisure Centre's maintenance closure scheduled for June/July this year did not go ahead. Due to the complex nature of the filtration problem, Council's consulting engineers recommended investigating alternatives before committing funding to the project.

The City Recreation and Cultural Services Manager and City Building Surveyor report that the Craigie Leisure Centre pool will shut down from 16 December to 27 December 1994 when the filtration and ventilation systems recommended by the consulting engineers will be installed.

MOVED Cr Lynn, **SECONDED** Cr Freame that **CITY RECREATION AND CULTURAL SERVICES MANAGER AND CITY BUILDING SURVEYOR'S REPORT I61204** be received.

CARRIED

I91214 **POLICY AND SPECIAL PURPOSES COMMITTEE**

MOVED Cr Dammers, **SECONDED** Cr MacLean that the Report of the Policy and Special Purposes Committee Meeting, held on 30 November 1994, be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, JP - Mayor	North Ward
	A V DAMMERS	Central Ward
	M J GILMORE	South Ward
	G A MAJOR	South-West Ward
	B A COOPER - Observer	Central Ward
	L A EWEN-CHAPPELL - Observer	
	from 5.47 pm	Central Ward
S P MAGYAR - Observer		Central Ward
B J MOLONEY - Observer		
	from 5.58 pm	South Ward
F D FREAME - Observer		
	from 5.42 pm	South-West Ward
M E LYNN, JP - Observer		South-West Ward
Town Clerk:	R F COFFEY	
Deputy Town Clerk:	R E DYMOCK	
City Treasurer:	J B TURKINGTON	
City Planner:	O G DRESCHER	
City Engineer:	R MCNALLY	
City Recreation and Cultural Services Manager:	R BANHAM	
City Building Surveyor:	R FISCHER	
Manager Welfare Services	P STUART	
Cultural Services Co-ordinator:	M STANTON	
Committee Clerk:	J HARRISON	
Minute Clerk:	V GOFF	

APOLOGIES

Apologies for absence were tendered by Crs Curtis, Hall, O'Grady and Wood.

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 16 November 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Magyar declared an interest in Item I51119.

MEETING TIMES

Commenced: 5.33 pm
Closed: 7.30 pm

I51115 "AUSTRALIA REMEMBERS 1945-1995" COMMEMORATION AND CELEBRATION OF 50TH ANNIVERSARY OF WORLD WAR II - RE-DEDICATION OF SECOND WORLD WAR MEMORIALS - [050-11]

TOWN CLERK'S REPORT I51115

A request has been received from the Australia Remembers Commemoration W A Committee for Council to participate in the listing and re-dedication of Second World War memorials within the boundaries of Wanneroo. The ceremonies would be to remind the community of the purpose of these memorials.

Re-dedication ceremonies would require officiation by the Mayor, Deputy Mayor/Councillors and it would also be necessary to involve religious groups and ex-service organisations, together with Parliamentarians, and primary and secondary school children.

The Town Clerk reports that there are two war memorials within the City of Wanneroo and suggests that the refurbishment of these could possibly be incorporated into a community project involving young people.

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

- 1 holds re-dedication ceremonies at both memorial sites in recognition of their individual value to Wanneroo and its community;
- 2 in conjunction with the Conservation and Land Management Department and the Yanchep/Two Rocks RSL, establishes the current state of repair of the Yanchep memorial, requesting that a report be submitted with recommendations;
- 3 in conjunction with the RSL, involves interested community groups (Army, Navy, Air Force Cadets) to assist in the refurbishment of the Yanchep Memorial;
- 4 discusses with the Australia Remember Commemoration W A Committee funding to cover the cost of refurbishment on a dollar for dollar basis.

CARRIED

I51116 POLICY - DISPOSAL OF FOOTPATH SLABS - [507-1]

CITY ENGINEER'S REPORT I51116

Council, as part of the 1994/95 Budget, has made a commitment to commence a ten year programme upgrading the existing thick lift and slab footpaths/pedestrian accessways to cast insitu concrete paths (Item H91141 refers).

The extent of works approved through the 1994/95 Budget means that 6,000 to 8,000 unbroken slabs will become available.

The City Engineer reports on options for the disposal and recycling of footpath slabs.

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

- 1 approves of the advertising of the free footpath slabs to be picked up from the Depot by various non profit community organisations or dropped off as the works progress;
- 2 approves of broken slabs being stored at the Badgerup Tip and made available to residents of the City of Wanneroo upon request;
- 3 delegates authority to the City Engineer to approve applications for free footpath slabs by non profit community organisations and broken slabs by residents of the City of Wanneroo.

CARRIED

I51117 PARKING PROHIBITIONS - [220-0]

CITY ENGINEER'S REPORT I51117

Council resolved at its August 1994 meeting that a report be submitted to Policy and Special Purposes Committee on the feasibility of formulating a policy to delegate authority to the City Engineer to undertake the installation of parking prohibitions (Item H10837 refers).

The City Engineer provides background details to parking restriction approvals and a legal opinion from Council's solicitors which concludes that Council does have the power to prohibit or regulate the parking or standing of vehicles in the street.

MOVED Cr Dammers, **SECONDED** Cr MacLean that Council continues to approve parking restrictions and forward advice to the Minister of Local Government accordingly.

CARRIED

I51118 BANNERS - GRANDE BOULEVARD, JOONDALUP - [510-3303, 730-8-1]

CITY ENGINEER'S REPORT I51118

Council resolved at its meeting on 28 September 1994 that a report be provided to Policy and Special Purposes Committee for a policy on the hire of banner masts in Grande Boulevard, Joondalup to organisations wishing to advise the public of forthcoming events of benefit or interest to the general community (Item I10921 refers).

The City Engineer outlines procedures for the hire of banner masts in Grande Boulevard, Joondalup and states that hire costs will be determined by the City Engineer on the basis of covering the cost of erection and dismantling.

MOVED Cr Freame, **SECONDED** Cr Dammers that Council adopts a policy to hire banner masts in Grande Boulevard, Joondalup to various non profit and government organisations wishing to advise the public of forthcoming events of benefit or interest to the general community with the conditions of hire outlined in Report I51118.

CARRIED

I51119 SPECIAL VEHICLE LICENCE PLATES - [507-1]

ACTING CITY ENGINEER'S REPORT I51119

At Item I90967, Council resolved that a report be submitted to Council on the feasibility and ramifications of permitting the City of Wanneroo Crest to be used in the manufacture of special vehicle licence plates for the Lions Club of Wanneroo.

The letter from the Lions Club of Wanneroo indicated that these special plates may be purchased from the Police Department at a cost of \$100 and on sold at auction. A recent auction of 101 vehicle licence number plates by the Lions Club of Dongara - Denison resulted in a profit to the club after meeting all expenses of \$24,395. The Lions Club of Wanneroo has indicated that such profits would be used for the benefit of the local community.

The Acting City Engineer reports on the options available to Council for the control, sale and marketing of the plates and the advantages of these plates in promoting the Local Authority.

He advises that Council would need to amend its policy on the use of the City of Wanneroo Coat of Arms should it agree to the Lions Club proposal to market the plates.

Cr Magyar declared an interest in this Item.

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

- 1 adopts a policy of allowing the use of the Coat of Arms on City of Wanneroo Special Series Number Plates;
- 2 authorises the Police Licensing and Services to use the Coat of Arms on the City of Wanneroo Special Series Number Plates;
- 3 authorises the use of the slogan "Where Living Is Great" on the City of Wanneroo Special Series Number Plates;
- 4 retains plate numbers 00-WN to 100-WN strictly for disposal by Council subject to:
 - (a) approval of the Hon Minister for Local Government under Section 529E of the Local Government Act to expend Council funds on purchase of the plates;
 - (b) a policy being determined by Council for disposal of the plate;
- 5 approves the use of City of Wanneroo Special Series Number Plate 1-WN on the Council motor vehicle allocated to the Mayor;
- 6 authorises the Lions Club of Wanneroo to auction the City of Wanneroo Special Series Number Plates 101-WN to 200-WN with all profits to be retained by the Lions Club.

CARRIED

Cr Magyar abstained from voting.

I51120 RENEWAL OF LEASE OLYMPIC KINGSWAY SPORTS CLUB, RESERVE 32242 LANDSDALE - [003-6, 222/100]

CITY PLANNER'S REPORT I51120

The lease by which the Olympic Kingsway Sports Club (Inc) occupies its premises on Kingsway Reserve expired on 31 July 1994. The Club wishes to renew the lease for a further term and has requested certain modifications to Council's standard lease provisions.

The City Planner outlines the history of the twenty-one year lease agreement and suggests that the new term should be for a period of 10 years.

The Club has requested it be given, in addition to its annual winter season allocation of the main soccer pitch, a guarantee of the prior right to use the pitch in the summer season.

The City Planner advises that this proposal is not acceptable as cricket playing grounds are at a premium in the Girrawheen - Koondoola zone.

At the request of Cr Major, the City Planner advised that he will circulate the report relating to the survey of lease and rental arrangements of Council owned facilities.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council renews the lease over Reserve 32242 in Kingsway Landsdale to Olympic Kingsway Sports club (Inc) for a term of ten years at an annual rental of \$1.00 subject to:

- 1 standard community purpose lease conditions;
- 2 the Lessee paying municipal rates and all other outgoings including building insurance premiums and being responsible for the cost of maintenance and repairs to the premises.

CARRIED

I51121 DEVELOPMENT OF WELFARE SERVICES ADMINISTRATION CENTRE, MERRIWA - [890-17]

MANAGER WELFARE SERVICES/CITY BUILDING SURVEYOR'S REPORT I51121

Council, at its September 1994 meeting, sought a report on the feasibility of an Administrative Centre for Welfare Services to service the Merriwa district (Item I50908 refers).

The Manager Welfare Services reports on the developing need for welfare services in the northern region of the City where the anticipated population growth to 1998/99 is over 55,000. A number of welfare services are provided from Kingsley, however, there is a growing inefficiency when operating from such a remote base.

She outlines a proposal to develop a smaller model of the Kingsley Centre which will be a base for the three major welfare programmes:

Family Day Care
Financial Counselling
Aged and Disability Services

and suggests funding of this project be given a high priority.

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

- 1 accepts as a high priority the need for an administrative base in the northern region of the City;
- 2 accepts Lot 1385 Jenolan Way, Merriwa as a suitable site;
- 3 endorses the sketch plan for the administration centre;
in accordance with the provisions of Section 547 (12) of the Local Government Act, authorises the expenditure of \$30,000 for the preparation of documentation;
- 4 authorises the documentation and calling of tenders to permit the consideration of tenders during the 1995/96 Budget deliberations;
- 5 lists funds of \$800,000 in the 1995/96 Budget with a high priority.

**CARRIED BY AN
ABSOLUTE MAJORITY**

I51122 ACCESS FEE FOR USE OF KINGSLEY OCCASIONAL CHILD CARE CENTRE AND TOY LIBRARY - [880-3-1]

MANAGER WELFARE SERVICES REPORT I51122

The Kingsley Occasional Child Care Centre was opened in 1991 to provide occasional care to children with special needs and their siblings. Since its inception, the Centre has grown and caters to over 100 children annually. The Centre still has an emphasis on providing quality child care for children with special needs.

Due to the increased number of children using the centre, the Manager Welfare Services submits a proposal to charge an annual Access Fee of \$20 to parents utilising the centre.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council endorses the implementation of an annual Access Fee of \$20.00 for use of the Kingsley Occasional Care Centre and Toy Library.

CARRIED

I51123 EXPANSION OF ADULT DAY CENTRE PROGRAMME - [880-7]

MANAGER WELFARE SERVICES REPORT I51123

It is being proposed that Council's Day Centre Programme for frail aged and disabled be expanded to cater for the increasing demand for the service.

The Manager Welfare Services reports that the over 70 age group has doubled in five years and there is an urgent need for additional resources to service clients in two areas:

- . the northern suburbs of Two Rocks and Quinns Rocks
- . Girrawheen - Koondoola, Marangaroo and Alexander Heights

It is suggested that additional funding be sought from Home and Community Care Programme to expand Adult Day Centre Programmes in those specific areas.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council seeks additional funding from the Home and Community Care Programme to expand its Adult Day Centre Programme to meet the increasing demand for the service.

CARRIED

**I51124 GUIDELINES FOR OUT OF SCHOOL HOURS CHILD CARE PROGRAMMES
- [262-1 C262-1-1]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I51124**

The City Recreation and Cultural Services Manager submits the standard of operation guidelines for Out of School Child Care Programmes compiled by the Guidelines Committee following the dog attack on a child at Whitford Vacation Care Centre.

These guidelines are strictly adhered to by Recreation Department staff.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council adopts the "Standards of Operation Guidelines - 1993 for Out of School Hours Child Care Programmes" (amended from time to time) as the substantive policy in regard to After School Care and Vacation Care Programmes offered by the City of Wanneroo.

CARRIED

**I51125 RECREATION NETWORK - REPORT ON DISABILITY INTEGRATION
PROGRAMME - [260-0]**

Recreation Network is a Government funded agency providing individualised services aimed at integrating people with disability into mainstream recreation programmes.

In May 1992, Council agreed to accept an offer from Recreation Network to participate in a pilot project designed to enhance the integration of disabled people in the City of Wanneroo into local recreation services. To achieve this, a Recreation Adviser employed by Recreation Network was based at the City of Wanneroo for a period of eighteen months.

The City Recreation and Cultural Services Manager advises that the pilot project terminated in June 1994.

A copy of the Disability Integration Programme has now been forwarded to Council which contains a number of recommendations to benefit disabled residents of the City of Wanneroo.

The City Recreation and Cultural Services Manager submits these recommendations for consideration and action.

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I51125
recommended that Council:

- 1 agrees to extend the Disability Access Committee's terms of reference to encompass general access issues for the benefit of all disabled residents of the City of Wanneroo;
- 2 establishes a working party at the appropriate time including an elected representative and selected officers to prepare a disability services plan for the City of Wanneroo;
- 3 seeks responses from the Youth Advisory Committee, Historical Sites Advisory Committee, Gloucester Lodge Museum Management Committee, Cultural Development Fund Peer Assessment Panel, Art Collection Advisory Committee and Cultural Development Advisory Committee to the suggestion that an interested resident with a disability be included as a member of each committee;
- 4 maintains liaison with both government and non-government services for people with a disability so as to provide information and assistance to those people who wish to be involved in community recreation services;
- 5 maintains a database of community groups and resources that could facilitate the recreational needs of disabled persons living within the City of Wanneroo;
- 6 seeks the reaction of the Disability Access Committee on the merits of establishing a self help group to

facilitate the recreational needs of disabled people within the City of Wanneroo;

- 7 seeks the support of the Disability Access Committee to initiate a needs analysis to determine the adequacy of public transport services for disabled people living within the City of Wanneroo;
- 8 thanks the Executive Officer of Recreation Network for the comprehensive report on the Disability Integration Project and assures her that Council will do all that is possible to further the recreational needs of disabled people resident within the City of Wanneroo.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that consideration of this matter be deferred and a further report be submitted to Policy & Special Purposes Committee.

CARRIED

I51126 LOT 8, WATTLE AVENUE, NOWERGUP - [469/8/259]

CITY ENGINEER'S REPORT I51126

Lime Industries Pty Ltd is seeking Council approval to lease or purchase Lot 8 Wattle Avenue, Nowergup for extraction of limestone. The Water Authority of W A and Swan Portland Cement have also expressed interest in the land.

The City Engineer outlines the Water Authority of W A proposal to purchase 11ha of Lot 8 for use as a water tank storage facility.

He reports on options available to Council for the disposal or lease of the balance of the lot.

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

- 1 acknowledges that the original purpose for purchasing Lot 8 Wattle Avenue to ensure a community supply of reasonably priced limestone road base material has been accomplished;
- 2 approves the sale of approximately 11ha of Lot 8 Wattle Avenue, Nowergup to the Water Authority of Western Australia for the purpose of a water storage facility subject to:
- (a) negotiation of a sale price in the range of \$275,000 to \$375,000;

- (b) the land being returned to the City of Wanneroo should Water Authority of Western Australia not proceed with the storage facility;
- (c) diamond drilling currently being arranged by Water Authority of Western Australia confirming the site suitability for the storage facility;
- (d) the City of Wanneroo relinquishing all rights to mining on the land prior to transfer;

3 authorises the calling of tenders to lease the remainder of Lot 8 for quarrying purposes;

4 requires the lessee to extend Wattle Avenue to provide access to the quarry site to the satisfaction of the City Engineer.

CARRIED

I51127 CORPORATE PLAN - DEPARTMENT HEADS' VEHICLES - [507-1]

Cr Major requested that the report on the provision of Department Heads' vehicles (Item H10936 refers) also outline the options available of Council offering Department Heads income in lieu of use of a Council-owned vehicle, in particular the ramifications of sales tax.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that the report to be submitted to Policy & Special Purposes Committee relating to the Corporate Plan etc, include options available of Council offering Department Heads income in lieu of use of a Council-owned vehicle, in particular the ramifications of sales tax.

CARRIED

I51128 YOUTH POLICY/FUTURE DIRECTIONS - [485-1]

Town Clerk suggested the appointment of Sub/Occasional Committee to determine Council's role/future in the area of Youth Affairs.

Cr Dammers nominated Cr O'Grady.
Cr Magyar nominated Cr Hall.
Cr Dammers nominated himself.

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

1 appoints a Sub/Occasional Committee consisting of Crs O'Grady, Dammers and Hall, the City Recreation and Cultural Services Manager and appropriate officers to determine Council's future role in the area of Youth Affairs;

2 the Sub/Occasional Committee to submit a proposed Youth Policy to Council no later than 31 March 1995.

CARRIED

I51129 DIVIDING FENCES ACT - [920-9]

Cr Cooper reported on a recent meeting with Mrs Boromini, the Mayor and the Deputy City Building Surveyor, relating to a dispute over the replacement of a fence which had been removed for building additions.

Cr Cooper suggested that to assist this matter and also future disputes, Council obtains a legal opinion.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council seeks a legal opinion from Council's solicitors in relation to aspects of the Dividing Fences Act.

CARRIED

I51130 COMMUNITY FACILITIES IN NEERABUP - [303-2-1]

Cr Dammers drew attention to the large area of land being released for sale in February 1995 in Neerabup and the future requirement for community facilities.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council seeks a deputation with the Minister of Planning concerning the provision of community facilities in Neerabup.

CARRIED

LANDSCAPING - JOONDALUP - [30/3513]

Cr Major reported on the removal of trees around Lakeside Shopping Centre and the subsequent laying of paving in their place. He enquired whether this action constituted "landscaping".

The City Planner advised he would investigate the matter.

I51131 WARD BOUNDARIES AND REPRESENTATION - [801-5]

The Town Clerk reported that in accordance with the decision of Council on 23 November 1994 the Mayor, Cr Waters, Cr Cooper and himself met with the Hon Paul Omodei MLA Minister for Local Government, at 3.30 pm on Tuesday, 29 November to discuss Council's submission to restructure its electoral ward boundaries and increase representation.

The Minister advised that he was not prepared to approve Council's proposal and despite considerable discussion/argument put, Council's representatives were not able to persuade him to change his mind.

The Town Clerk understood the "Bill" to provide for the 4 x 2 election had passed through the Parliament and it was still open for Council to adopt the 4 x 2 option using the existing four (4) wards under the "phase in" arrangements provided in the amending legislation.

A full report would be submitted to Council as soon as all details were known. However, it seems that Council will need to determine its position by about mid-February 1995.

Discussion ensued during which considerable disappointment was expressed that Council's attempt to provide better representation for the community had not been successful. Debate also took place on the need for Council "use" of its local politicians to support it in its endeavours to provide for the interests of the residents of the municipality.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council considers appropriate action to solicit the support of local politicians in its endeavours to achieve results which are believed by Council to be in the best interests of the community of the City of Wanneroo.

CARRIED

I91215 WARD BOUNDARIES AND REPRESENTATION - [801-5]

MOVED Cr Major, **SECONDED** Cr Freame that Council adopts the 4 x 2 option for election of Councillors using the existing four (4) wards under the "phase in" arrangements provided in the amended legislation.

CARRIED

I91216 REPORT OF OCCASIONAL COMMITTEE

MOVED Cr O'Grady, **SECONDED** Cr Freame that the Report of the Joondalup Civic and Cultural Facilities Occasional Committee held on 25 November 1994 be received.

CARRIED

ATTENDANCES

Councillors:	L O'GRADY	North Ward
	A V DAMMERS - Acting Chairman	Central Ward
	G A MAJOR	South-West Ward

Town Clerk:	R F COFFEY
City Building Surveyor:	R G FISCHER
City Treasurer:	J TURKINGTON
City Recreation & Cultural Services Manager:	R BANHAM
City Librarian:	N CLIFFORD
Branch Librarian - Joondalup:	L SALVATORELLI
Special Projects Manager:	J SOBON
Committee Clerk:	J HARRISON

IN ATTENDANCE

James Christou	James Christou and Partners
Michael Michelides	" " " "

APOLOGIES

An apology for absence was tendered by Cr Waters.

APPOINTMENT OF ACTING CHAIRMAN

In the absence of Cr Waters, the Committee was required to appoint an Acting Chairman.

Cr Major nominated Cr Dammers.

There being no other nomination, Cr Dammers was elected unopposed.

CONFIRMATION OF MINUTES

The Minutes of the Joondalup Civic and Cultural Facilities Occasional Committee Meeting held on 12 October 1994 were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	8.40 am
Closed:	9.32 am

ITEM OF BUSINESS

The Architects made a presentation with respect to the issues relating to the location of the Library.

Mr Christou presented plans showing two options for the location of the library which he outlined to Councillors.

1. An open plan. The three levels on Boas Avenue housing the workroom, reference and administration sections.
2. The reference collection is adjacent to Boas with void space through the next two floors. The workroom and Central Services overlooking Lakeside Drive.

City Librarian was requested to give her views of both options and stated that she believed Option 2 was preferred and made the following comments:

- Both options had a better profile than previous plans, and in particular Option 2 provided flexibility in design;
- Distance between workroom and main control desk is very important in such a large building. This plan enables a faster response during peak periods due to the closer proximity of the two areas;
- Junior library is better placed by being more removed from the adult and study areas;
- Control of the Reference area will need further consideration.
- Locations for Administration and Central functions are appropriate;
- Although three levels are not preferred staffing, options exist particularly in the short term;
- Coffee Lounge is well placed;
- Meeting rooms appropriate in flexibility to divide one large area into two rooms. Preferable meeting rooms to be near the Childrens' Library due to regular large group visits and holiday activities. Although meeting rooms will have shared use with other Civic and Cultural facilities these may also require additional meeting rooms;

- Security of staff and goods delivery appeared satisfactory;

City Recreation and Cultural Services Manager stated that the Master Plan allowed for Cultural Services Section to be located in the library, yet this did not seem to be the case. He also stated the need for the building to merge with the Museum. The City Librarian considered the Master Plan provided for the Cultural Services location in the merging of facilities at a later stage, not as part of the initial library.

City Building Surveyor advised the library short term space needs may release an area possibly for use by the Cultural Services Section for approximately 5 years. Discussion ensued regarding the possibility of moving areas and incorporating Cultural Services Section and the use of meeting rooms.

Cr Dammers requested the plan include a lift or dumb waiter to carry supplies to the Coffee Lounge appropriate to staff health and safety needs.

Following discussion the Committee agreed that Option 2 for the proposed Library, as presented by the Architects, James Christou and Partners, be pursued.

I91217 TOWN CLERK'S REPORT

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

CARRIED

I91218 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Deed
Parties: City of Wanneroo and P C & S Couch and
M L & C T Speer
Description: Lot 2 Karoborup Road, Carabooda
Date: 18.11.94

Document: Consent to Application
Parties: City of Wanneroo and St Ives Development Pty Ltd
Description: St Ives Retirement Village, Kallaroo
Date: 22.11.94

Document: Contract of Service
Parties: City of Wanneroo and Surf Life Saving WA Inc
Description: Surf Life Saving WA Lifeguard Services
Date: 24.11.94

Document: Withdrawal of Caveat

Parties: City of Wanneroo and BP Australia Ltd
Description: Lot 1 Hester Avenue - Merriwa Boulevard, Merriwa
Date: 29.11.94

Document: Deed
Parties: City of Wanneroo and BP Australia Ltd
Description: Lot 1 Hester Avenue - Merriwa Boulevard, Merriwa
Date: 30.11.94

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

CARRIED

191219 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

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

<u>DATE</u> <u>1995</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
19 Feb 1995	Post-Concert Function 1995 Festival of Perth - Geoffrey Oryema	60	Council
7 Apr 1995	Institute of Municipal Management (WA Division) - meeting followed by buffet and refreshment	15	Council

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council approves the following functions for inclusion in the 1994/95 Calendar:

<u>DATE</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
20 Dec 1994	Blue Light Disco Helpers - Supper	12	Council
19 Feb 1995	Post-Concert Function 1995 Festival of Perth - Geoffrey Oryema	60	Council
7 Apr 1995	Institute of Municipal Management (WA Division) - meeting followed by buffet and refreshment	15	Council

CARRIED

191220 CODE OF CONDUCT FOR ELECTED MEMBERS AND STAFF - [312-2]

Council has received a draft Code of Conduct for Elected Members and Staff from the Western Australian Municipal Association (Appendix VII refers). WAMA has submitted the Code to all member Councils for any comments on its content and application within Local Government.

The Code advises on areas such as Conflict and Disclosure of Interest, Personal Benefit, Conduct of Members and Staff and Dealings with Council Property. A similar Code was submitted to Council in 1991 by WAMA. At that time Council resolved to support the adoption of a voluntary Code of Conduct (Appendix VIII refers).

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

- 1 consideration of this matter be deferred;
 - 2 Councillors be invited to make written comments on the draft code to the Town Clerk;
 - 3 a further report incorporating these comments be submitted by the Town Clerk to the next Council meeting.
- CARRIED**

Appendices VII and VIII refer.

I91221 PROPOSED RETAINING WALL: LOT 285 (24) RINGROSE HEIGHTS, LANDSDALE - [3941/285/24]

An application has been received for approval to construct a retaining wall at Lot 285 (24) Ringrose Heights, Landsdale which will exceed 2 metres in height (Appendix IX refers).

Council's policy requires that all applications for retaining walls which will exceed 2 metres in height are to be submitted to Council for consideration. The written comments of affected adjoining owners are to be submitted for all retaining walls exceeding 1 metre in height.

The allotment falls some 5 metres from the rear right hand corner of the lot to the front left hand corner. The wall on the rear boundary will be 3.56 metres high on the right hand corner, stepping down to 2.4 metres in the left rear hand corner.

The wall on the right hand boundary will be 3.56 metres high in the right corner of the lot stepping down to 1.5 metres high over a length of 18 metres.

The written approval has been provided by the owners of the adjoining properties. The applicant has expressed urgency for the wall to be approved and constructed as the owners of the property on the right hand side wish to proceed with landscaping their lot.

Because of the steep fall, it is considered that the proposed wall will have little effect on the adjoining properties.

MOVED Cr Magyar, **SECONDED** Cr O'Grady that Council approves the proposed wall to be constructed at Lot 285 (24) Ringrose Heights, Landsdale to a maximum height of 3.56 metres.

CARRIED

Appendix IX refers.

I91222 TEMPORARY ACCOMMODATION - [3708/27/18]

Council is advised of a request from Mr and Mrs L Murgatroyd of Lot 27 (18) Starlight Grove, Gngangara for an extension to their temporary accommodation approval which expired on 1 December 1994.

The Murgatroyds were originally authorised by the City Environmental Health Manager under delegated authority to occupy a shed from 1 June 1994 in accordance with Council Policy whilst construction of a permanent dwelling was carried out.

Although the home was reported as completed in late August 1994 by Kestrel Homes Pty Ltd, the Murgatroyds have yet to be given entry to the house. A dispute has developed between the builder and the owner and is involving the Master Builders' Association, an Engineer and Council's Building Department. This situation may not be resolved for several more months.

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

MOVED Cr Gilmore, **SECONDED** Cr Dammers that Council authorises Mr and Mrs L Murgatroyd of Lot 27 (18) Starlight Grove, Gngangara to occupy a shed as temporary accommodation for a further period of six (6) months expiring on 30 June 1995.

**CARRIED BY AN
ABSOLUTE MAJORITY**

I91223 CHRISTMAS/NEW YEAR CLOSING - LIBRARIES - [240-2]

It is proposed to close the libraries over the Christmas/New Year period as follows:

- Friday 23 December 1994 - CLOSED FROM 12.30 PM;
- Saturday 24 December 1994 - OPEN;
- Monday 26 - Tuesday 27 December 1994 - CLOSED;
- Wednesday 28 December 1994 - ALL LIBRARIES OPEN;
- Thursday 29 - Saturday 31 December 1994 - NORMAL HOURS;
- Monday 2 - Tuesday 3 January 1995 - CLOSED;
- Wednesday 4 January 1995 - ALL LIBRARIES OPEN.

MOVED Cr Gilmore, **SECONDED** Cr Dammers that the information relating to Christmas/New Year closing - Libraries be received.

CARRIED

I91224 PROPOSED SUBDIVISION OF LOTS 6, PT 9, PT 10 WANNEROO ROAD AND LOTS 23 AND 24 NICHOLAS ROAD, WANNEROO - [740-94006]

Greg Rowe and Associates on behalf of the Crisafulli and Delaurentis families has submitted a proposed subdivision application for various lots within the South Wanneroo area. The application is considered premature as the subject land is currently zoned Rural under the Council's District Scheme with no intention having been shown by the land owner to proceed with the appropriate rezoning. In addition, the application proposes a structure that is completely contrary to the general philosophy for the area and the structure planning that has taken place to date.

BACKGROUND

The development cell that this subdivision application is located within, has been subject to considerable structure planning and public comment over the past three years. The most recent Local Structure Plan (LSP) to be advertised within this area was in January 1994, which represented the culmination of the previous structure planning work and involved substantial liaison between Council, Government departments, private consultants and the general public (Appendix X refers).

This plan proposed the location of various land uses on the basis of appropriate planning policy, catchment areas, land form, accessibility (pedestrian and vehicular) etc and it had progressed to the point where it was nearing finalisation.

Following advertising, however, submissions were received from the Crisafulli and Delaurentis families objecting to the plan as it showed the location of substantial public infrastructure upon their landholdings. Consequently, the Council deferred consideration of the LSP so that it could be re-examined to try and accommodate some of the concerns raised.

Several meetings were subsequently arranged involving the relevant instrumentalities, the two families together with their consultant. The most recent of these meetings was on 29 September 1994. At this time, the different parties in attendance were advised of the progress of this issue and that Council was awaiting information from the Education Department of WA prior to progressing the LSP.

In the meantime, the Consultant had submitted a subdivision application for the five properties owned by the two families.

THE APPLICATION

An application has been submitted by Greg Rowe and Associates on behalf of the Crisafulli and Delaurentis families for the various lots within the South Wanneroo area (Appendix XI refers). The application proposes the subdivision of approximately 16 hectares of land to provide some 180 lots including three grouped housing sites and an area for public open space.

The land is currently zoned rural under the Council's Town Planning Scheme No 1 and it should be noted that no request has been received from the consultant or landowners to rezone the subject lots to Residential to accommodate the proposed development. On this basis alone, it is believed that consideration to any application for subdivision of the subject lots would be premature.

In addition, the subject application is completely contrary to the draft LSP that was previously advertised and ignores all of the planning work that has been done in the area. The main elements that are contrary to the LSP are as follows:

1. the deletion of the proposed primary school site;
2. the deletion of a proposed large district area of public open space adjacent to the proposed primary school;
3. the inclusion of a 1.6 hectare (10%) area of public open space in the southern part of the area;
4. the deletion of a proposed local distributor along the northern boundary of the site;
5. the deletion of an important intersection point with Wanneroo Road;

6. the deletion of a proposed 5000m² community purpose site.

Whilst these changes do not appear significant, it should be noted that if approved, they will have substantial ramifications beyond the subject landholdings as this plan has been designed with very little recognition of the surrounding area. In its current form, this subdivision will require the relocation of some 9 hectares of public infrastructure and the rationalisation of important local roads within the LSP which will substantially impact on other land owners within the locality. This will undoubtedly result in similar concerns (as have previously been raised by the Crisafulli and Delaurentis families) being raised by these other land owners and consequently, would certainly compromise the future development of the area.

It would therefore be completely inappropriate to approve such an application for subdivision, particularly where the location of public infrastructure will be adversely affected, until such time as structure planning for this area has been sufficiently refined. Further, that there be an application to rezone the land from Rural to Residential Development under Council's Town Planning Scheme.

Council will note that a revised LSP is anticipated to be available by the end of the year. In the meantime, it is believed that a compromise can be reached where the concerns of the Crisafulli and Delaurentis families can be satisfied, whilst maintaining an appropriate and functional plan for the future residents of the South Wanneroo area. This, however, would rely on the current application not being approved.

RECOMMENDATION

That Council advises the Department of Planning and Urban Development that it does not support the application submitted by Greg Rowe and Associates on behalf of the Crisafulli and Delaurentis families for the subdivision of Lots 6, Pt 9, Pt 10 Wanneroo Road and Lots 23 and 24 Nicholas Road, Wanneroo for the various reasons as outlined within this report.

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

- 1 advises the Department of Planning and Urban Development that it does not support the application submitted by Greg Rowe and Associates on behalf of the Crisafulli and Delaurentis families for the subdivision of Lots 6, Pt 9, Pt 10 Wanneroo Road and Lots 23 and 24 Nicholas Road, Wanneroo for the various reasons as outlined within this report;

2 seeks an urgent deputation to the Premier to discuss urbanisation of land east of Wanneroo.

CARRIED

Appendices X and XI refers.

I91225 COUNCILLOR TRAINING - [702-0]

Cr Waters has expressed an interest in receiving some advanced training in public speaking and meeting procedures.

The organisation most suitable to undertake this training on an individual basis is David Price Presentations. David Price Presentations specialize in public speaking and also offer comprehensive programs on meeting procedures. The cost of specialised, individual training is \$150 per hour and three two hour sessions will be needed.

This request is in accordance with the Council Policy on Councillor Training.

Cr Waters declared an interest in this Item.

MOVED Cr Gilmore, **SECONDED** Cr Hall that Council authorises the training of Cr Waters in advanced public speaking and meeting procedures by David Price Presentations.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Cr Waters abstained from voting.

I91226 REQUEST FOR TRANSCRIPT - MRS A HINE - [262/6/134]

A request has been received from Mrs A Hine for a transcript of certain proceedings of a Public Meeting held on 21 November 1994.

The Public Meeting was called to discuss the proposed rezoning of various lots in South Wangara, and Mrs Hine has requested a verbatim transcript of the advice given to the meeting by Cr Dammers.

Council Policy on this matter is that requests for verbatim transcripts from members of the public shall be submitted to Council for approval. An administration fee of \$20.00 shall be payable upon approval of the request, with a further charge of \$20.00 for each hour or part thereof extending beyond the first hour taken to obtain the transcript.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council in accordance with Council Policy provides Mrs A Hine with a transcript of the

advice given by Cr Dammers to the Public Meeting held on 21 November 1994.

CARRIED

**I91227 PROPOSED SHOPPING CENTRE ON LOT 738 (16) DUGDALE STREET,
WARWICK - [30/215]**

At its meeting on 23 November 1994 (Item I21114 refers) Council considered an application seeking approval for a shopping centre consisting of 13,500m² of floorspace (ie supermarket 3,500m², department store 7,000m² and speciality shops 3,000m²). The subject site is immediately to the north of the existing Warwick Grove Shopping Centre.

The initial recommendation of the report was for refusal as the proposal was 207 car parking bays short and it was seen that the addition of these bays may require a significant modification to the design.

In between writing the report and the Council meeting on 23 November 1994, the applicant submitted a modified design accommodating the additional parking. A memorandum was subsequently prepared advising Council of the modified design and Council was informed that the proposal can now be approved, subject to several conditions.

At its meeting Council resolved to defer consideration of the application pending a meeting with the applicant.

BACKGROUND

At its meeting in November 1989 Council (D21103) approved a shopping centre on the subject site comprising 13,550m² gross leasable floor area. The application proposed a free standing centre of 12,700m² of floorspace with an additional 850m² associated with a shopping arcade connecting to the existing Warwick Shopping Centre. The proposal was also approved by the Department of Planning and Urban Development (DPUD).

In March 1992 a further approval for the above proposal was issued as the original approval had expired.

Both above applications provided car parking in excess of the required eight bays per 100m² of floorspace.

CURRENT PROPOSAL

Martin Goff and Associates (Town Planning Consultants) have submitted a new application on behalf of Westpoint Corporation Pty Ltd.

The application proposes an extension of the Warwick Grove Shopping Centre to incorporate a new two level department store comprising 7000m² of floorspace, 3500m² of supermarket floorspace and 3000m² of speciality shops (ie total 13,500m²).

One thousand and eighty two (1082) car parking bays are proposed, a large proportion of which will be accommodated in an undercroft carpark.

One access point to the site is proposed via Dugdale Street, two via Ellersdale Avenue and two via the existing Warwick Shopping Centre car park.

Although not proposing its construction at this stage, the applicant identifies on plans submitted for approval how the proposed centre can be linked with Warwick Grove via a mall extension (Appendix XII refers).

MAJOR ISSUES

1. Under the Metropolitan Centres Policy, Warwick Grove is identified as a regional shopping centre defined as having in excess of 30,000m² of floorspace. Council's approval to develop is required under the Policy, however, DPUD's approval is not required in this case. DPUD approval is only necessary if the shopping floorspace increase exceeds 5,000m² over that previously approved by DPUD. The total floorspace expansion is 50m² less than that approved by DPUD in 1989. The proposal therefore is in compliance with the State Government's Metropolitan Centres Policy.
2. Under Council's Town Planning Scheme No 1 the subject land is zoned Commercial where the proposed use is identified as a "P" use (ie a use that is permitted under the Scheme). 13,500m² of floorspace is allocated via the previous approval for this site and this figure is identified in Council's shopping centre's information sheet. Therefore, from a zoning and floorspace perspective the proposal complies.
3. The revised plans accommodate 1082 car parking bays, two more than what is normally required by Council's scheme.
4. From a functional point of view the linking of the proposed shopping centre to the existing centre is considered important. As mentioned earlier in this report the applicant has suggested a possible link, however, the link appears to be some future plan. It will need to be part of the development of the shopping centre.

5. Several other issues mainly relating to pedestrian and vehicular traffic movement and control affect the development and will be satisfied by conditions of development approval (ie traffic study, provision of a roundabout at the intersection of Ellersdale Avenue and Dugdale Street etc).

An important issue involves insuring that the applicant provides a bond covering the cost of the implementation of traffic management measures required by the development. This can also be achieved via a condition of approval.

MEETING WITH APPLICANT

The Council requested meeting with the applicant occurred on 30 November 1994. Those attending included the City Planner, Town Clerk, Councillors Cooper and Dammers and representing Westpoint were Mr Luke Saraceni and Mr Norm Carey.

The meeting basically resolved to proceed towards determining the application, subject to an additional condition involving a bond from the applicant to cover the cost of the implementation of traffic management measures required by the development.

Although it is not possible at this early stage (ie prior to the findings of the traffic impact statement) to exactly determine the amount of bond monies required, Council's Engineering Department estimates the cost to be in the order of \$85,000.

The above figure was arrived at based on recent costings on similar projects elsewhere with the breakdown being:

Traffic Impact Statement	\$20,000
Roundabout	\$50,000
Traffic/pedestrian control devises	\$15,000

It would therefore be appreciated if the information contained in this memo be brought to the attention of Council for consideration at its meeting on 7 December 1994.

Approval is recommended with an additional condition relating to the required bond.

Correction

The City Planner advised that recommendation (c), (d), (e) and (g) should read "satisfaction of the City Engineer".

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

lapproves the modified application for a shopping centre of 13,500m² GLA on Lot 738 (16) Dugdale Street, Warwick as submitted by Martin Goff and Associates on behalf of Westpoint Corporation Pty Ltd, subject to:

- (a) the development being integrated with the existing Warwick Shopping Centre to the satisfaction of Council;
- (b) the preparation of a traffic impact statement for Ellersdale Avenue and Dugdale Street and an internal traffic generation report for the additions and the entire Warwick Shopping Centre indicating flow routes, parking prohibitions and parking controls required, to the satisfaction of Council;
- (c) The provision of vehicle queuing figures for the access points into the site from Ellersdale Avenue and Dugdale Street to the satisfaction of the City Engineer;
- (d) the construction of a roundabout at the junction of Ellersdale Avenue and Dugdale Street to the specification and satisfaction of the City Engineer;
- (e) the provision of traffic/pedestrian control devices along Ellersdale Avenue and Dugdale Street, to the specification and satisfaction of the City Engineer;
- (f) this approval is for 13,500m² GLA (Gross Leasable Area as defined by the City of Wanneroo Town Planning Scheme No 1) and a minimum number of 1,080 car parking bays;
- (g) prior to the issue of a building licence the applicant shall provide to the City an initial bond of \$85,000 which is a preliminary estimate of its contribution towards the implementation of traffic management measures that are required or may be required by Conditions (a) to (e) above to the satisfaction of the City Engineer;
- (h) standard and appropriate development conditions;

2advises the applicant that Conditions (a), (b) and (c) will need to be satisfied prior to submission of a

Building Licence as these requirements may affect the overall design.

CARRIED

Appendix XII refers

I91228 WANNEROO AND DISTRICTS HISTORICAL SOCIETY (INC) - DONATION - [050-0]

A request for financial assistance has been received from the Wanneroo and Districts Historical Society.

The Wanneroo and Districts Historical Society recently hosted the Affiliated Historical Societies Conference. During the conference the Society conducted tours of the City of Wanneroo using one of Council's buses. The Society is now requesting the donation of the cost of the bus. The cost of using the bus for the weekend was \$254.98 and the Historical Society are seeking a reimbursement of this amount.

The Wanneroo and Districts Historical Society (Inc) are a non-profit organisation working towards the preservation of Wanneroo's history.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council reimburses the Wanneroo and Districts Historical Society (Inc) the amount of \$254.98, being the hire of Council's bus during the Affiliated Historical Societies Annual Conference.

CARRIED

I91229 APPOINTMENT OF LIFEGUARDS AS HONORARY BEACH INSPECTORS - [765-1-2]

MOVED Cr Dammers, **SECONDED** Cr Wood that Council approves the appointments of Beach Lifeguards Paul Andrew Brierley, Craig Raymond Fisher, Cameron Michael O'Beirne and Mark Damian Walsh as Honorary Beach Inspectors for a period of twelve months subject to renewal. Such authority to be contained to the beach reserve no. 20561 and areas adjacent thereto lying between Sorrento and Mullaloo.

CARRIED

I91130 INTEGRATED LOCAL AREA PLANNING PROJECT STEERING GROUP - DEPUTY DELEGATE - [012-0-1]

The Town Clerk submitted a request from Cr Dammers for the appointment of a delegate to the Integrated Local Area Planning Project Steering Group.

The ILAP project is making excellent progress towards the attainment of the project goals and an interim report will be submitted shortly. There is still much work to be done however and Cr Dammers has appropriately indicated that progress should not be delayed in the event of his absence as Council delegate.

Accordingly a deputy delegate is now sought for the Steering Group which meets at least once a month, during office hours, at the Joondalup Administration Centre.

Cr Dammers nominated Cr O'Grady as deputy delegate.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council appoints Cr O'Grady as deputy delegate to the Integrated Local Area Planning Project Steering Group.

CARRIED

I91231 SPECIAL MEETING OF ELECTORS HELD ON 6 DECEMBER 1994 -
[801-2]

The Town Clerk reported on a Special Meeting of Electors which was held on Tuesday, 6 December 1994 to discuss the development of Caledonia Park, Currambine as active public open space.

Twenty six electors attended the meeting, all of whom were against the proposal for a toilet block and car park on Caledonia Park.

At the conclusion of the meeting the following motion was put:

MOVED Alan Jones, **SECONDED** Leanda Wood that Caledonia Park, Currambine remain and be deemed a passive open space without any future development other than that which exists at this present time.

CARRIED

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

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

- 1 Town Clerk's report on the Special Meeting of Electors held on Tuesday, 6 December 1994 be received;
- 2 a report be submitted to Council to include:
 - (i) the possibility of including in all structure plans, the difference between passive and active reserves;

- (ii) a notation be included on all structure plans indicating that active reserves may include facilities such as clubrooms, changerooms and toilet rooms;

- 3 Council seeks legislation from the State Government to include this information on all structure plans;
- 4 Council writes to Beaumaris Estate seeking clarification that land purchasers were advised that Caledonia Park was a passive reserve.

CARRIED

I91232 URBANSTONE - MINISTERIAL APPEAL 13803.94L - [30/564]

In February (Item I20260 refers) Council refused an application by Koltasz Smith & Partners on behalf of Urbanstone Pty Ltd for the display and retail sale of paving slabs and accessories on portion of Lot 100 (360) Wanneroo Road, Wangara for the following reasons:

- 1 Urbanstone Pty Ltd is a separate company which is not the owner or operator of the retail nursery approved on Lot 100 and the nature and intensity of the proposal is not considered an appropriate incidental use under the interpretation of a retail nursery;
- 2 the proposed use represents an intensification of Commercial/Industrial type activities which is unacceptable to Council along Wanneroo Road;
- 3 any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road.

Urbanstone has appealed to the Minister for Planning. The Council's response had made it clear to the Minister that it is not appropriate for him to determine the appeal because the proposal is not an incidental use to the pre-existing retail nursery and consequently is not permitted. In this regard the Council has not exercised its discretionary power under the Scheme and the appeal is incompetent.

By letter dated 3 June 1994, the Appeal Committee was asked to request the Minister to indicate as soon as possible whether or not he intended to proceed with the hearing and determination of the appeal. Numerous telephone enquiries have followed but on each occasion the only response has been that the City's concerns would be communicated to the Minister.

This particular appeal is an extremely important one for Council bearing in mind the number of retail nurseries along Wanneroo Road and the Minister should not be left unchallenged if he intends making any decision other than to return the appeal because he has no authority to determine it.

Indications are that the Minister is proceeding to determine the appeal and on legal advice the City Planner advised him that the Council will consider the commencement of proceedings in the Supreme Court at its meeting on 7 December 1994 if he has not indicated beforehand that he will not proceed with the hearing and determination of the appeal. The Minister and the Chairman of the Town Planning Appeal Committee were asked to respond within 24 hours because, strictly speaking, an application for a Writ of Prohibition should be made before the Minister issues his decision.

The City Planner will advise the Council of the up to date situation when this item is discussed.

MOVED Cr Dammers, **SECONDED** Cr Cooper that consideration of this matter be held behind closed doors.

CARRIED

I91233 COMMUNITY CENTRE, JENOLAN WAY, MERRIWA - [890-16]

Council is aware that the City, with the Department of Community Development and the Lotteries Commission, is proposing to build a community centre at the above location commencing mid-January 1995 following the adoption of tenders on 21 December 1994.

In order to power the building it will be necessary for a substation to be installed on Deepwater Circuit which Smith Corporation had programmed for installation after June 1995 and had budgeted accordingly.

In order that power may be made available to the City during the construction programme it will be necessary to pre-fund part of the substation cost which has been estimated at just over \$100,000 with the pre-funding portion being in the vicinity of some \$60-\$70,000.

A meeting has been arranged at SECWA's office for Thursday 8 December 1994 to determine the actual cost of the substation. It is anticipated that Council's pre-funding requirements would be in the order of \$60-\$70,000.

In discussion with Smith Corporation, they have indicated that they will be able to refund this amount by June 1995.

As the building is to be commissioned in June/July 1995 and as power will be required some months prior to the commissioning there appears to be no alternative other than Council pre-funding the amount required and an agreement being prepared between Smith Corporation and the City to ensure that the funds advanced are to be paid in June 1995.

As this is an unbudgeted amount it will require an absolute majority as well as approval from the Hon Minister for Local Government under Section 529(e) of the Local Government Act as the funds are being expended on land not controlled by Council.

MOVED Cr Dammers, **SECONDED** Cr Cooper that consideration of this matter be held behind closed doors.

CARRIED

MOTIONS FOR FURTHER ACTION

I91234 SURVEY OF FIRE RISK AREAS - WANNEROO - [902-1]

Cr Cooper requested that Council institutes a survey of the areas of Wanneroo that are subject to fire risk as a matter of urgency.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council immediately institutes a survey of the areas of Wanneroo that are subject to fire risk.

CARRIED

I91235 LEAVE OF ABSENCE - COUNCILLOR DAMMERS - [702-3]

Cr Dammers requested leave of absence from Council from 8 to 16 December 1994.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that Cr Dammers be granted leave of absence from Council duties from 8 to 16 December 1994.

CARRIED

Cr Dammers left the Chamber at this point, the time being 9.43 pm.

I91236 OUT OF TERM VACANCIES - [702-3]

MOVED Cr Major, **SECONDED** Cr Freame that Council seeks amendment to the Local Government Act to require out-of-term vacancies on Council to be filled by the next eligible candidate as

determined by the results of the election at which the resigning member was elected.

CARRIED

COLLECTION OF SHARPS - [508-1]

Cr Freame queried the method and frequency of picking-up "sharps" from facilities in the City of Wanneroo.

The City Engineer advised he will look into this matter.

LAW AND MANAGEMENT OF WATER RESOURCES CONFERENCE - [702-3, 322-18-1]

Cr Major reported that a Law and Management of Water Resources two-day conference will be held on 23/24 February 1995. He tabled details of this conference.

CROSSROADS WEST YOUTH CEREMONY OPENING - [702-3]

Cr Freame reported that she was unable to deputise for the Mayor on 26 November as reported in the Mayor's announcements as she was involved with other ratepayer affairs.

MOTIONS FOR REPORT

Cr Dammers entered the Chamber at this point, the time being 9.45 pm.

I91237 COUNCILLOR TRAINING - [702-3]

Cr Lynn requested that the Policy and Special Purposes Committee further discuss the matter of Councillor training.

MOVED Cr Lynn, **SECONDED** Cr Dammers that the Policy and Special Purposes Committee further discuss the matter of training.

CARRIED

I91238 BANNER PROGRAMME FOR CITY OF WANNEROO - [510-3303, 730-8-1]

Cr Freame requested that a report be submitted to Council on the feasibility of Council purchasing some Local Government banners which could be used to promote Local Government Week.

MOVED Cr Freame, **SECONDED** Cr Dammers that a report be submitted to Council on the cost, design and type of banners which could be acquired by the City of Wanneroo to promote Local Government activities.

CARRIED

I91239 INSTALLATION OF SMOKE DETECTORS - [216-1]

Cr Gilmore requested a report be submitted to Council on the feasibility of making the installation of smoke detectors compulsory in all new residences and established residences which have applications for extensions.

RESOLVED that a report be submitted to Council on the feasibility of making the installation of smoke detectors compulsory in all new residences and established residences which have applications for extensions.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

I91240 NOTICE OF MOTION - CR MACLEAN - [702-0, 30/207]

Cr MacLean had given notice of his intention to move the following Motion at the next Ordinary Meeting of Council, to be held on Wednesday, 7 December 1994:

"That Council rescinds its Resolution I21115, viz:

That Council does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen or any other commercial use on the grounds that it does not believe the situation has changed and its requirements for the co-ordinated development of the "Crisafulli Rectangle" remain unfulfilled."

MOVED Cr MacLean, **SECONDED** Cr Ewen-Chappell that Council does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen or any other commercial use on the grounds that it does not believe the situation has changed and its requirements for the co-ordinated development of the "Crisafulli Rectangle" remain unfulfilled.

Discussion ensued, Cr MacLean, with the approval of Cr Ewen-Chappell, advised that he wished to have the motion **WITHDRAWN**.

MOVED Cr MacLean, **SECONDED** Cr Dammers that a meeting be arranged with the landowners, residents, representatives from Main Roads WA, Department of Planning and Urban Development and appropriate

Council officers to discuss future development of Lot 1 (925) Wanneroo Road.

CARRIED

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

Nil

PUBLIC QUESTION/COMMENT TIME

MOVED Cr Freame, **SECONDED** Cr Gilmore that the meeting be adjourned for five minutes, the time being 10.35 pm.

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

MOVED Cr Gilmore, **SECONDED** Cr Ewen-Chappell that the meeting resume behind closed doors, the time being 10.40 pm.

CONFIDENTIAL BUSINESS

I91232 URBANSTONE - MINISTERIAL APPEAL 13803.941 - [30/564]

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

- 1 immediately instructs its solicitors to apply to the Supreme Court for a Writ of Prohibition against the Minister for Planning to prohibit his determination of Urbanstone's Appeal 13803.94L;
- 2 sets aside its Policy A2-02 in this instance to allow its resolution to be communicated before 3.00 pm on Friday, 9 December 1994.

CARRIED

Cr MacLean dissented.

I91233 COMMUNITY CENTRE, JENOLAN WAY, MERRIWA - [890-16]

MOVED Cr Cooper, **SECONDED** Cr Freame that Council authorises, under Section 547(12) of the Local Government Act, pre-funding approximately \$70,000, being part funding of the SECWA substation site in Deepwater Circuit, Merriwa subject to:

- 1 approval from the Hon Minister for Local Government under Section 529(e) to expend those funds (temporary advance) of land not controlled by the City;

- 2 legal agreement (to include caveat on part of the land) as an undertaking with Smith Corporation to refund this pre-funding to the City of Wanneroo by 30 June 1995;
- 3 sets aside its Policy A2-02 in this instance to allow its resolution to be communicated before 3.00 pm on Friday, 9 December 1994.

**CARRIED BY AN
ABSOLUTE MAJORITY**

MOVED Cr Dammers, **SECONDED** Cr Freame that Council seeks a deputation with the Minister for Community Development to discuss contributions from the Community Development Department towards the maintenance/operating costs of the building. The deputation to consist of Crs Waters, Cooper and O'Grady.

CARRIED

**I91241 JOONDALUP CIVIC & CULTURAL FACILITIES OCCASIONAL
COMMITTEE - [730-8-4]**

Cr Waters advised that she wished to step down from chairing this Committee, but remain as ex-officio committee member.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Cr Dammers be nominated as Chairman of the Joondalup Civic and Cultural Committee.

CARRIED

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

CARRIED

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for on **WEDNESDAY 21 DECEMBER 1994.**

There being no further business, the Chairman declared the Meeting closed at 11.15 pm the following Councillors being present at that time:

COUNCILLORS: WATERS
 FREAME
 O'GRADY
 DAMMERS
 COOPER
 EWEN-CHAPPELL

MAGYAR
GILMORE
MOLONEY
WOOD
MACLEAN
HALL
MAJOR
LYNN

I11200

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I11201

CITY OF WANNEROO REPORT NO I11201

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 507-1

WARD: ALL

SUBJECT: REPLACEMENT OF FORKLIFT PLANT NUMBER 98505

The forklift provided by Council for its recycling operation at the Badgerup Material Recycling Facility is a standard petrol driven unit with a single stage mast. At its inception the recycling operation only required the forklift to lift and stack pallets of bottles.

Since changing the requirements to facilitate the preferable paper pricing arrangements in sending container loads of paper directly overseas, the operation now requires a machine with a three stage mast to permit paper to be loaded into a container in bales. The single stage mast does not permit forks to be raised above 900mm before the inner slide requires to be extended. There is only 100mm clearance between the top of the mast and the ceiling of the container.

A second machine has had to be hired at a hire rate of \$500/week pending alteration of Council's existing Mitsubishi forklift.

Information now received advises that a delivery of eighteen weeks exists for the supply of a suitable mast at a cost of \$10,000. An allowance of \$2,000 has been made on the existing mast. Together with the protracted hire cost, a total cost to provide a suitable operational machine would amount to \$17,000.

Hymat Pty Ltd, the suppliers of Hyster forklifts, has made an alternative offer to provide a new Hyster 2.5 tonne, diesel driven forklift complete with a three stage mast, which is available immediately at the price of \$29,800. An allowance of \$18,300 has been made on Council's forklift plant number 98505 leaving a balance of \$11,500 to pay.

Since there is a net saving of \$5,500 in the Hymat Pty Ltd offer, it is recommended that Council approves this purchase.

Funding is available in account number 26875 for modifications to existing equipment or provision of new equipment necessary to ensure the efficient operation of the recycling facility.

RECOMMENDATION

That Council approves the submission of Hymat Pty Ltd to replace Forklift Plant No 98505 with a Hyster 2.5 Tonne Forklift with a three stage mast at the net changeover cost of \$11,500.

R T McNALLY
City Engineer

BD:EMT
Bere1204
I11202

CITY OF WANNEROO REPORT NO I11202

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 727-9-3

WARD: SOUTH

SUBJECT: PARKING STATION - WARWICK RAIL STATION

The Acting General Manager, Passenger Division of Westrail has requested Council to take over control of parking at the Warwick and Whitford Park 'n Ride facilities. Currently, rail commuters at both facilities regularly park in accessways, obstructing the free flow of traffic. Westrail has indicated that it would supply and erect the appropriate signs for both car parks. It is to be noted that as Westrail has indicated that there are extensions proposed to the Whitford car park, the implementation

of this parking station will be deferred until completion of the car park works.

Although Westrail has sought Council's surveillance of these car parks, this is not expected to be an arduous task given the longer term nature of parking in these facilities.

The Manager, Municipal Law and Fire Services Department, has advised that, subject to the Warwick Rail Station car park being approved as a parking station, Council inspectors will carry out patrol and parking enforcement duties on an intermittent or needs basis. As Westrail has requested Council take over control of parking at the Warwick Rail Station, any fines issued under the City's Parking Facilities By-laws will be directed into Council's Municipal Fund.

The main concern with parking at the Warwick Rail Station car park is the practice of commuters parking in the accessways near the station. It is considered there is sufficient parking bays available, particularly at the northern section of the car park. Therefore, the restriction on this form of parking will improve vehicular access around the car park and also pedestrian safety.

The type and extent of proposed parking prohibitions are shown on Attachment 1.

Approval for the Warwick Rail Station car park as a parking station is required from the Minister for Local Government under Section 231(3) of the Local Government Act.

Council's parking facilities By-laws will also require amendment to allow inclusion of the Warwick Rail Station car park as an additional parking station location.

RECOMMENDATION

That Council:

3requests Ministerial approval under Section 231(3) of the Local Government Act for the Warwick Rail Station car park to be established as a parking station;

4subject to Warwick Rail Station car park being approved as a parking station:

- .1 amends its By-laws relating to parking facilities at the fi
- .2 authorises the affixation of the Common Seal to and endorse

(c) authorises administrative action in accordance with Section 190 of the Local Government Act 1960 to have the amendment promulgated;

5subject to Warwick Rail Station car park being approved as a parking station:

- .1 authorises the Manager, Westrail passenger Division, to ins Attachment 1 to Report
- .2 authorises the Manager, Westrail Passenger Division to inst shown on Attachment 1 to Report

6advises the Manager, Westrail Passenger Division accordingly.

R T McNALLY
City Engineer

BL:EMT
Bere1203
I11203

CITY OF WANNEROO REPORT NO I11203

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-1513

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS - OCEAN REEF SHOPPING CENTRE

Council has received a request from the Management of the Ocean Reef Shopping Centre to install verge prohibitions adjacent to the centre on Marina Boulevard, Ocean Reef. The verge

prohibition is requested to reduce the impact of vehicles parking on the verge, particularly those that park to use the public payphone. It is considered there is sufficient parking within the shopping centre and road network without the need for shoppers and payphone users to park their vehicles on the road verge.

The proposed "NO STANDING ANY TIME ON VERGE" prohibition is shown on Attachment 1.

The shopping centre management will support any verge prohibition with bollards.

RECOMMENDATION

That Council:

7installs "NO STANDING ANY TIME ON VERGE" signs along the northern side of Marina Boulevard, adjacent to the Ocean Reef Shopping Centre, as shown on Attachment 1 to Report No

8notifies the affected parties accordingly.

R T McNALLY
City Engineer

BL:AT
Berel202
I11204

CITY OF WANNEROO REPORT NO I11204

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-1412

WARD: SOUTH

SUBJECT: PARKING PROHIBITIONS - HALIDON STREET, KINGSLEY

Council has received a request from the Halidon Primary School P&C Association seeking a review of the existing parking prohibitions in Halidon Street to regulate parking adjacent to the school.

A survey during the afternoon peak period showed that, despite sufficient parking being provided in the northern embayment along the school frontage, parent motorists preferred to park close to the main school entrance on both the school and residential sides of Halidon Street between Adare Way and Holland Way. This causes considerable traffic congestion adjacent to the school, compromising the safety of pedestrians and motorists.

To improve the situation, the existing 'NO PARKING' prohibition adjacent to the school entry, as shown on Attachment 1, is required to be amended to 'NO STANDING ANY TIME, CARRIAGEWAY OR VERGE'.

Also a 'NO STANDING CARRIAGEWAY OR VERGE' prohibition is proposed on the residential side of Halidon Street during school peak times. This will encourage motorists to fully utilise the school embayment. The proposed prohibitions are shown on Attachment 2.

The school's P&C Association and nearby residents were given an opportunity to comment on the proposed parking prohibitions. Generally, the proposed 'NO STANDING' at peak school times was supported.

RECOMMENDATION

That Council:

- 1 amends the existing 'NO PARKING 8.15AM TO 9.15AM, 3.00PM TO 4.00PM MONDAY TO FRIDAY' signs to read 'NO STANDING ANY TIME CARRIAGEWAY OR VERGE' on the northern side of Halidon Street as shown on Attachment 2 to Report
- 2 installs 'NO STANDING CARRIAGEWAY OR VERGE, 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY' signs on the southern side of Halidon Street from Dalton Crescent to Holland Way as shown on Attachment 2 to Report
- 3 advises all interested parties accordingly.

R T McNALLY
City EngineerBere1206

BL:EMT

I11205

CITY OF WANNEROO REPORT NO I11205

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/653
WARD: SOUTH
SUBJECT: PARKING PROHIBITIONS - GLENGARRY SHOPPING CENTRE

Council has received a request from the Management of the Glengarry Shopping Centre seeking authority to install a "THREE HOUR LIMIT" parking prohibition in the Shopping Centre car park.

The Centre Management has expressed concern about the number of bays being used by the adjoining Medical Centre staff on an all-day basis. No reciprocal parking agreement exists between the Shopping Centre and the Medical Centre, though vehicular access exists between both facilities.

The extent of the proposed parking prohibition is shown on Attachment 1.

The Glengarry Shopping Centre Management will arrange for the purchase, installation and maintenance of the appropriate signage in accordance with AS 1742.11.

Approval for Glengarry Shopping Centre as a parking station is required from the Minister for Local Government under Section 231(3) of the Local Government Act.

Council's parking facilities by-laws will also require amendment to allow inclusion of Glengarry Shopping Centre as an additional parking station location.

The appointment of Honorary Parking Inspectors will be submitted in a separate report to Council from the Manager, Municipal Law and Fire Services Department.

RECOMMENDATION

That Council:

1 requests Ministerial approval under Section 231(3) of the Local Government Act for the

Glengarry Shopping Centre car park to be established as a parking station;

2 subject to Glengarry Shopping Centre being approved as a parking station:

(a)amends its by-laws relating to parking facilities at the fifth schedule to include this Centre as a parking station;

(b)authorises the affixation of the Common Seal to and endorses the signing of the documents;

(c)authorises administrative action in accordance with Section 190 of the Local Government Act 1960 to have the amendment promulgated;

3 subject to Glengarry Shopping Centre car park being approved as a parking station:

(a)authorises the management of the Glengarry Shopping Centre to install "THREE HOUR PARKING" signs in the Glengarry Shopping Centre in accordance with Australian Standard AS1742.11 as amended and as shown on Attachment 1 to Report I11205;

(b)authorises the management of the Glengarry Shopping Centre to install "SHOPPING CENTRE CAR PARK, THREE HOUR PARKING, PARK IN MARKED BAYS ONLY" signs in the Glengarry Shopping Centre in accordance with Australian Standard AS1742.11 as amended at the entry points to the Glengarry Shopping Centre and as shown on Attachment 1 to Report I11205;

4 advises the Shopping Centre Management accordingly.

R T MCNALLY
City Engineer

BL:EMT
Bere1114

CITY OF WANNEROO REPORT NO I11206

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-1467

WARD: SOUTH WEST

SUBJECT: TRAFFIC CONCERNS - CHESSELL DRIVE
DUNCRAIG PENSIONER RETIREMENT VILLAGE

Council, at its 12 October 1994 meeting, requested a report on the cost and feasibility of providing an access route through the median on Chessell Drive to service the Duncraig Pensioner Retirement Village. (Item I91021 refers).

The Duncraig Pensioner Retirement Village consists of 24 units with a sole access off Chessell Drive that is located just south of the Poynter Drive junction. The access location, as shown on Attachment 1, was a condition of the original development approval and accords with sound traffic engineering practice. It does require the village residents to execute a 'U' turn south of the village at Stott Way if they approach from the Warwick Road direction. The concern with this median opening is that there is a crest and bend at this location. While adequate sight distances occur at this median opening, it is recognised that aged motorists can require more generous reaction time and sight lines. In this regard, Main Roads WA has recently been requested to install appropriate warning signs at the retirement village.

The option of a median access close to Poynter Drive is not supported as this would effectively create a "four way" intersection with greater potential traffic conflicts.

The construction of an additional 'U' turn facility between Poynter Drive and Stott Way is not considered appropriate as there would be a limited distance for the weaving movements into the retirement village. The location of a mid block 'U' turn facility would be contrary to other motorists' expectations. Also the available distance between Poynter Drive and Stott Way

is 150 metres and a mid block 'U' turn facility would have to be located south of the deceleration lane at Poynter Drive. While the estimated cost of this treatment is in the order of \$8,000, this concept is not supported.

On the wider issue of vehicular speeds along Chessell Drive, a survey carried out in February 1994 found that the overall proportion of "through" vehicles remains low. High vehicular speeds are usually attributed to this group. Based on June 1991 figures, there was a 70% (53 vehicles) increase in motorists exiting Chessell Drive to the south west at AM peak flow conditions. This increase seems to have reduced vehicle speeds in this area by 6km/h. Elsewhere the recorded 85% speed varies from 65 to 76 km/h with a noticeable increase in northbound vehicle speeds south of Poynter Drive. Random speed surveys indicated that within any group of 25 motorists there are likely to be 3 or 4 travelling at excessive speeds. This data was forwarded to Warwick Police with a request for more random speed checks along Chessell Drive.

In summary, the various monitoring surveys found that Chessell Drive is operating in accordance with its function and recorded conditions are similar to 1991. Where traffic volumes have increased they have tended to reduce overall vehicle speeds.

There have been concerns with a number of recent accidents occurring in Chessell Drive.

The South West Duncreig Traffic Study Group identified traffic calming measures for Chessell Drive, however, these were not supported by the wider community (Item G11110 refers).

Accordingly no funds have been allocated for any works in Chessell Drive.

RECOMMENDATION

That Council does not approve the construction of a median opening to the Duncreig Pensioner Retirement Village in Chessell Drive.

R T McNALLY
City Engineer

DRB:EMT
Bere1205

I11207

CITY OF WANNEROO REPORT NO: I11207

TO: TOWN CLERK
FROM: DEPUTY CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 9 DECEMBER 1994
FILE REF: 3043/598/2
WARD: CENTRAL
SUBJECT: REQUEST FOR REFUND: LOT 598 (2) STAY COURT,
OCEAN REEF

REQUEST FOR REFUND

The owner and builder of a proposed dwelling to be constructed at Lot 598 (2) Stay Court, Ocean Reef has requested that Council refund the building licence fees.

COUNCIL POLICY

Council Policy J2-02(b) states:

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

BACKGROUND

The owner has indicated that the family business has gone into liquidation and the bank has seized the block of land. The building licence for a two storey dwelling was approved on 14 June, 1994. The building licence fee was \$800.00.

The approved plans and building licence were not collected and no attempt was made to commence site works. It is considered that a refund of \$600.00 should be given, being \$800.00 less 25% administration costs.

RECOMMENDATION

That Council refund the amount of \$600.00 to the owners of Lot 598 (2) Stay Court, Ocean Reef, being refund of building licence fees, less administration costs.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre12001
I11208

CITY OF WANNEROO REPORT NO: I11208

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 30/4164

WARD: ALL

SUBJECT: PROPOSED RETAINING WALL: LOT 102 WINTON ROAD,
JOONDALUP

APPLICATION

An application has been received for a retaining wall within a showroom development at Lot 102 Winton Road, Joondalup (see Attachment A).

COUNCIL POLICY

Council requires that all applications for retaining walls which will exceed two metres in height are to be submitted to Council for approval.

BACKGROUND

The application indicates that the proposed retaining wall will rise to a maximum height of 2.5 metres adjacent Lot 101 Winton Road.

The applicant was advised that adjoining owners' comments are required and he has indicated by letter that the owners of Lot 102 Winton Road have not responded to his letter.

It is considered that the wall within a commercial zone will not have a detrimental effect on the amenity of the area.

RECOMMENDATION

That Council approve the proposed retaining wall to be constructed at Lot 102 Winton Road, Joondalup, to a maximum height of 2.5 metres.

L CANDIDO
Deputy City Building Surveyor

bre12004

RS:SE
I11209

CITY OF WANNEROO REPORT NO: I11209

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 2624/149/14

WARD: CENTRAL

SUBJECT: UNAUTHORISED BUILDING WORK: LOT 149 (14) LUPIN COURT, WANNEROO

APPLICATION

An application for a building licence was submitted on 6 September, 1993, for the construction of grouped dwellings at Lot 149 (14) Lupin Court, Wanneroo. The buildings have been constructed without the issue of the building licence.

BACKGROUND

The building licence was prepared for issue on 15 October, 1993, and a letter was sent to the builder advising that the licence was ready for collection and validation.

A letter was sent to the builder on 27 April, 1994, requesting that the building licence be collected and validated. A similar letter was sent to the builder on 6 October, 1994. Several phone calls have been made to the builder as well as the real estate agent for the property to no avail.

The building licence contains a list of conditions of approval which must be signed by the builder. These conditions include the requirement for inspection of trenches which was not called for and the provision of Termite prevention and compaction certificates. These have not been submitted.

RECOMMENDATION

That Council instigate prosecution proceedings against the builder of the grouped dwellings at Lot 149 (14) Lupin Court, Wanneroo, for failure to collect and validate the building licence.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre12002
I11210

CITY OF WANNEROO REPORT NO: I11210

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 755-30249

WARD: SOUTHWEST

SUBJECT: PETITION REQUESTING PLAY EQUIPMENT ON COOLIBAH PARK, DUNCRAIG

A petition containing 28 signatures was received in this office on 9 November 1994 requesting that Council provide additional play equipment on Coolibah Park, Duncraig.

This particular park is located in Coolibah Place, Duncraig and covers an area of .54 hectares.

Currently this park has three minor items of play equipment and I consider that the petitioners' request for additional play equipment is justified.

RECOMMENDATION

That Council:

- (a) advises the petitioners that funds are not available on the current budget for the purchase of additional play equipment, and;
- (b) lists this item on the 1995/96 draft budget submissions for Council's consideration.

F GRIFFIN
City Parks Manager

FG:JB
gre1203
I11211

CITY OF WANNEROO REPORT NO: I11211

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 250-1

WARD: CENTRAL

SUBJECT: PETITION REQUESTING PLAY EQUIPMENT ON
HADDINGTON PARK, BELDON

A petition containing 30 signatures was received in this office on 4 November 1994 requesting that additional play equipment be provided on Haddington Park, Beldon.

This area of Public Open Space is a dry park and covers an area of 2.14 hectares and currently has two minor items of play equipment installed on it.

There is a requirement for a major item of play equipment to be provided on this park and it is intended that this be budgeted for on the 1995/96 draft budget.

RECOMMENDATIONS

That Council:

- (a) advises the petitioners that it is acknowledged that additional play equipment is required on Haddington Park, Beldon, and;
- (b) as funds are not available on the current budget this item will be listed on the 1995/96 draft budget submissions for Council's consideration.

F GRIFFIN
City Parks Manager

FG:JB
gre1202
I21200

CITY OF WANNEROO
TOWN PLANNING SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I21201

CITY OF WANNEROO REPORT NO: I21201

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/278
WARD: SOUTH
SUBJECT: REQUEST FOR RECONSIDERATION OF CONDITION 7 OF
DEVELOPMENT APPROVAL ISSUED 21 SEPTEMBER 1994,
LOT 5 (326) GNANGARA ROAD, LANDSDALE

METRO SCHEME: Industrial
LOCAL SCHEME: General Industrial
APPLICANT/OWNER: Hamilton Sawmills
CONSULTANT: A Gismondi
REQUEST RECEIVED: 21.11.1994
REPORT WRITTEN: 21.11.94

SUMMARY

A request has been received from Hamilton Sawmills for reconsideration of a condition of development approval requiring 49 car parking bays which the owner contends is a superfluous amount. Given the scale of operation and the number of staff and visitors utilising the site, a reconsideration of Condition 7 is supported.

BACKGROUND

The development application for a proposed sawmill was approved at Council's meeting on 14 September 1994 (I20909). Condition 7, reads as follows:

"the provision of 49 car bays and additional car parking bays being provided should it be considered necessary in the future, to the satisfaction of the City Planner and the City Engineer."

The property is located on the south side of Gngangara Road between Attwell and Madeley Streets. As Council may recall, the site was previously a gypsum processing plant and most of the

buildings associated with this use were being recycled as part of the sawmill application.

The proposal did not conform to Council's car parking requirement of one car bay per 30m² of gross floor area. Only 49 out of the required 88 car bays had been provided, a shortfall of 39 car bays. The applicant was granted a relaxation of the normal car parking requirement on the basis of the 49 car bays shown on the original site plan (see Attachment No 2). An application for a Building Licence has since been lodged on 17 October 1994. At that time the plans lodged illustrated a shortfall of twenty car parking bays (refer Attachment No 3). This was because the owner was under the misunderstanding that Condition 7 intimated that a total of 49 car bays were to be provided in the future if it were considered necessary. The applicant has since been advised that the 49 car bays were required to be provided on a Building Licence application for approval and that he should pursue the matter further with Council via the request for reconsideration of Condition 7.

ASSESSMENT

Currently the sawmill employs a total staff of 12, with an estimated long-term increase to 18, total. Visitors and trade representatives anticipated to come to the site would be no more than four at any given time. Therefore, the owner advises that the total amount of car parking demand for this proposal would not exceed 22 bays. The nature of the business will be wholesale only and it will be trading as a single occupancy. As the business currently operates on the provision of fixed quotas of jarrah logs for the next ten years (from the Department of Conservation and Land Management) there is no likelihood of this business expanding for at least that period of time.

The applicant wishes Council to accept a provision of 24 car parking bays on the site and is prepared to enter into a legal agreement to provide extra car parking should the need arise. It should be noted that if the property were to be subdivided in the future there would be ample land area to accommodate the total 49 car parking bays.

In approving the proposal for the sawmill, the discretion of Clause 9.1 of Town Planning Scheme No 1 was used in relation to modifying the car parking requirement. Further, Clause 5.2 of Council's Cash-in-Lieu of Car Parking Policy, G3.08, allows the car bay requirement to be reduced without a cash-in-lieu payment where the parking demand can be estimated with a high degree of confidence for purpose-built single occupancies.

In light of the anticipated parking numbers being less than half of that provided on the approved plans, the owner's willingness

to provide more car parking should it become necessary and the wholesale single occupancy nature of this proposal, I believe this request is worthy of support. This support is on the basis that Condition 7 is modified to require the provision of 24 car bays and additional car parking should it become necessary in the future.

RECOMMENDATION:

THAT Council:

9modifies Condition 7 to the Development Approval issued on 21 September 1994 (I20909) for the sawmill on Lot (326) Gngangara Road, Landsdale, to require provision of 24 car bays on the site subject to additional car parking being provided should it be considered necessary in the future, to the satisfaction of the City Planner and the City Engineer;

10requests the applicant to submit a revised site plan showing 24 car bays, together with a letter of undertaking to provide any additional bays should they be required as determined by the City Planner and the City Engineer.

O G DRESCHER
City Planner

vc:gm
pre941208
22.11.94
I21202

CITY OF WANNEROO REPORT NO: I21202

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 30/1331

WARD: SOUTH

SUBJECT: PROPOSED USE APPROVAL FOR CHURCH, LOT 99 (4)
HOCKING ROAD, KINGSLEY

METRO SCHEME: Rural
LOCAL SCHEME: Rural
OWNER: Hostyle Pty Ltd and A L Ruse
APPLICANT: Pastor Steven Davis
APPLICATION RECEIVED: 12.9.94
DAU/SCU:
APPLICANT CONTACTED: 30.9.94
ADVICE RECEIVED: 18.10.94
REPORT WRITTEN: 18.11.94

INTRODUCTION

An application has been received for a use approval of a portion of the Wanneroo Sports Pavilion for a church, whilst retaining the remaining portion as an indoor sporting complex. As the operating hours of the two uses are not proposed to coincide and no objections have been received for the proposed use, the application is supported.

BACKGROUND

The subject site is located on the west side of Wanneroo Road and is bounded to the north by Whitfords Avenue and to the south by Hocking Parade from which the site gains its access.

The proposal comprises church activities conducted by the Christian Outreach Centre, including Sunday church services, counselling, speciality classes, youth activities and children's clubs. The Sunday church service times and attendance numbers are listed below:

<u>TIME</u>	<u>ATTENDANCE NO</u>
9.00 am - 12.00 pm	200-300 people
6.00 pm - 9.00 pm	100-200 people

Counselling facilities would also be provided during 9.00 am - 3.00 pm Mondays to Fridays.

The sporting centre facility currently operates on Monday, Tuesday and Wednesday nights between 6.00 pm and 10.00 pm and as the church will be conducting both uses there is no intention to run the two simultaneously.

ASSESSMENT

The property is zoned Rural and the proposed church use defined as 'Public Worship' under Town Planning Scheme No 1 is an 'AA' land use in the Scheme's Land Use Table. Given that an AA use is one that is not permitted in the Rural Zone without Council approval, the property was the subject of on-site advertising for a period of thirty days. Two submissions were received in favour of the proposal, one from a couple in Kingsley and another from the Manager of the adjoining caravan park.

It should be noted that in previous years the centre has received notoriety for holding noisy functions, and Council's Health Department has received many noise complaints relating to the same. Council's Health Department has requested an acoustic consultant's report from the applicant in order to ascertain the likely impact of noise emanating from the centre, in considering the additional church use (which may include choir singing/practice, clapping etc).

The parking ratio prescribed for such a use under the Scheme is one bay per four persons accommodated. The site provides 104 car parking bays in total, with a potential for another 20-30 bays should they be required in the future. Given that the number of people attending the premises at any one time will be a maximum of 300 people, the maximum car bays required would be 75. Thus, based on the assumption that church service times will not coincide with the sporting centre function, the car parking provision is adequate. Council should note that the sporting centre function would generate a requirement of 79 car parking bays in total (based on a one car bay per 30 square metres of floor area, as per the Scheme).

Should the church and sporting centre's operating hours coincide and both functions are patronised to their potential car parking requirements, there would, in fact, be a deficiency of 50 car bays. It has already been mentioned earlier in the report that this is not the applicant's intention, but I believe, in supporting this application, an appropriate condition of development approval should be applied.

Should other church functions coincide with the operating hours of the sports centre, I do not believe these will cause any car parking problems and as such, I recommend approval of the proposal.

RECOMMENDATION:

THAT Council approves the application for a use approval of a church, as submitted by Pastor Steven Davis on behalf of Hostyle Pty Ltd and A L Ruse on Lot 99 (4) Hocking Road, Kingsley, subject to:

11the operating hours of the sporting centre not coinciding with those of any church services;

12additional car bays being provided should it be considered necessary in the future, to the satisfaction of the City Planner;

13the use being approved for a period of twelve months only so that Council may determine the impact of the joint use;

14standard and appropriate conditions.

O G DRESCHER
City Planner

vc:gm
pre941209
21.11.94
I21203

CITY OF WANNEROO REPORT NO: I21203

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 30/4954

WARD: CENTRAL

SUBJECT: PROPOSED CHILD CARE CENTRE AT LOT 283 (85)
FREDERICK STREET, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: L G Smith
CONSULTANT: M Denham
APPLICATION RECEIVED: 18.10.94

DAU/SCU: 25.10.94
APPLICANT CONTACTED: 28.10.94
REPORT WRITTEN: 16.11.94

SUMMARY

The proposed child care centre application does not comply with Council's Child Care Centres Policy with regard to its size, parking and manoeuvring areas.

BACKGROUND

Lot 283 is zoned Residential Development and is 918m² in area. It is located opposite open space and within 1km of two school sites. The surrounding lots are used for residential purposes.

The applicant has been advised of the situation and Council's Child Care Centres Policy requirements.

PROPOSAL

The proposal is to convert the existing residence to a child care centre to accommodate 30 children, pre-primary and pre-school age supervised by qualified child care workers and several assistants, 15-18 years of age.

ASSESSMENT

Advertising has not commenced for this proposal because features do not comply with Council's draft policy requirements and seem to be unresolvable. Notably the desirable lot size should be approximately 1500m² with an absolute minimum of 1200m²; Lot 283 is only 918m². Other problems are parking and its design. Council's policy requirement is one bay per staff member and one bay per five children. Based on present, three seniors, three junior staff and 30 children, a minimum of 12 bays is required for this development. The lot is constrained by the location of the existing house. The manoeuvring design should be "Drive Through" not the present one entry/exit set up.

The proposal otherwise conforms to the requirements of Council's policy. Traffic generation and its effect on residential amenity would have to be investigated subject to Council's decision.

In conclusion, the lot size and associated design problems do not satisfy Council's policy requirements and the proposal cannot be supported. Should Council wish to approve the application, approval should be subject to advertising in the normal manner and no objections being received.

Finally, the investigation of traffic generation the proposal's effect on residential amenity. Increased traffic generation, effects on residential amenity or objections during advertising will require the reassessment of the application by Council.

RECOMMENDATION:

THAT Council refuses the application submitted by mark Denham for a child care centre on Lot 283 (85) Frederick Street, Wanneroo because it does not conform to Council's policy requirements for Child Care Centres with regard to lot size, parking and its design.

O G DRESCHER
City Planner

rb:gm
pre941203
17.11.94
I21204

CITY OF WANNEROO REPORT NO: I21204

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/4841
WARD: SOUTH
SUBJECT: PROPOSED RETAIL NURSERY ON LOT 58 (15)
QUEENSWAY ROAD, LANDSDALE

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: J B, P E, J E & M B Tilbrook
CONSULTANT: Greg Rowe & Assoc
APPLICATION RECEIVED: 5.8.94
DAU: 16.8.94
APPLICANT CONTACTED: 17.8.94, 23.8.94

ADVICE RECEIVED: 7.9.94
REPORT WRITTEN: 14.11.94

SUMMARY

This retail nursery proposal attracted two submissions. The issues have been satisfactorily addressed and the proposal is supported subject to compliance with Council's requirements for parking bay and aisle widths and the relocation of the bore and meter outside of the parking area.

BACKGROUND

The subject lot is zoned Rural under Town Planning Scheme No 1 and the Metropolitan Region Scheme and is 5.059 hectares in area. A retail nursery is an AA use in this zone requiring Council's approval.

The proposal incorporates 16 tunnel shade houses, open plant propagation area, public display areas, a selling shed, shaded selling area, pallet pick-up area, existing machinery shed, toilets and associated parking and landscaping. Lot 58 was not the subject of the East Wanneroo Metropolitan Region Scheme Amendment gazetted in November 1994 therefore the land remains zoned Rural.

ASSESSMENT

Council's Town Planning Scheme No 1 requirements for car parking for retail nurseries are one bay per 500m² of site area used for display plus one bay per 10m² of gross floor area. This application generates the need for 74 bays; a total of 96 bays are provided which includes five trailer bays.

Advertising of the proposal by way of on-site sign for 30 days resulted in two submissions which are summarised below:

- .1 over-supply of retail nurseries within 5km radius;
- .2 applicants are presently operating a similar centre only 1.5km away;
- .3 retail nurseries represent quasi-commercial/mixed business developments and raise concerns regarding expansion into landscape supplies, pottery and cane ware, hardware etc;
- .4 fertiliser dusts being transported to nearby Landsdale residential area.

Items (i) and (ii) cannot be considered on Town Planning grounds and are controlled by market forces.

Item (iii) is a valid concern but is not relevant to this application as under the definition of Retail Nursery in Town Planning Scheme No 1 allows incidental uses such as the sale of plant containers, gardening implements, fertilisers and insecticides. Landscape supplies which involve the sale of wood chips, logs, rocks, sand, stone, paving slabs and other items intended for landscaping purposes are not sought by this application.

The adjacent residential area in Landsdale is approximately 400 metres away. It was established after a number of nurseries in the area amongst rural activities which by their nature involve the use of fertilisers and other chemicals. It is therefore expected that small amounts of chemicals may reach the residential area but it is not anticipated that this proposal would cause significant spray drift to the residential area because several uses will be covered with roofing or cloth.

Telstra (OTC Australia) were also given the opportunity to comment since Lot 58 is located within the 1km buffer zone around the site of the Perth International Telecommunications Centre. Their concerns relate to electrical supply and equipment and they have no objection to the proposal provided these are addressed and colorbond cladding is used as indicated.

At 1:500 scale the plan does not allow accurate assessment of car parking and access provisions but there is ample room to accommodate any change required to ensure compliance. Specifically the two-way aisles need to be a minimum of 6m wide and end bays constructed at 2.75m wide which can readily be achieved.

It will also be necessary to relocate the bore and meter outside the car park and accessways. No details of signage or the landmark tower have been included in this application and have been excluded from the assessment.

In view of the comments received and the proposals compliance with the requirements of Town Planning Scheme No 1 the proposal is supported subject to satisfactorily addressing the above concerns.

RECOMMENDATION:

THAT Council approves the application for a Retail Nursery on Lot 58 Queensway Road, Landsdale, submitted by Greg Rowe & Associates on behalf of J B, P E, J G and M B Tilbrook, subject to the following:

1. the retail nursery operating within the proposed definition under Town Planning Scheme Amendment No 622 as follows:

"Retail Nursery" means an establishment engaged in the retailing of horticultural goods grown on the property such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use the sale of plant containers, fertilisers, insecticides and gardening implements;

15the car parking area not to be used for display, storage or stockpiling of materials and goods to be used in conjunction with the nursery operation;

16car bays to be a minimum of 2.5 wide and 5.5m long;

17access aisles between car bays to be a minimum of 6m wide;

18bore and meter to be relocated outside of the parking area and accessways;

19signage and landmark tower are to be the subject of a separate application;

20landscaping of display area surrounds adjacent to Alexander Drive and the southern boundary;

21standard and appropriate development conditions, including any requirements of Telstra.

O G DRESCHER
City Planner

hjj:gm
pre941201
16.11.94
I21205

CITY OF WANNEROO REPORT NO: I21205

TO: TOWN CLERK
FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 790-593
WARD: CENTRAL
SUBJECT: SURPLUS PORTION MITCHELL FREEWAY RESERVE,
CONNOLLY

METRO SCHEME: Urban
LOCAL SCHEME: Controlled Access Highway
APPLICANT/OWNER: LandCorp
REPORT WRITTEN: 24.10.94

SUMMARY

Several portions of excess Freeway reserve have been rezoned. One portion at Shenton Avenue, Connolly attracted considerable local opposition. Although it has been rezoned Urban under the Metropolitan Region Scheme (MRS) it has not been rezoned for residential purposes under the Council's Town Planning Scheme No 1 (TPS1). LandCorp wishes to transfer the land to Council for passive public open space (POS) purposes and although previously considered unsuitable for this use it appears to be the preferred remaining option, although unsuitable for that purpose from both a Parks and Planning point of view.

BACKGROUND

At its meeting on 23 October 1991 (F21021), Council initiated Amendment No 593 to rezone portions of the Mitchell Freeway reserve no longer required for freeway purposes.

The subject sites are situated at the intersections of the Freeway reserve and Hodges Drive and Shenton Avenue.

The rezoning was from Controlled Access Highway to Residential Development, Joondalup City Centre and Service Industrial (see Attachment No 1).

The application was submitted by LandCorp.

At its meeting on 21 December 1992 (H20249) Council considered a subdivision application from LandCorp for the Connolly site for 21 residential lots ranging in size from 680m² to 1140m². This application was held pending consideration of submissions received following the close of advertising of the amendment.

LandCorp also requested an amendment to the Metropolitan Region Scheme to accommodate the new zones.

At its meeting on 9 June 1993 (H20622) Council considered Amendment No 593 again following the close of advertising. Seventy submissions and one petition containing 77 signatures were received. Sixty five submissions and the petition objected to the rezoning of the Connolly site. One of the submissions was from LandCorp requesting Council to delete the Connolly site from the amendment due to strong public objection.

Reasons of objection included:

22devaluation of property values;

23purchasers believed that the subject sites were to act as buffers between residential development and the Freeway;

24increased levels of traffic on adjacent residential streets and associated loss of amenity and safety.

Following consideration of the submissions received, Council resolved:

1. to modify the amendment to delete the Connolly site;
2. to forward the submissions to the Hon Minister for consideration;
3. that, following advice that the Hon Minister it is prepared to approve the amendment, sign and seal the documents.

Council also resolved to recommend the refusal of the subdivision application due to the removal of the Connolly site from the amendment and consequently the site would be inappropriately zoned to accommodate residential development.

The Hon Minister approved Amendment No 593 on 27 May 1994.

Correspondence was received from the Minister's office advising that he has approved the associated MRS amendment. This amendment includes the Connolly site even though Council made a submission advising the Minister of LandCorp's and Council's desire to remove the Connolly site. No reason was given as to why the Minister ignored LandCorp's and Council's advice.

The new zones under the MRS, including the Connolly site to Urban, were effectively introduced on 15 April 1994 being the

date that the finalisation of the amendment was advertised in the Government Gazette.

PRESENT POSITION

By lifting the Reservation (ie Controlled Access Highway) under the MRS and zoning the land Urban the Reservation under Council's TPS 1 is automatically lifted in accordance with requirements of the Metropolitan Region Town Planning Scheme Act (MRTPSA) and consequently the Connolly site is now not zoned or coded under TPS 1.

Section 35A of the MRTPSA requires in the above case, that Council initiates an amendment to its Scheme to zone the land no later than six months after the date of the MRS amendment's gazettal (ie six months from 15 April 1994).

If Council fails to comply with this requirement the Minister has the power to initiate an amendment to Council's Scheme to zone the land. If Council does not adopt the Minister's proposed amendment the Minister can, within a period of ninety days after the amendment is delivered to Council, approve the amendment and have it published in the Government Gazette from which date the land will be zoned under Council's Scheme.

Given the above, two options were therefore available:

1. to initiate an amendment to introduce a zone that LandCorp and Council considers appropriate;
2. to do nothing and anticipate the possibility that the Minister may force a rezoning.

At its meeting on 25 May 1994 Council resolved to advise LandCorp of the issues relating to the MRS and Council's TPS amendments regarding the Connolly site, and to seek advice as to what course of action it proposes to pursue.

LANDCORP'S RESPONSE

LandCorp has now written to Council advising that:

1. It does not intend to proceed with any residential subdivision on the land.
2. It intends to restore the land to bushland by seeding with native plant species. (Note: the land was prematurely cleared by LandCorp early on in the rezoning process without approval).

3. It wishes to initiate a move to vest the land with the Council as passive POS.

Council's Parks Department advises that the land is of little use for POS purposes. This advice reiterates both the Parks and Town Planning Departments comments on the same subject in a report requested by Council and addressed at its meeting on 11 August 1993 (H20820).

Notwithstanding, given further consideration of the limited options, this use appears to be the logical option, given the local residents' objection to any residential development of the site and the land owner's desire to dispose of the land.

Given the above, it is recommended that an amendment be initiated to Council's Scheme to create a Local Authority Reserve Public Recreation over the land. This will satisfy the local residents and LandCorp and it will rectify the situation with Council's Scheme whereby the land is currently not zoned.

The land can then become a Reserve for Public Recreation and be vested in the Crown under Section 20A of the Town Planning and Development Act. Once vested, it becomes the responsibility of the Department of Land Administration. Council therefore has no responsibility unless it agrees to have the land vested in itself.

Notwithstanding, responsibility from a cost point of view is expected to be minimal as the land is intended to be left in its current state and not be developed as a park.

RECOMMENDATION:

THAT Council, subject to LandCorp's agreement:

1. initiates Amendment No 709 to Town Planning Scheme No 1 to create a Local Authority Reserve Public Recreation over the subject portion of Lot 4 in Connolly;
2. forwards Amendment No 709 to the Hon Minister for Planning seeking approval to advertise.

O G DRESCHER
City Planner

tk:gm
pre941113
16.11.94
I21206

CITY OF WANNEROO REPORT NO: I21206

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 510-2684
WARD: SOUTH WEST
SUBJECT: APPLICATION TO PURCHASE A PORTION OF WEST
COAST HIGHWAY, SORRENTO

APPLICANT/OWNER: STIRLING CORPORATION/CROWN
CONSULTANT: KEITH HOWARD PIPER (CONSULTING SURVEYOR)
REPORT WRITTEN: 9 NOVEMBER 1994

SUMMARY

The proposed closure of a portion of West Coast Highway, Sorrento and the subsequent sale of the land to the adjoining property owner was advertised in the local newspaper. At the close of the advertising period no objection was received. The Department of Land Administration may be requested to close the subject road reserve and amalgamate the land with the adjoining property.

BACKGROUND

The owners of Lot 25 Padbury Circle applied to purchase the road reserve adjoining the rear of their property. The City has no requirement for the road reserve and closure could therefore be supported.

A portion of the road reserve will need to be retained for a sightline truncation and a survey will need to be undertaken to determine the area required.

A 0.1 metre pedestrian accessway is required to be established along the new boundary and around the truncation to prevent vehicular access to West Coast Drive and The Plaza. SECWA has

plant within the road reserve which will require relocation and the applicants have agreed to meet the costs involved.

The Department of Land Administration (DOLA) will set a purchase price and arrange the sale of the land.

ADVERTISING

Council at its meeting on 28 September 1994 resolved to give preliminary approval to the closure and subsequent disposal of the land subject to the proposal being advertised. A notice was placed in the Wanneroo Times and at the end of the statutory 35 day advertising period, no objection was received.

RECOMMENDATION:

THAT Council agrees to the closure of the portion of the road reserve adjoining Lot 25 West Coast Highway, Sorrento and the subsequent disposal of the land to the adjoining owners in accordance with Section 288A of the Local Government Act.

O G DRESCHER
City Planner

cd:rp
11.11.94
pre129401
I21207

CITY OF WANNEROO REPORT NO: I21207

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 740-94800

WARD: NORTH

SUBJECT: PROPOSED SUBDIVISION, LOT 1 AND PART LOT M1689
YANCHEP BEACH ROAD, YANCHEP

METRO SCHEME: Rural

LOCAL SCHEME: Service Station, Special Zone
(Additional Use) Video hire and Rural
OWNER: Dancec Nominees
CONSULTANT: Sorenson Short & Associates
APPLICATION RECEIVED: 1 August 1994
SCU: 25.8.94
REPORT WRITTEN: 16.11.94

SUMMARY

The application is to realign the western boundary of Lot 1 Yanchep Beach Road, Yanchep approximately 30 metres west of its present location. The site is currently being used for the purpose of a service station and so long as the zoning is extended to accord with a new lot boundary, the principle of the proposal can be supported.

SITE DESCRIPTION

Lot 1 has an area of 4047m² which incorporates a residence, service station, associated fuel bowsers, toilets and a bulk fuel storage area. Both access to the bulk fuel storage area at the rear of the lot and the western section of driveway leading to the fuel bowsers extend informally into the adjoining Pt Lot M1689. Several mature trees exist within the section of Pt Lot M1689 which is the subject of this application, that area is fenced, as shown on the plan of subdivision (see Attachment No 1).

Both Lot 1 and the subject section of Pt Lot M1689 are flat. The location of these lots is shown on Attachment No 2.

BACKGROUND

Lot 1 was originally given approval for fuel pumps in 1963 and this use was reflected in the Service Station zoning which was applied to it when Town Planning Scheme No 1 became operative in 1972.

Amendment No 572 rezoned Lot 1 from service Station to Service Station (Additional Use) Video Hire in May 1992.

PROPOSAL

The application proposes to realign the western boundary of Lot 1 approximately 30 metres to the west to create a total lot area of 6450m². The proposed lot would incorporate both the bulk fuel storage area access and the western section of the driveway.

The reason for the application is to formalise the current use of Pt Lot M1689. The applicant would seek to extend the Service Station use onto the new area at a later stage.

ASSESSMENT

Lot 1 and the subject portion of Lot M1689 are currently zoned Service Station/Special Zone (Additional Use) Video Hire and Rural respectively under Town Planning Scheme No 1. A service station is, however, a use not permitted within a Rural Zone. To avoid complications over the future use and development of the site it would be prudent to require the subject portion of Lot M1689 to be rezoned to reflect that of Lot 1. As the need for the rezoning depends upon the State Planning Commission's (SPC) favourable determination of this subdivision proposal, it would seem most appropriate to require, as a condition of the City's subdivision support, such a rezoning to be finalised prior to subdivisional clearance being issued.

The draft Yanchep/Two Rocks Metropolitan Region Scheme (MRS) Amendment was confidentially submitted to Council for its comments by the SPC in late 1993. The draft amendment showed all but the south-western corner of Lot 1 as well as the northern subject portion of Pt Lot M1689 as future Controlled Access Highways Reservation for the Mitchell Freeway.

Council considered the draft MRS Amendment at a Special Meeting held on 20 December 1993 (H81201) and resolved, inter alia, to request the SPC to consider the impact of the future Mitchell Freeway alignment on Lot 1, given substantial vacant land available on either side of the lot. No response has been received to date from the SPC on this matter and the MRS Amendment is yet to be formally initiated by the SPC.

Regardless of the eventual outcome of the future Yanchep/Two Rocks MRS Amendment, it is unlikely that the freeway will extend to Yanchep Beach Road for many years. If, however, the freeway remains on its currently proposed alignment and this subdivision and associated rezoning proceeds, then the value of any claim made for compensation arising from a reservation of this land under the MRS would be likely to increase. This is an issue for the Commission to consider.

In the circumstances the 2403m² enlargement of Lot 1 by this subdivision and amalgamation application seems excessive and a smaller area to accommodate the driveway in the service station site is recommended.

RECOMMENDATION:

THAT Council:

25supports only the principle of the application submitted by Sorenson Short & Associates on behalf of Dancec Nominees for the realignment of the western boundary of Lot 1 Yanchep Beach Road, Yanchep, subject to:

.1 a smaller area sufficient to formalise the driveway by including it in Lot 1 being considered;

.2 the finalisation of an amendment to rezone the subject portion of Pt Lot M1689 Yanchep Beach Road from Rural to Service Station, Special Zone (Additional Use) Video Hire;

26reminds the State Planning Commission that the subject land is affected by a proposed Controlled Access Highways Reservation under the draft Yanchep/Two Rocks Metropolitan Region Scheme Amendment and reiterates to concern over the impact of this proposed reservation on Lot 1.

O G DRESCHER
City Planner

sgw:gm
pre941204
18.11.94
I21208

CITY OF WANNEROO REPORT NO: I21208

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 740-95078
WARD: NORTH

SUBJECT: PROPOSED SUBDIVISION, LOT 51 (122) BERNARD ROAD, CARABOODA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: J A Burnett
CONSULTANT: Chappell & Lambert
APPLICATION RECEIVED: 10.8.94
DAU/SCU: 8.9.94
ADVICE RECEIVED: 19.10.94
REPORT WRITTEN: 15.11.94

SUMMARY

The application is for the subdivision of Lot 51 Bernard Road, Carabooda, to create three lots. Proposed lot sizes do not comply with Council's Rural Subdivision Policy and part of the lot is located within the (Priority) Limestone Resource Area designated within both the State Planning Commission's Basic Raw Materials Policy and Council's Rural Subdivision Policy. It is therefore recommended that the application not be supported.

SITE DESCRIPTION

The lot is flat to undulating and has two road frontages, one each to Bernard Road and Georgjemma Place. With the exception of a cleared area near the intersection of these roads, the lot is covered with mature trees. A limestone block and asbestos cottage known as George Gibbs House exists near the Bernard Road frontage. The location of the lot is shown on Attachment No 1.

PROPOSAL

It is proposed to subdivide Lot 51 from its current area of approximately 11.7 hectares (ha) into a lot of 3.7ha, which incorporates George Gibbs House and two lots of 4.0 each (Attachment No 2). The two eastern lots are proposed to gain access via two 3.5 metre wide battleaxe legs which run off Georgjemma Place.

ASSESSMENT

Lot 51 is zoned Rural and is subject to Council's Rural Subdivision Policy G3-33 which stipulates a minimum lot size of 4 hectares in this locality. As such, the proposed 3.7ha lot does not comply. Lot 51, being 11.7 ha could, however, produce three lots each of 3.9ha. Council has primarily supported such minor variations to its policy in the past and such applications have also been successful on appeal.

The site is also affected by the State Planning Commission's Basic Raw Materials Policy. The aim of this policy is to protect and facilitate the extraction of raw materials required to serve the future needs of the Perth Metropolitan Area. The primary method of achieving this aim is to prevent the intrusion of land uses which are sensitive to, and therefore incompatible with, extraction operations and may therefore prevent those operations from occurring.

In this case, the lot is partly located within a Limestone Priority Resource Area. The priority area is identified as having regional significance because of the quality and extent of the limestone, availability to extractive operators and absence of incompatible uses.

The more intensive land uses that would result from the subdivision of this land would exacerbate amenity problems associated with adjacent extraction activities (existing and future).

Further subdivision of this land would restrict the scale of, and therefore potentially the viability of future limestone extraction operations. It would also impede attempts to assemble sufficient land for viable extraction.

Council's Rural Subdivision Policy recognises these issues and therefore stipulates that Council shall not support subdivision in areas containing important limestone resources if the subdivision is likely to lead to the unavailability of limestone for extraction.

George Gibbs House was constructed in 1930 and was home to the Gibbs family, who were pioneers in the locality. The applicant advises that as it currently exists, Lot 51 may be purchased for its land value only, resulting in the likely demolition of the cottage. He further suggests that subdivision of the land, however, would reduce the ratio of house to land values, thereby providing financial encouragement to retain the cottage. Based on the information within Council's Historic Sites Data Base, the cottage is assessed as having no heritage significance.

Council normally requires a minimum width of 10 metres for Rural battleaxe legs and a reciprocal access agreement where such battleaxe legs are proposed to be shared between lots. Suitable conditions will be required to cover these issues should Council decide to approve the application.

RECOMMENDATION:

THAT Council does not support the application submitted by Chappell & Lambert Pty Ltd on behalf of J A Burnett for the subdivision of Lot 51 Bernard Road, Carabooda for the following reasons:

27the proposal is inconsistent with Council's Rural Subdivision Policy, which specifies a minimum lot size of 4 hectares in this area and is located within a Priority Resource Area under both the State Planning Commission's Basic Raw Materials Policy and Council's Rural Subdivision Policy;

28support for this proposal will establish an undesirable precedent for further subdivision in the locality;

29the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;

30the proposed battleaxe legs do not comply with Council's normal 10 metre width requirement.

O G DRESCHER
City Planner

sgw:gm
pre941125
16.11.94
I21209

CITY OF WANNEROO REPORT NO: I21209

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-923

WARD: NORTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 320 AND 321 ST ANDREWS DRIVE,
YANCHEP

LOCAL SCHEME: Residential
APPLICANT/OWNER: Sun City Country Club Incorporated/Crown
CONSULTANT: Greg Rowe & Associates
REPORT WRITTEN: 16 November 1994

SUMMARY

The owner of Lots 320 and 321 St Andrews Drive has requested Council to consider the closure of the pedestrian accessway which runs between the two lots. The accessway serves no purpose as it only leads into a private golf course which is owned by the applicants.

Alternative access to the golf course is available 100 metres away. The proposed closure will need to be advertised to give the residents in the vicinity an opportunity to comment.

APPLICATION

Sun City Country Club Incorporated owns Lots 317 through to 321 and the adjoining Pt Lot 10 on which the existing golf course is situated. The Country Club has submitted a request to Council to rezone the accessway and adjacent lots to accommodate a grouped housing development (Amendment 696). Their proposal for grouped housing is the basis for their application to close the accessway.

EVALUATION

Closure of the accessway will have minimal impact on the pedestrian movement through the area as it only leads into a privately owned golf course. Alternative access to the golf course is available off Russley Grove and St Andrews Drive. Both of the alternative access sites are approximately 100 metres from the accessway.

The only service affected by the closure will be a Council stormwater drain and an easement will be required to protect the City's Plant. The applicants are concerned about the location of the easement as it will affect their development proposals and relocation of the plant is therefore being investigated. Any costs associated with the relocation of the service will be met by the applicants.

The proposed closure of the accessway will need to be advertised to give the residents in the vicinity an opportunity to make comments.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre941207
I21210

CITY OF WANNEROO REPORT NO: I21210

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-170, 510-493

WARD: SOUTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN HAINSWORTH AVENUE AND TENDRING WAY,
GIRRAWHEEN

LOCAL SCHEME: Residential
APPLICANT/OWNER: Adjoining Property Owners/Crown
REPORT WRITTEN: 17 November 1994

SUMMARY

The residents adjoining the pedestrian accessway between Hainsworth Avenue and Tendring Way, Girrawheen have requested Council to approve the closure of the accessway on the grounds of vandalism and antisocial behaviour. The proposed closure will

need to be advertised to gauge the opinions of the residents in the vicinity.

APPLICATION

The application for the closure of the accessway was supported by a petition signed by fourteen residents representing ten households.

In June this year a stolen car was chased by the police down the accessway damaging fences and causing stress to the adjoining owners. In another incident, youths with lengths of wood with fireballs on them were running up and down the accessway.

The adjoining property owners have experienced break-ins and verbal abuse. Kitchen knives, stolen handbags and syringes have been found in the accessway. The applicants also claim that a woman was raped in the accessway.

ASSESSMENT

The accessway provides convenient access to a park, child health centre, primary school, church and a pre-primary centre for residents in Tendring Way. If closed, the residents in Tendring Way would have an extra 280 metre walk to these services.

The type of antisocial behaviour being experienced by the adjoining property owners is extreme and in this case closure may be warranted. The comments of the residents in Tendring Way should be sought by way of a letter drop. Normal advertising in the local newspaper and the erection of on-site signs should also be undertaken.

If the residents in Tendring Way oppose the closure, alternative solutions to the antisocial behaviour will need to be investigated. If, however, the residents have no objection, closure could be supported.

The Department of Planning and Urban Development has advised that it will raise no objections to the closure if Council considers the social problems being experienced outweigh the benefits of direct access provided by the accessway.

The Water Authority of Western Australia has a water main within the accessway which will require cutting and capping. No other services will be affected if the accessway is closed.

The owners of Lot 1198 Hainsworth Avenue and Lot 1186 Tendring Way have agreed to purchase the full width of the accessway adjoining their properties and to meet all of the associated costs.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Hainsworth Avenue and Tendring Way, Girrawheen subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre941206
I21211

CITY OF WANNEROO REPORT NO: I21211

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-707

WARD: SOUTH WEST

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN EUCALYPT COURT AND TELOPIA DRIVE,
DUNCRAIG

LOCAL SCHEME: Residential
APPLICANT/OWNER: GV & J Byrne/Crown
REPORT WRITTEN: 22 November 1994

SUMMARY

A property owner adjoining a pedestrian accessway between Eucalypt Court and Telopia Drive, Duncraig has requested Council to consider closing the accessway on the grounds of vandalism and antisocial behaviour. The other adjoining property owner has objected to the closure of the accessway stating that they have not experienced any problems.

APPLICATION

The owners of Lot 188 (25) Eucalypt Court, Duncraig have been broken into on several occasions. Cars have been stolen and vandalised and washing is continually being stolen from the line.

Numerous items including glass and rocks have been thrown over the fence into the back garden and swimming pool. The applicants have also found home made bonges and stolen goods in the accessway.

The application to close the accessway was supported by a petition signed by 22 residents representing 19 households in Eucalypt Court.

The closure application was referred to the other adjoining property owners (Lot 187) to seek their comments. They have advised that they are sympathetic to the problems being experienced by their neighbour, however, they object to the accessway being closed. The owners of Lot 187 have two entrances into their property, one from Eucalypt Court and the other from Telopia Drive. They fear that people will walk through their property when the accessway is closed. They claim that the accessway is used by a large number of people both adults and children. The owners of Lot 187 have had no problems with the accessway.

EVALUATION

The accessway does provide a short-cut for residents in the vicinity, however closure of the accessway would not cause too much inconvenience to the residents as slightly longer alternative routes are available.

It is unusual that only one of the adjoining residents is experiencing difficulties with the accessway, however, this may be attributed to the owners of Lot 187 having a high brick wall adjoining the accessway. As one of the adjoining owners has objected strongly to the accessway being closed and has stated that it is used frequently, I do not believe closure should be pursued.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Eucalypt Court and Telopia Drive, Duncraig.

O G DRESCHER
City Planner

cd:rp
pre941211
23.11.94
I31200

CITY OF WANNEROO
FINANCE & ADMIN RESOURCES SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I31201

CITY OF WANNEROO REPORT NO: I31201

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

Council approval is sought for the following function to be included in the 1994/95 calendar of events.

<u>DATE</u> 1994	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
16 Dec 94	Councillor & Department Heads Xmas Function	55	Council

Submitted for consideration.

R F COFFEY
Town Clerk

prre0135
I31202

CITY OF WANNEROO : REPORT NO I31202

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES
MEETING DATE: 7 DECEMBER 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 \$5,043.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 7 December 1994.

J B TURKINGTON
City Treasurer

TO:JW

23 November 1994

tre0008

I31203

CITY OF WANNEROO REPORT NO: I31203

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 7 DECEMBER 1994
FILE REF: 009-1
WARD: SOUTH AND CENTRAL
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Clare Tosley, 17 Turnberry Place, Connolly 6027.

Clare has been selected to represent Western Australia in the Australian Tae Kwon Do Championships to be held in Sydney, New South Wales between 25 - 29 November 1994.

Costs associated with this tour are estimated at \$550 per person.

2. Mr Christopher McKay and Andrew McKay, 18 Pe

Christopher and Andrew have been selected to represent Western Australia in the National Junior Chess Championships to be held in Canberra during January 1995.

Costs associated with this tour are estimated at \$1,200 per person.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-
Clare Tosley

Christopher McKay
Andrew McKay

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

J B TURKINGTON
City Treasurer

JW
21 November 1994

tre0277

I31204

CITY OF WANNEROO REPORT NO: I31204

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 7 DECEMBER 1994
FILE REF: 009-1
WARD: ALL
SUBJECT: DONATION - PENSIONERS' ACTION GROUP (INC)

A request for financial assistance has been received from the Pensioners' Action Group (Inc). Refer Attachment 'A'.

This Group is a non profit making charitable organisation. The annual subscription is \$4.50 as most pensioners can only afford a nominal amount. The group has members who reside within the City of Wanneroo. The exact number is not stated.

This year the Group is holding a Christmas Party for the pensioners on Tuesday, 13 December 1994. The venue will be at the Lotteries House in Perth. The cost per person is approximately \$10.00.

The Group has to rely on the generosity of small businesses and other organisations to assist with this function.

RECOMMENDATION

That Council donates \$200 to the Pensioners' Action Group (Inc) to assist with costs to hold a Christmas Party for pensioners. Such donation to be from Account No 26066 - Other Aged and Disability Services - Sundry Donations.

J B TURKINGTON
City Treasurer

JW
23 November 1994

tre0279
I31205

CITY OF WANNEROO REPORT NO: I31205

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 7 DECEMBER 1994
FILE REF: 280-0
WARD: ALL
SUBJECT: PETTY CASH FLOAT - DEPOT STORE

The Treasury Department's Stores Section located at Council's depot require an increase in petty cash float from \$50.00 to \$100.00.

The increase in petty cash is required as a greater number of items purchased for very small amounts are now being paid for by cash rather than raising purchase orders.

Adequate audit controls will be implemented for the correct recording and security of the petty cash float.

RECOMMENDATION

That Council -

1. increases the Treasury Department's Stores Section petty cash float from \$50.00 to \$100.00; and
- 2.ensures the cash float is operated in accordance with correct ac

J B TURKINGTON
City Treasurer

TP:JW
21 November 1994

tre0276
I41200

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I41201

CITY OF WANNEROO REPORT NO: I41201

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 30/569-8

WARD: SOUTH WEST

SUBJECT: HEALTH (FOOD HYGIENE) REGULATIONS 1993 - ex I40603

Council at its meeting of 22 June 1994 (I40603) resolved to:

- 1 endorse a Notice served on the proprietors of Padbury Quality Meats on 19 May 1994 to provide a hot water system and
- 2 to initiate legal action in the event of non compliance.

As a result of the work required not being commenced, a summons was served on each proprietor on 25 August 1994 and a mention date listed for Court on 13 September 1994. A hearing date was then set for 15 February 1995.

In the meantime the business was sold in mid October 1994. The shop was closed for a week and all outstanding works were completed prior to the new opening on 24 October 1994, by the new proprietor.

It is submitted that the continuation of these prosecution proceedings would serve no useful purpose. Council is asked to consider withdrawal of proceedings subject to current costs to date being paid by the defendants.

RECOMMENDATION

That Council:

- 1 rescinds the resolution to initiate legal action against the proprietors of Padbury Quality Meats for failing to provide a hot water system; and

2 authorises Council's Solicitors to arrange withdrawal of current legal proceedings against James Crabb and Steven Latter, former proprietors of Padbury Quality Meats, conditional on Council's legal costs being met by the defendants.

G A FLORANCE
City Environmental Health Manager
hrel2003
ma:rej
I41202

CITY OF WANNEROO REPORT NO: I41202

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/339
WARD: SOUTH
SUBJECT: APPLICATION - CARPORT

Council is advised of an application from Heritage Outdoor on behalf of Mr N Cox of Bay 122 Kingsway Caravan Park to erect a carport. The carport will be of metal construction.

This application is in accordance with Council's By-laws Relating to Caravan Parks.

RECOMMENDATION

That Council approves the application from Heritage Outdoor of 25 Davison Street, Maddington to erect a carport on behalf of Mr N Cox at Bay 122 Kingsway Caravan Park subject to the issue of an appropriate building licence.

G A FLORANCE

City Environmental Health Manager

hrel2001
ae:rej
I41203

CITY OF WANNEROO REPORT NO: I41203

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
FILE REF: 877/982/11
WARD: SOUTH
SUBJECT: KEEPING OF PIGEONS - APPLICATION

Council is advised of an application from Mr Michael Broome of Lot 982 (11) Yeaman Court, Koondoola to keep up to 75 pigeons at the above property. Mr Broome is registered with Wanneroo Racing Pigeon Club (Inc).

The applicant has canvassed surrounding neighbours and obtained signatures verifying that they have no objections to his proposal.

Council's By-laws Relating to the Keeping of Pigeons state that numbers are not to exceed 20 on any land except that any person who in January each year produced to the local authority satisfactory proof that he is a current member of a recognised incorporated racing pigeon body or a registered fancier may be permitted to keep up to 75 pigeons on any land zoned "Residential" or any land zoned "Special Rural".

RECOMMENDATION

That Council grants approval to Mr Michael Broome of Lot 982 (11) Yeaman Court, Koondoola to keep 75 pigeons, subject to his compliance with Council's By-laws Relating to the Keeping of Pigeons.

G A FLORANCE
City Environmental Health Manager

hrel2002
gs:rej
I41204

CITY OF WANNEROO REPORT NO: I41204

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
FILE REF: 765-9 c765-13
WARD: ALL
SUBJECT: PMFM RADIO BEACH PROMOTION - SUMMER 94/95

PMFM Radio Station has approached Council requesting permission to conduct a promotion along the City's beaches at Sorrento and Mullaloo from 26 December 1994 to 28 February 1995.

The promotion involves using a tennis ball server to fire tennis balls from a boat travelling along the coast onto the beach. The tennis balls can then be redeemed for prizes.

Permission has already been granted for this promotion from the Fremantle Port Authority, the Department for Transport (ex Marine & Harbours) and the WA Surf Life Saving Association. Correspondence from these organisations detailing appropriate conditions has been sighted. These conditions are:

- . the promotion be conducted between the hours of sunrise and sunset only;
- . a maximum speed of 8 knots not be exceeded within 45 metres of the foreshore and that all other speed restriction areas are complied with;
- . that approval to the promotion be given by all authorities having control of the foreshore where the promotion is to be conducted;

. that liaison is made with all Surf Lifesaving Clubs which operate in the same area to ensure there is no conflict with their activities.

Council may like to consider imposing a further condition as follows:

. that PMFM Radio Station provides Council with a "hold harmless" letter prior to commencement of the promotion.

RECOMMENDATION

That Council:

- 1 approves the PMFM Radio Station's request to conduct a promotion along the City's beaches at Sorrento and Mullaloo from 26 December 1994 to 28 February 1995 subject to the conditions detailed by the Department of Transport and the Surf Lifesaving Association of WA being complied with; and
- 2 requests the organisers to liaise further with the Recreation and Cultural Services Department to ensure that all Council requirements are observed.

R BANHAM
City Recreation and
Cultural Services Manager

JM:SS
rre41207
I41205

CITY OF WANNEROO REPORT NO: I41205

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 429-1-2

WARD: ALL

SUBJECT:

BUSKING - CITY OF WANNEROO

An application for a busking licence has been received from Miss Amanda Benfall (Attachment 1 refers).

Busking is an important element within public animation and community cultural development programmes. It is recognised for its ability to add to the vitality and excitement in a City Centre. Northbridge and Forrest Place are good examples of buskers' crowd drawing ability.

It is considered busking would be an appropriate activity within the Joondalup City Centre, with potential to attract people to the area and "hold" them there. Footpaths within the city centre are suitable for performance orientated busking.

In addition to the city centre, Joondalup Railway Station would be an ideal location due to its transient ambience. Westrail has, however, consistently rejected busking applications at its train and bus stations, citing pedestrian traffic flows and safety concerns.

Shopping Centres, due to the number of people visiting them, would also be suitable. Permission, however, must be obtained from Centre owners. Initial discussions have not been favourable towards the concept.

Busking by-laws are currently being prepared by the Municipal Law and Fire Services Department. It is anticipated they will be submitted to Council at the last Council meeting in December.

Until busking by-laws are adopted by Council it, is not considered appropriate to issue a licence to any applicant. It would be worthwhile, however, to seek to expand the range of sites available for busking in the City of Wanneroo.

It is proposed, therefore, that negotiations are commenced with Westrail and Shopping Centre owners to permit performance busking within their properties.

RECOMMENDATION

That Council:

- 1 defers consideration of issuing a busking licence to Miss A Benfall until Busking By-laws have been reviewed and adopted; and

2 commences negotiations with Westrail and Shopping Centre owners to permit busking within their properties.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rre41201
I41206

CITY OF WANNEROO REPORT NO: I41206

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 330-9-1 c880-2

WARD: NORTH

SUBJECT: REQUEST FOR WAIVER OF HIRE FEES

A request has recently been received from Ocean Ridge Women's Community Group seeking a waiver of hire fees for the meeting room at Gumblossom Community Centre.

A financial counsellor employed under the Poverty Programme is currently based at Granny Spiers Community House in Heathridge. The need for this service has been established within the North Ward and will benefit the local community.

The proposal is to situate the counselling service at the Gumblossom Community Centre for one day each week.

The cost of the waiver will be \$31.50 per week.

RECOMMENDATION

That Council waives the hire fee of \$31.50 per week for the use of the meeting hall at Gumblossom Community Centre by the Ocean

Ridge Women's Community Group for the purpose of a financial counselling service.

R BANHAM
City Recreation and
Cultural Services Manager

CE:SS
rre41205
I41207

CITY OF WANNEROO REPORT NO: I41207

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 050-11

WARD: ALL

SUBJECT: "AUSTRALIA REMEMBERS 1945-1995" COMMEMORATION
AND CELEBRATION OF 50TH ANNIVERSARIES OF WORLD
WAR TWO EVENTS

Discussions have been held with the City Entertainers Community Concert Group concerning the production of a "War Time Music Hall" concert on the Wanneroo Showground. (Item I40907 refers)

The City Entertainers were pleased to be approached and are keen to produce the concert. It was indicated, however, that there were logistic and potential weather problems associated with using the Showground. Their preference is the Wanneroo Civic Centre which they use for their other concert productions.

It is proposed that a series of four evening concerts and a Sunday matinee be held from Wednesday 16 August to Sunday 20 August 1995. This week coincides with "VP Day" (Victory in the Pacific). The performances will be free of charge to the public.

A budget for the concerts has been prepared and is estimated at \$19,050. Submissions to Mr Paul Filing MHR (Member for Moore) and Mr Richard Evans MHR (Member for Cowan) have been made for part funding of the project. Each Federal electorate has access up to \$20,000 to assist in the development of projects. It is unknown what level of funding assistance Council may receive.

For the concert series to be produced in time for August 1995, approximately \$4,000 will need to be spent this financial year on costume and scenery preparation.

RECOMMENDATION

That Council:

- 1 holds a series of five free "War Time Music Hall" concerts in August 1995 at the Wanneroo Civic Centre to commemorate the 50th Anniversary of the end of World War II;
- 2 authorises BY ABSOLUTE MAJORITY, the over expenditure of \$4,000 in accordance with Section 547(12) of the Local Government Act for preliminary production work on the concerts;
- 3 lists the sum of \$15,050 in the 1995/96 draft budget to host the concerts; and
- 4 hosts a social function on Friday 18 August 1995 at the conclusion of the concert for invited guests.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:SS
rre41202
I41208

CITY OF WANNEROO REPORT NO: I41208

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 7 DECEMBER 1994
FILE REF: 1001/225/7
WARD: SOUTH
SUBJECT: DOG ACT APPEAL - MRS E RICCARDI, 7 KANANGRA
CRESCENT, GREENWOOD

On 12 September 1994 Council refused an application by Mrs E Riccardi of 7 Kanangra Crescent, Greenwood to keep four dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Riccardi 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 Mrs Riccardi under Section 26(5) of the Dog Act to keep four dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the unregistered dogs are to be registered and information provided to Council;
4. the exemption may be reviewed if valid complaints are received or the conditions of the approval are breached; and
5. the exemption only applies to the appellant at her current residence and to the specific dogs currently in her care.

The application relates to the following dogs:

- a) female white Maltese Terrier;
- b) female white Maltese Terrier;
- c) unknown at this stage;
- d) unknown at this stage.

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

22 November 1994

dw/12001

I61200

CITY OF WANNEROO
BUSINESS FOR INFORMATION SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I61201

CITY OF WANNEROO REPORT NO: I61201

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 740-93394
WARD: CENTRAL
SUBJECT: APPEAL DETERMINATION : LOT 8 WANNEROO ROAD,
WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M & A Mrsa
ADVICE RECEIVED: 19.9.94
REPORT WRITTEN: 28.10.94

SUMMARY

Correspondence has been received from the Minister for Planning regarding an appeal lodged by M and A Mrsa against the State Planning Commission's (SPC) refusal to permit the subdivision of Lot 8 Wanneroo Road, Wanneroo. The Ministerial decision was to uphold the appeal and in doing so, approve the subdivision proposal to create two lots of approximately 3.9ha each. As per a Ministerial request arising from the decision letter, the SPC has imposed conditions of approval on the subdivision and advised Council accordingly.

BACKGROUND

Council considered the application at its April 1994 meeting (I20424A) where it was resolved to support the application, subject to all buildings having the necessary clearance from the new boundaries.

The SPC, however, refused the application on the following grounds:

31The subject land is identified as being suitable for urban development in the Urban Expansion Policy Statement. It is presently proposed to be rezoned to

Urban Deferred within the East Wanneroo Major Amendment to the Metropolitan Region Scheme and a local structure plan is under preparation. Approval to the subdivision would prejudice future planning of the area for urban development by impeding land assembly and making the planning and provision of services more costly and difficult.

32Approval to the subdivision would set an undesirable precedent for the further subdivision of surrounding lots.

The Minister, in upholding the appeal, noted both the applicant's difficult personal situation, the previous approval of an identical subdivision and Council's support of the application.

The conditions of subdivision approval which have been applied by the SPC include Council's requested condition relating to all structures having the necessary clearance from the new boundaries.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

sgw:gm
pre941122
31.10.94
I61202

CITY OF WANNEROO REPORT NO: I61202

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 880-2

WARD: ALL

SUBJECT: AUSTRALIAN FINANCIAL COUNSELLING AND CREDIT REFORM CONFERENCE

Ms Marjorie Wilson, Financial Counsellor, attended the Australian Financial Counselling and Credit Reform (AFCCRA) Conference held in Hadspen, Tasmania between 23 October - 27 October 1994. This report contains information on the main items of the conference, such as the Uniform Credit Legislation, Code of Banking Practice, Structural Review of AFCCRA, bankruptcy changes, the Certificate in Financial Management and Counselling and national membership and accreditation policy. An outline of the workshops attended is also given.

Uniform Credit Legislation

For the past decade Victoria, New South Wales, Western Australia, Queensland and the Australian Capital Territory have operated under Credit Acts. For the past two decades South Australia has had the South Australian Consumer Credit Act 1972 and the Consumer Transactions Act 1972. State and Territory Ministers have now agreed upon a uniform Consumer Credit Code which will, in effect, provide national uniform credit laws for consumer credit transactions.

On 2 September 1994, the Queensland Parliament passed the Consumer Credit Code. Each other State and Territory (except WA) will pass legislation adopting the Code. In Western Australia, it is expected that the State will enact legislation which is identical to the Code. The Code will commence operation on 1 September 1995 and it would be expected that WA legislation will follow shortly after this.

The principal features of the Code are:

- . The Code will have uniform application throughout the States and Territories;
- . Variable interest rates will be permitted;
- . A breach of the code will not result in automatic civil penalties;
- . The Code will only apply to credit which is wholly or predominantly for personal, domestic or household purposes and for which a charge is made for providing the credit;
- . There are no monetary limits under the Code, unlike the existing Credit Acts;

No predetermined credit charges will be permissible.

There will be major implications of the Code for clients seen by the Financial Counselling Service. This Code will include housing loans, cover all rates of interest, personal overdrafts, credit cards and introduce variable interest rates to the type of loan which would normally have a fixed rate. It has both positive and negative features from the consumer perspective and cannot be seen as a win for either party.

Code of Banking Practice

This Code will come into effect as from the date of the Uniform Consumer Credit Code. The introduction of the Code of Banking Practice will add to the information available to consumers. At present the Code is voluntary but parts are enforceable if incorporated into the contract. Banks will still not have to disclose the dollar amount of fees and other charges and it fails to deal with the issue of excessive charges. It is hoped that the more informed consumer will regulate the market and thus encourage the banks to keep fees down. There will be no requirement for uniform comparison rates but banks will have to provide figures to enable consumers to make comparisons. The Code significantly increases the amount and type of information that banks must give consumers.

Structural Review of AFCCRA

The need for a national body representing financial counsellors was discussed. Delegates stated that they saw AFCCRA's role in the national policy arena rather than professional development and accreditation. These latter two areas should be handled by the State Association. The changes will enable AFCCRA to attract federal funding, increase AFCCRA membership numbers and encourage development of State Associations. State Associations' responsibilities will increase with the additional control over membership, accreditation and professional development issues.

Certificate in Financial Management and Counselling University of Western Sydney

The University has drafted a 36 module Certificate which will be accredited and available from 1 July 1995. The modules will be divided equally between three subjects and will be available in written form for distance learning. Copies of the draft modules were circulated. Many of the modules were designed for a basic introduction to financial counselling. Experienced financial counsellors may sit a Challenge Test instead of completing all modules. Most states have a Certificate in Financial Counselling, however, none are accredited. Western Australia is

currently developing a certificate which will be accredited and available at the same time as the University of Western Sydney course. In WA the state government has indicated that funding of financial counsellors will be dependant on them obtaining accreditation status. This will provide a basic standard for all counsellors and is supported by most already working in the field.

Bankruptcy Changes

Major reforms in the Bankruptcy Act 1966 are expected to come into operation in July 1995. Part X of the Act will be overhauled in an effort to place a ceiling on costs and to authorise Insolvency and Trustee Service, Australia (ITSA) as a trustee of choice. This will assist clients to afford a Part X or to offer a consumer composition. It will establish a consolidated "one stop service" which will offer both bankruptcy administration and Trustee services in the ITSA's offices. It was suggested that financial counsellors could also be placed at ITSA so that clients could be fully informed on their options before entering voluntary bankruptcy.

Workshops

A number of workshops were offered to cater for the range of skills and interests amongst the financial counsellors. An outline of those attended by Ms Wilson is as follows.

Advanced Counselling Skills

This half day workshop covered awareness of the issues that surround a client's financial concerns and skills to deal with such issues as appropriate. It briefly looked at grief and loss; domestic violence, suicidal clients, gamblers and their families and Solution Focused Techniques as opposed to Problem Focused.

Community Based No Interest Loan Schemes

The basic philosophy behind the provision of no cost loans is to provide low income consumers access to credit for essential household items without the burden of high interest charges. Main stream financial institutions see low income consumers as high risk borrowers. What eventuates is that those on the lowest incomes generally pay the highest rate of interest for credit. Most banks do not provide personal loans for amounts under \$3,000 and generally do not make these available to those in receipt of Social Security. It is virtually impossible for most low income consumers to save the full purchase price of household items such as a refrigerator, washing machine or furniture.

A number of non government agencies in Victoria have set up loans schemes. Initial funds are obtained from charitable trusts and all funds are used for loan amounts. No administration costs are permitted so the agency needs an existing infrastructure that can deal with the administration. Generally, the loan limit is \$800 and repayments do not extend beyond 15 months. The rate of repayment is between \$25-\$40 per fortnight depending on the client's circumstances. The No Interest Loan Schemes provide access to credit for clients who have the ability to repay. It provides a means to buy new goods rather than secondhand and enables the client to maintain a regular budget when appliance breakdown occurs.

Presently the Department of Community Development (DCD) provide no cost loans for whitegoods, however the eligibility requirements are very stringent. The establishment of No Interest Loan Schemes by non government agencies would need to complement this existing Programme. The Schemes assist people to manage their financial situation and are a tool for avoiding financial difficulty which is in keeping with DCD's philosophy.

Conclusion

There has been great value in a City of Wanneroo Financial Counsellor attending the AFCCRA Conference. Essential information on forthcoming changes to the Credit Act, Bankruptcy Act, Code of Banking Practice and proposed Certificate in Financial Management and Counselling was obtained. Information on Schemes operating in other states and training in advanced counselling skills was valuable. There was also the opportunity for input into the National Membership and Accreditation Policy. Apart from the formal sessions, there was the availability of networking with other financial counsellors and exchanging information. Attendance at such a conference gives the City's Financial Counselling Service a national perspective at a time of rapid change in the financial counselling industry.

Submitted for information.

P STUART
Manager Welfare Services

MW:CJ
wrell005
I61203

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
WARD: ALL
FILE REF: 057-4
SUBJECT: PERRY'S PADDOCK PICNIC DAY - 23 OCTOBER 1994

This year at Perry's Paddock Picnic, the number of cars passing through the gate was counted for the first time. Approximately 1,000 cars entered during the course of the proceedings. The gate attendants from TS Marmion advised they observed numerous other people who, having parked their vehicle further up Ocean Reef Road, entered the paddock through the fence. They estimated the number of these people at approximately 1,000.

Assuming four people per car, it would seem reasonable to estimate that some 5,000 people attended Perry's Paddock this year. A very worthwhile result.

TS Marmion also handed out questionnaires to people entering the Paddock. Ninety three surveys were returned giving a response rate of 9.3%. This is considered to be satisfactory for this method of surveying people and conclusions can be drawn from the data obtained with a reasonable degree of certainty.

Points to note:

- . 90.32% of visitors were residents of the City of Wanneroo.
- . 55% of visitors had seen the full page ads
- . 37% of visitors had seen a newspaper article.
- . 32% of visitors had seen a poster.
- . 58% of visitors enjoyed the horse racing.
- . 61% of visitors enjoyed the clowns.
- . 76% of visitors enjoyed the displays.

- . 38% of visitors enjoyed the football kicking.
- . 66% of visitors enjoyed the foot races.
- . 80% of visitors enjoyed the entertainment.
- . 78% of visitors enjoyed the school house.
- . 61% of visitors enjoyed the tug-of-war.
- . 78% of visitors knew Perry's Paddock Picnic is sponsored and organised by the City of Wanneroo and a volunteer committee.

A list of comments received from the respondents is attached for Council information.

R BANHAM
City Recreation and
Cultural Services Manager

MS:SS
rre41206

COMMENTS AND SUGGESTIONS FROM PERRY'S PADDOCK PICNIC 1994

- . I liked the community aspects.
- . Many more displays and entertainment.
- . Foot races start earlier and no registration.
- . More stalls.
- . Fun rides.
- . Keep the picnic going as it traditionally always has been.
- . Mop/water area to prevent dust.
- . More food stalls, but keep it simple and free.

. More tent areas for spectators.

. More seating.

. Better announcements of what activities are starting.

. Football competition for younger age group, 10-12 yrs.

. A string quartet under a tree.

. Dixieland Jazz Band.

. It is great as it is. Don't get too fancy - stick to original idea, don't bow to pressure to modernise.

. Grade the horse races. Only horses that have been off the track for five years to be raced. Any hack OK.

. Have an animal farm.

. Pet show.

. Animal nursery.

. Dog races.

. Run it again in 1995.

. Food vendors could be asked not to charge exorbitant prices.

. More tables.

. Variety of other games like the tug-of-war.

. Dance floor for Bush Dance.

. Grassed areas, more shade.

. Straight foot races for 9-10 yr olds as well as novelty races.

I61204

CITY OF WANNEROO REPORT NO: I61204

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994
FILE REF: 680-12
WARD: SOUTH WEST
SUBJECT: CRAIGIE LEISURE CENTRE MAINTENANCE SHUTDOWN

Craigie Leisure Centre's maintenance closure scheduled for June/July this year did not go ahead. Due to the complex nature of the filtration problem, Council's consulting engineers recommended investigating alternatives before committing funding to the project.

This has now been completed and the consultants believe they are ready to proceed with the filtration retrofit. In short, the existing filters will remain in situ, the sand will be replaced and two further vertical filters will be added to the circulation system. This will effectively double Craigie Leisure Centre's filter capacity and, hopefully, overcome the present scenario where in the summer months water is continuously cloudy and does not recover overnight.

Secondly, an exhaust fan will be installed directly into the balance tank to vent volatile chloramines directly to the atmosphere.

The first stage of this operation will be to replace the sand in the existing filters and install the ventilation in the balance tank.

Please be advised that Craigie Leisure Centre pool will shut down at the close of operation on 16 December 1994 and re-open on 27 December 1994.

Submitted for information.

R BANHAM
City Recreation and Cultural
Surveyor
Services Manager

R FISCHER
City Building

DVR:SS
rre41203

I11200

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I11201

CITY OF WANNEROO REPORT NO I11201

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 507-1
WARD: ALL
SUBJECT: REPLACEMENT OF FORKLIFT PLANT NUMBER 98505

The forklift provided by Council for its recycling operation at the Badgerup Material Recycling Facility is a standard petrol driven unit with a single stage mast. At its inception the recycling operation only required the forklift to lift and stack pallets of bottles.

Since changing the requirements to facilitate the preferable paper pricing arrangements in sending container loads of paper directly overseas, the operation now requires a machine with a three stage mast to permit paper to be loaded into a container in bales. The single stage mast does not permit forks to be raised above 900mm before the inner slide requires to be extended. There is only 100mm clearance between the top of the mast and the ceiling of the container.

A second machine has had to be hired at a hire rate of \$500/week pending alteration of Council's existing Mitsubishi forklift.

Information now received advises that a delivery of eighteen weeks exists for the supply of a suitable mast at a cost of \$10,000. An allowance of \$2,000 has been made on the existing mast. Together with the protracted hire cost, a total cost to provide a suitable operational machine would amount to \$17,000.

Hymat Pty Ltd, the suppliers of Hyster forklifts, has made an alternative offer to provide a new Hyster 2.5 tonne, diesel driven forklift complete with a three stage mast, which is available immediately at the price of \$29,800. An allowance of \$18,300 has been made on Council's forklift plant number 98505 leaving a balance of \$11,500 to pay.

Since there is a net saving of \$5,500 in the Hymat Pty Ltd offer, it is recommended that Council approves this purchase.

Funding is available in account number 26875 for modifications to existing equipment or provision of new equipment necessary to ensure the efficient operation of the recycling facility.

RECOMMENDATION

That Council approves the submission of Hymat Pty Ltd to replace Forklift Plant No 98505 with a Hyster 2.5 Tonne Forklift with a three stage mast at the net changeover cost of \$11,500.

R T McNALLY
City Engineer

BD:EMT
Bere1204
I11202

CITY OF WANNEROO REPORT NO I11202

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 727-9-3

WARD: SOUTH

SUBJECT: PARKING STATION - WARWICK RAIL STATION

The Acting General Manager, Passenger Division of Westrail has requested Council to take over control of parking at the Warwick and Whitford Park 'n Ride facilities. Currently, rail commuters at both facilities regularly park in accessways, obstructing the free flow of traffic. Westrail has indicated that it would supply and erect the appropriate signs for both car parks. It is to be noted that as Westrail has indicated that there are extensions proposed to the Whitford car park, the implementation

of this parking station will be deferred until completion of the car park works.

Although Westrail has sought Council's surveillance of these car parks, this is not expected to be an arduous task given the longer term nature of parking in these facilities.

The Manager, Municipal Law and Fire Services Department, has advised that, subject to the Warwick Rail Station car park being approved as a parking station, Council inspectors will carry out patrol and parking enforcement duties on an intermittent or needs basis. As Westrail has requested Council take over control of parking at the Warwick Rail Station, any fines issued under the City's Parking Facilities By-laws will be directed into Council's Municipal Fund.

The main concern with parking at the Warwick Rail Station car park is the practice of commuters parking in the accessways near the station. It is considered there is sufficient parking bays available, particularly at the northern section of the car park. Therefore, the restriction on this form of parking will improve vehicular access around the car park and also pedestrian safety.

The type and extent of proposed parking prohibitions are shown on Attachment 1.

Approval for the Warwick Rail Station car park as a parking station is required from the Minister for Local Government under Section 231(3) of the Local Government Act.

Council's parking facilities By-laws will also require amendment to allow inclusion of the Warwick Rail Station car park as an additional parking station location.

RECOMMENDATION

That Council:

33requests Ministerial approval under Section 231(3) of the Local Government Act for the Warwick Rail Station car park to be established as a parking station;

34subject to Warwick Rail Station car park being approved as a parking station:

- .1 amends its By-laws relating to parking facilities at the fi
- .2 authorises the affixation of the Common Seal to and endorse

(c) authorises administrative action in accordance with Section 190 of the Local Government Act 1960 to have the amendment promulgated;

35subject to Warwick Rail Station car park being approved as a parking station:

- .1 authorises the Manager, Westrail passenger Division, to ins Attachment 1 to Report
- .2 authorises the Manager, Westrail Passenger Division to inst shown on Attachment 1 to Report

36advises the Manager, Westrail Passenger Division accordingly.

R T McNALLY
City Engineer

BL:EMT
Bere1203
I11203

CITY OF WANNEROO REPORT NO I11203

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-1513

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS - OCEAN REEF SHOPPING CENTRE

Council has received a request from the Management of the Ocean Reef Shopping Centre to install verge prohibitions adjacent to the centre on Marina Boulevard, Ocean Reef. The verge

prohibition is requested to reduce the impact of vehicles parking on the verge, particularly those that park to use the public payphone. It is considered there is sufficient parking within the shopping centre and road network without the need for shoppers and payphone users to park their vehicles on the road verge.

The proposed "NO STANDING ANY TIME ON VERGE" prohibition is shown on Attachment 1.

The shopping centre management will support any verge prohibition with bollards.

RECOMMENDATION

That Council:

37installs "NO STANDING ANY TIME ON VERGE" signs along the northern side of Marina Boulevard, adjacent to the Ocean Reef Shopping Centre, as shown on Attachment 1 to Report No

38notifies the affected parties accordingly.

R T McNALLY
City Engineer

BL:AT
Berel202
I11204

CITY OF WANNEROO REPORT NO I11204

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-1412

WARD: SOUTH

SUBJECT: PARKING PROHIBITIONS - HALIDON STREET, KINGSLEY

Council has received a request from the Halidon Primary School P&C Association seeking a review of the existing parking prohibitions in Halidon Street to regulate parking adjacent to the school.

A survey during the afternoon peak period showed that, despite sufficient parking being provided in the northern embayment along the school frontage, parent motorists preferred to park close to the main school entrance on both the school and residential sides of Halidon Street between Adare Way and Holland Way. This causes considerable traffic congestion adjacent to the school, compromising the safety of pedestrians and motorists.

To improve the situation, the existing 'NO PARKING' prohibition adjacent to the school entry, as shown on Attachment 1, is required to be amended to 'NO STANDING ANY TIME, CARRIAGEWAY OR VERGE'.

Also a 'NO STANDING CARRIAGEWAY OR VERGE' prohibition is proposed on the residential side of Halidon Street during school peak times. This will encourage motorists to fully utilise the school embayment. The proposed prohibitions are shown on Attachment 2.

The school's P&C Association and nearby residents were given an opportunity to comment on the proposed parking prohibitions. Generally, the proposed 'NO STANDING' at peak school times was supported.

RECOMMENDATION

That Council:

- 1 amends the existing 'NO PARKING 8.15AM TO 9.15AM, 3.00PM TO 4.00PM MONDAY TO FRIDAY' signs to read 'NO STANDING ANY TIME CARRIAGEWAY OR VERGE' on the northern side of Halidon Street as shown on Attachment 2 to Report
- 2 installs 'NO STANDING CARRIAGEWAY OR VERGE, 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY' signs on the southern side of Halidon Street from Dalton Crescent to Holland Way as shown on Attachment 2 to Report
- 3 advises all interested parties accordingly.

R T McNALLY
City EngineerBere1206

BL:EMT

I11205

CITY OF WANNEROO REPORT NO I11205

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/653
WARD: SOUTH
SUBJECT: PARKING PROHIBITIONS - GLENGARRY SHOPPING CENTRE

Council has received a request from the Management of the Glengarry Shopping Centre seeking authority to install a "THREE HOUR LIMIT" parking prohibition in the Shopping Centre car park.

The Centre Management has expressed concern about the number of bays being used by the adjoining Medical Centre staff on an all-day basis. No reciprocal parking agreement exists between the Shopping Centre and the Medical Centre, though vehicular access exists between both facilities.

The extent of the proposed parking prohibition is shown on Attachment 1.

The Glengarry Shopping Centre Management will arrange for the purchase, installation and maintenance of the appropriate signage in accordance with AS 1742.11.

Approval for Glengarry Shopping Centre as a parking station is required from the Minister for Local Government under Section 231(3) of the Local Government Act.

Council's parking facilities by-laws will also require amendment to allow inclusion of Glengarry Shopping Centre as an additional parking station location.

The appointment of Honorary Parking Inspectors will be submitted in a separate report to Council from the Manager, Municipal Law and Fire Services Department.

RECOMMENDATION

That Council:

1 requests Ministerial approval under Section 231(3) of the Local Government Act for the

Glengarry Shopping Centre car park to be established as a parking station;

2 subject to Glengarry Shopping Centre being approved as a parking station:

(a)amends its by-laws relating to parking facilities at the fifth schedule to include this Centre as a parking station;

(b)authorises the affixation of the Common Seal to and endorses the signing of the documents;

(c)authorises administrative action in accordance with Section 190 of the Local Government Act 1960 to have the amendment promulgated;

3 subject to Glengarry Shopping Centre car park being approved as a parking station:

(a)authorises the management of the Glengarry Shopping Centre to install "THREE HOUR PARKING" signs in the Glengarry Shopping Centre in accordance with Australian Standard AS1742.11 as amended and as shown on Attachment 1 to Report I11205;

(b)authorises the management of the Glengarry Shopping Centre to install "SHOPPING CENTRE CAR PARK, THREE HOUR PARKING, PARK IN MARKED BAYS ONLY" signs in the Glengarry Shopping Centre in accordance with Australian Standard AS1742.11 as amended at the entry points to the Glengarry Shopping Centre and as shown on Attachment 1 to Report I11205;

4 advises the Shopping Centre Management accordingly.

R T MCNALLY
City Engineer

BL:EMT
Bere1114

CITY OF WANNEROO REPORT NO I11206

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-1467

WARD: SOUTH WEST

SUBJECT: TRAFFIC CONCERNS - CHESSELL DRIVE
DUNCRAIG PENSIONER RETIREMENT VILLAGE

Council, at its 12 October 1994 meeting, requested a report on the cost and feasibility of providing an access route through the median on Chessell Drive to service the Duncraig Pensioner Retirement Village. (Item I91021 refers).

The Duncraig Pensioner Retirement Village consists of 24 units with a sole access off Chessell Drive that is located just south of the Poynter Drive junction. The access location, as shown on Attachment 1, was a condition of the original development approval and accords with sound traffic engineering practice. It does require the village residents to execute a 'U' turn south of the village at Stott Way if they approach from the Warwick Road direction. The concern with this median opening is that there is a crest and bend at this location. While adequate sight distances occur at this median opening, it is recognised that aged motorists can require more generous reaction time and sight lines. In this regard, Main Roads WA has recently been requested to install appropriate warning signs at the retirement village.

The option of a median access close to Poynter Drive is not supported as this would effectively create a "four way" intersection with greater potential traffic conflicts.

The construction of an additional 'U' turn facility between Poynter Drive and Stott Way is not considered appropriate as there would be a limited distance for the weaving movements into the retirement village. The location of a mid block 'U' turn facility would be contrary to other motorists' expectations. Also the available distance between Poynter Drive and Stott Way

is 150 metres and a mid block 'U' turn facility would have to be located south of the deceleration lane at Poynter Drive. While the estimated cost of this treatment is in the order of \$8,000, this concept is not supported.

On the wider issue of vehicular speeds along Chessell Drive, a survey carried out in February 1994 found that the overall proportion of "through" vehicles remains low. High vehicular speeds are usually attributed to this group. Based on June 1991 figures, there was a 70% (53 vehicles) increase in motorists exiting Chessell Drive to the south west at AM peak flow conditions. This increase seems to have reduced vehicle speeds in this area by 6km/h. Elsewhere the recorded 85% speed varies from 65 to 76 km/h with a noticeable increase in northbound vehicle speeds south of Poynter Drive. Random speed surveys indicated that within any group of 25 motorists there are likely to be 3 or 4 travelling at excessive speeds. This data was forwarded to Warwick Police with a request for more random speed checks along Chessell Drive.

In summary, the various monitoring surveys found that Chessell Drive is operating in accordance with its function and recorded conditions are similar to 1991. Where traffic volumes have increased they have tended to reduce overall vehicle speeds.

There have been concerns with a number of recent accidents occurring in Chessell Drive.

The South West Duncreig Traffic Study Group identified traffic calming measures for Chessell Drive, however, these were not supported by the wider community (Item G11110 refers).

Accordingly no funds have been allocated for any works in Chessell Drive.

RECOMMENDATION

That Council does not approve the construction of a median opening to the Duncreig Pensioner Retirement Village in Chessell Drive.

R T McNALLY
City Engineer

DRB:EMT
Bere1205

I11207

CITY OF WANNEROO REPORT NO: I11207

TO: TOWN CLERK
FROM: DEPUTY CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 9 DECEMBER 1994
FILE REF: 3043/598/2
WARD: CENTRAL
SUBJECT: REQUEST FOR REFUND: LOT 598 (2) STAY COURT,
OCEAN REEF

REQUEST FOR REFUND

The owner and builder of a proposed dwelling to be constructed at Lot 598 (2) Stay Court, Ocean Reef has requested that Council refund the building licence fees.

COUNCIL POLICY

Council Policy J2-02(b) states:

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

BACKGROUND

The owner has indicated that the family business has gone into liquidation and the bank has seized the block of land. The building licence for a two storey dwelling was approved on 14 June, 1994. The building licence fee was \$800.00.

The approved plans and building licence were not collected and no attempt was made to commence site works. It is considered that a refund of \$600.00 should be given, being \$800.00 less 25% administration costs.

RECOMMENDATION

That Council refund the amount of \$600.00 to the owners of Lot 598 (2) Stay Court, Ocean Reef, being refund of building licence fees, less administration costs.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre12001
I11208

CITY OF WANNEROO REPORT NO: I11208

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 30/4164

WARD: ALL

SUBJECT: PROPOSED RETAINING WALL: LOT 102 WINTON ROAD,
JOONDALUP

APPLICATION

An application has been received for a retaining wall within a showroom development at Lot 102 Winton Road, Joondalup (see Attachment A).

COUNCIL POLICY

Council requires that all applications for retaining walls which will exceed two metres in height are to be submitted to Council for approval.

BACKGROUND

The application indicates that the proposed retaining wall will rise to a maximum height of 2.5 metres adjacent Lot 101 Winton Road.

The applicant was advised that adjoining owners' comments are required and he has indicated by letter that the owners of Lot 102 Winton Road have not responded to his letter.

It is considered that the wall within a commercial zone will not have a detrimental effect on the amenity of the area.

RECOMMENDATION

That Council approve the proposed retaining wall to be constructed at Lot 102 Winton Road, Joondalup, to a maximum height of 2.5 metres.

L CANDIDO
Deputy City Building Surveyor

bre12004

RS:SE
I11209

CITY OF WANNEROO REPORT NO: I11209

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 2624/149/14

WARD: CENTRAL

SUBJECT: UNAUTHORISED BUILDING WORK: LOT 149 (14) LUPIN COURT, WANNEROO

APPLICATION

An application for a building licence was submitted on 6 September, 1993, for the construction of grouped dwellings at Lot 149 (14) Lupin Court, Wanneroo. The buildings have been constructed without the issue of the building licence.

BACKGROUND

The building licence was prepared for issue on 15 October, 1993, and a letter was sent to the builder advising that the licence was ready for collection and validation.

A letter was sent to the builder on 27 April, 1994, requesting that the building licence be collected and validated. A similar letter was sent to the builder on 6 October, 1994. Several phone calls have been made to the builder as well as the real estate agent for the property to no avail.

The building licence contains a list of conditions of approval which must be signed by the builder. These conditions include the requirement for inspection of trenches which was not called for and the provision of Termite prevention and compaction certificates. These have not been submitted.

RECOMMENDATION

That Council instigate prosecution proceedings against the builder of the grouped dwellings at Lot 149 (14) Lupin Court, Wanneroo, for failure to collect and validate the building licence.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre12002
I11210

CITY OF WANNEROO REPORT NO: I11210

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 755-30249

WARD: SOUTHWEST

SUBJECT: PETITION REQUESTING PLAY EQUIPMENT ON COOLIBAH PARK, DUNCRAIG

A petition containing 28 signatures was received in this office on 9 November 1994 requesting that Council provide additional play equipment on Coolibah Park, Duncraig.

This particular park is located in Coolibah Place, Duncraig and covers an area of .54 hectares.

Currently this park has three minor items of play equipment and I consider that the petitioners' request for additional play equipment is justified.

RECOMMENDATION

That Council:

- (a) advises the petitioners that funds are not available on the current budget for the purchase of additional play equipment, and;
- (b) lists this item on the 1995/96 draft budget submissions for Council's consideration.

F GRIFFIN
City Parks Manager

FG:JB
gre1203
I11211

CITY OF WANNEROO REPORT NO: I11211

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 250-1

WARD: CENTRAL

SUBJECT: PETITION REQUESTING PLAY EQUIPMENT ON
HADDINGTON PARK, BELDON

A petition containing 30 signatures was received in this office on 4 November 1994 requesting that additional play equipment be provided on Haddington Park, Beldon.

This area of Public Open Space is a dry park and covers an area of 2.14 hectares and currently has two minor items of play equipment installed on it.

There is a requirement for a major item of play equipment to be provided on this park and it is intended that this be budgeted for on the 1995/96 draft budget.

RECOMMENDATIONS

That Council:

- (a) advises the petitioners that it is acknowledged that additional play equipment is required on Haddington Park, Beldon, and;
- (b) as funds are not available on the current budget this item will be listed on the 1995/96 draft budget submissions for Council's consideration.

F GRIFFIN
City Parks Manager

FG:JB
gre1202
I21200

CITY OF WANNEROO
TOWN PLANNING SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I21201

CITY OF WANNEROO REPORT NO: I21201

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/278
WARD: SOUTH
SUBJECT: REQUEST FOR RECONSIDERATION OF CONDITION 7 OF
DEVELOPMENT APPROVAL ISSUED 21 SEPTEMBER 1994,
LOT 5 (326) GNANGARA ROAD, LANDSDALE

METRO SCHEME: Industrial
LOCAL SCHEME: General Industrial
APPLICANT/OWNER: Hamilton Sawmills
CONSULTANT: A Gismondi
REQUEST RECEIVED: 21.11.1994
REPORT WRITTEN: 21.11.94

SUMMARY

A request has been received from Hamilton Sawmills for reconsideration of a condition of development approval requiring 49 car parking bays which the owner contends is a superfluous amount. Given the scale of operation and the number of staff and visitors utilising the site, a reconsideration of Condition 7 is supported.

BACKGROUND

The development application for a proposed sawmill was approved at Council's meeting on 14 September 1994 (I20909). Condition 7, reads as follows:

"the provision of 49 car bays and additional car parking bays being provided should it be considered necessary in the future, to the satisfaction of the City Planner and the City Engineer."

The property is located on the south side of Gngangara Road between Attwell and Madeley Streets. As Council may recall, the site was previously a gypsum processing plant and most of the

buildings associated with this use were being recycled as part of the sawmill application.

The proposal did not conform to Council's car parking requirement of one car bay per 30m² of gross floor area. Only 49 out of the required 88 car bays had been provided, a shortfall of 39 car bays. The applicant was granted a relaxation of the normal car parking requirement on the basis of the 49 car bays shown on the original site plan (see Attachment No 2). An application for a Building Licence has since been lodged on 17 October 1994. At that time the plans lodged illustrated a shortfall of twenty car parking bays (refer Attachment No 3). This was because the owner was under the misunderstanding that Condition 7 intimated that a total of 49 car bays were to be provided in the future if it were considered necessary. The applicant has since been advised that the 49 car bays were required to be provided on a Building Licence application for approval and that he should pursue the matter further with Council via the request for reconsideration of Condition 7.

ASSESSMENT

Currently the sawmill employs a total staff of 12, with an estimated long-term increase to 18, total. Visitors and trade representatives anticipated to come to the site would be no more than four at any given time. Therefore, the owner advises that the total amount of car parking demand for this proposal would not exceed 22 bays. The nature of the business will be wholesale only and it will be trading as a single occupancy. As the business currently operates on the provision of fixed quotas of jarrah logs for the next ten years (from the Department of Conservation and Land Management) there is no likelihood of this business expanding for at least that period of time.

The applicant wishes Council to accept a provision of 24 car parking bays on the site and is prepared to enter into a legal agreement to provide extra car parking should the need arise. It should be noted that if the property were to be subdivided in the future there would be ample land area to accommodate the total 49 car parking bays.

In approving the proposal for the sawmill, the discretion of Clause 9.1 of Town Planning Scheme No 1 was used in relation to modifying the car parking requirement. Further, Clause 5.2 of Council's Cash-in-Lieu of Car Parking Policy, G3.08, allows the car bay requirement to be reduced without a cash-in-lieu payment where the parking demand can be estimated with a high degree of confidence for purpose-built single occupancies.

In light of the anticipated parking numbers being less than half of that provided on the approved plans, the owner's willingness

to provide more car parking should it become necessary and the wholesale single occupancy nature of this proposal, I believe this request is worthy of support. This support is on the basis that Condition 7 is modified to require the provision of 24 car bays and additional car parking should it become necessary in the future.

RECOMMENDATION:

THAT Council:

39modifies Condition 7 to the Development Approval issued on 21 September 1994 (I20909) for the sawmill on Lot (326) Gngangara Road, Landsdale, to require provision of 24 car bays on the site subject to additional car parking being provided should it be considered necessary in the future, to the satisfaction of the City Planner and the City Engineer;

40requests the applicant to submit a revised site plan showing 24 car bays, together with a letter of undertaking to provide any additional bays should they be required as determined by the City Planner and the City Engineer.

O G DRESCHER
City Planner

vc:gm
pre941208
22.11.94
I21202

CITY OF WANNEROO REPORT NO: I21202

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 30/1331

WARD: SOUTH

SUBJECT: PROPOSED USE APPROVAL FOR CHURCH, LOT 99 (4)
HOCKING ROAD, KINGSLEY

METRO SCHEME: Rural
LOCAL SCHEME: Rural
OWNER: Hostyle Pty Ltd and A L Ruse
APPLICANT: Pastor Steven Davis
APPLICATION RECEIVED: 12.9.94
DAU/SCU:
APPLICANT CONTACTED: 30.9.94
ADVICE RECEIVED: 18.10.94
REPORT WRITTEN: 18.11.94

INTRODUCTION

An application has been received for a use approval of a portion of the Wanneroo Sports Pavilion for a church, whilst retaining the remaining portion as an indoor sporting complex. As the operating hours of the two uses are not proposed to coincide and no objections have been received for the proposed use, the application is supported.

BACKGROUND

The subject site is located on the west side of Wanneroo Road and is bounded to the north by Whitfords Avenue and to the south by Hocking Parade from which the site gains its access.

The proposal comprises church activities conducted by the Christian Outreach Centre, including Sunday church services, counselling, speciality classes, youth activities and children's clubs. The Sunday church service times and attendance numbers are listed below:

<u>TIME</u>	<u>ATTENDANCE NO</u>
9.00 am - 12.00 pm	200-300 people
6.00 pm - 9.00 pm	100-200 people

Counselling facilities would also be provided during 9.00 am - 3.00 pm Mondays to Fridays.

The sporting centre facility currently operates on Monday, Tuesday and Wednesday nights between 6.00 pm and 10.00 pm and as the church will be conducting both uses there is no intention to run the two simultaneously.

ASSESSMENT

The property is zoned Rural and the proposed church use defined as 'Public Worship' under Town Planning Scheme No 1 is an 'AA' land use in the Scheme's Land Use Table. Given that an AA use is one that is not permitted in the Rural Zone without Council approval, the property was the subject of on-site advertising for a period of thirty days. Two submissions were received in favour of the proposal, one from a couple in Kingsley and another from the Manager of the adjoining caravan park.

It should be noted that in previous years the centre has received notoriety for holding noisy functions, and Council's Health Department has received many noise complaints relating to the same. Council's Health Department has requested an acoustic consultant's report from the applicant in order to ascertain the likely impact of noise emanating from the centre, in considering the additional church use (which may include choir singing/practice, clapping etc).

The parking ratio prescribed for such a use under the Scheme is one bay per four persons accommodated. The site provides 104 car parking bays in total, with a potential for another 20-30 bays should they be required in the future. Given that the number of people attending the premises at any one time will be a maximum of 300 people, the maximum car bays required would be 75. Thus, based on the assumption that church service times will not coincide with the sporting centre function, the car parking provision is adequate. Council should note that the sporting centre function would generate a requirement of 79 car parking bays in total (based on a one car bay per 30 square metres of floor area, as per the Scheme).

Should the church and sporting centre's operating hours coincide and both functions are patronised to their potential car parking requirements, there would, in fact, be a deficiency of 50 car bays. It has already been mentioned earlier in the report that this is not the applicant's intention, but I believe, in supporting this application, an appropriate condition of development approval should be applied.

Should other church functions coincide with the operating hours of the sports centre, I do not believe these will cause any car parking problems and as such, I recommend approval of the proposal.

RECOMMENDATION:

THAT Council approves the application for a use approval of a church, as submitted by Pastor Steven Davis on behalf of Hostyle Pty Ltd and A L Ruse on Lot 99 (4) Hocking Road, Kingsley, subject to:

41the operating hours of the sporting centre not coinciding with those of any church services;

42additional car bays being provided should it be considered necessary in the future, to the satisfaction of the City Planner;

43the use being approved for a period of twelve months only so that Council may determine the impact of the joint use;

44standard and appropriate conditions.

O G DRESCHER
City Planner

vc:gm
pre941209
21.11.94
I21203

CITY OF WANNEROO REPORT NO: I21203

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 30/4954

WARD: CENTRAL

SUBJECT: PROPOSED CHILD CARE CENTRE AT LOT 283 (85)
FREDERICK STREET, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: L G Smith
CONSULTANT: M Denham
APPLICATION RECEIVED: 18.10.94

DAU/SCU: 25.10.94
APPLICANT CONTACTED: 28.10.94
REPORT WRITTEN: 16.11.94

SUMMARY

The proposed child care centre application does not comply with Council's Child Care Centres Policy with regard to its size, parking and manoeuvring areas.

BACKGROUND

Lot 283 is zoned Residential Development and is 918m² in area. It is located opposite open space and within 1km of two school sites. The surrounding lots are used for residential purposes.

The applicant has been advised of the situation and Council's Child Care Centres Policy requirements.

PROPOSAL

The proposal is to convert the existing residence to a child care centre to accommodate 30 children, pre-primary and pre-school age supervised by qualified child care workers and several assistants, 15-18 years of age.

ASSESSMENT

Advertising has not commenced for this proposal because features do not comply with Council's draft policy requirements and seem to be unresolvable. Notably the desirable lot size should be approximately 1500m² with an absolute minimum of 1200m²; Lot 283 is only 918m². Other problems are parking and its design. Council's policy requirement is one bay per staff member and one bay per five children. Based on present, three seniors, three junior staff and 30 children, a minimum of 12 bays is required for this development. The lot is constrained by the location of the existing house. The manoeuvring design should be "Drive Through" not the present one entry/exit set up.

The proposal otherwise conforms to the requirements of Council's policy. Traffic generation and its effect on residential amenity would have to be investigated subject to Council's decision.

In conclusion, the lot size and associated design problems do not satisfy Council's policy requirements and the proposal cannot be supported. Should Council wish to approve the application, approval should be subject to advertising in the normal manner and no objections being received.

Finally, the investigation of traffic generation the proposal's effect on residential amenity. Increased traffic generation, effects on residential amenity or objections during advertising will require the reassessment of the application by Council.

RECOMMENDATION:

THAT Council refuses the application submitted by mark Denham for a child care centre on Lot 283 (85) Frederick Street, Wanneroo because it does not conform to Council's policy requirements for Child Care Centres with regard to lot size, parking and its design.

O G DRESCHER
City Planner

rb:gm
pre941203
17.11.94
I21204

CITY OF WANNEROO REPORT NO: I21204

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/4841
WARD: SOUTH
SUBJECT: PROPOSED RETAIL NURSERY ON LOT 58 (15)
QUEENSWAY ROAD, LANDSDALE

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: J B, P E, J E & M B Tilbrook
CONSULTANT: Greg Rowe & Assoc
APPLICATION RECEIVED: 5.8.94
DAU: 16.8.94
APPLICANT CONTACTED: 17.8.94, 23.8.94

ADVICE RECEIVED: 7.9.94
REPORT WRITTEN: 14.11.94

SUMMARY

This retail nursery proposal attracted two submissions. The issues have been satisfactorily addressed and the proposal is supported subject to compliance with Council's requirements for parking bay and aisle widths and the relocation of the bore and meter outside of the parking area.

BACKGROUND

The subject lot is zoned Rural under Town Planning Scheme No 1 and the Metropolitan Region Scheme and is 5.059 hectares in area. A retail nursery is an AA use in this zone requiring Council's approval.

The proposal incorporates 16 tunnel shade houses, open plant propagation area, public display areas, a selling shed, shaded selling area, pallet pick-up area, existing machinery shed, toilets and associated parking and landscaping. Lot 58 was not the subject of the East Wanneroo Metropolitan Region Scheme Amendment gazetted in November 1994 therefore the land remains zoned Rural.

ASSESSMENT

Council's Town Planning Scheme No 1 requirements for car parking for retail nurseries are one bay per 500m² of site area used for display plus one bay per 10m² of gross floor area. This application generates the need for 74 bays; a total of 96 bays are provided which includes five trailer bays.

Advertising of the proposal by way of on-site sign for 30 days resulted in two submissions which are summarised below:

- .1 over-supply of retail nurseries within 5km radius;
- .2 applicants are presently operating a similar centre only 1.5km away;
- .3 retail nurseries represent quasi-commercial/mixed business developments and raise concerns regarding expansion into landscape supplies, pottery and cane ware, hardware etc;
- .4 fertiliser dusts being transported to nearby Landsdale residential area.

Items (i) and (ii) cannot be considered on Town Planning grounds and are controlled by market forces.

Item (iii) is a valid concern but is not relevant to this application as under the definition of Retail Nursery in Town Planning Scheme No 1 allows incidental uses such as the sale of plant containers, gardening implements, fertilisers and insecticides. Landscape supplies which involve the sale of wood chips, logs, rocks, sand, stone, paving slabs and other items intended for landscaping purposes are not sought by this application.

The adjacent residential area in Landsdale is approximately 400 metres away. It was established after a number of nurseries in the area amongst rural activities which by their nature involve the use of fertilisers and other chemicals. It is therefore expected that small amounts of chemicals may reach the residential area but it is not anticipated that this proposal would cause significant spray drift to the residential area because several uses will be covered with roofing or cloth.

Telstra (OTC Australia) were also given the opportunity to comment since Lot 58 is located within the 1km buffer zone around the site of the Perth International Telecommunications Centre. Their concerns relate to electrical supply and equipment and they have no objection to the proposal provided these are addressed and colorbond cladding is used as indicated.

At 1:500 scale the plan does not allow accurate assessment of car parking and access provisions but there is ample room to accommodate any change required to ensure compliance. Specifically the two-way aisles need to be a minimum of 6m wide and end bays constructed at 2.75m wide which can readily be achieved.

It will also be necessary to relocate the bore and meter outside the car park and accessways. No details of signage or the landmark tower have been included in this application and have been excluded from the assessment.

In view of the comments received and the proposals compliance with the requirements of Town Planning Scheme No 1 the proposal is supported subject to satisfactorily addressing the above concerns.

RECOMMENDATION:

THAT Council approves the application for a Retail Nursery on Lot 58 Queensway Road, Landsdale, submitted by Greg Rowe & Associates on behalf of J B, P E, J G and M B Tilbrook, subject to the following:

1. the retail nursery operating within the proposed definition under Town Planning Scheme Amendment No 622 as follows:

"Retail Nursery" means an establishment engaged in the retailing of horticultural goods grown on the property such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use the sale of plant containers, fertilisers, insecticides and gardening implements;

45the car parking area not to be used for display, storage or stockpiling of materials and goods to be used in conjunction with the nursery operation;

46car bays to be a minimum of 2.5 wide and 5.5m long;

47access aisles between car bays to be a minimum of 6m wide;

48bore and meter to be relocated outside of the parking area and accessways;

49signage and landmark tower are to be the subject of a separate application;

50landscaping of display area surrounds adjacent to Alexander Drive and the southern boundary;

51standard and appropriate development conditions, including any requirements of Telstra.

O G DRESCHER
City Planner

hjj:gm
pre941201
16.11.94
I21205

CITY OF WANNEROO REPORT NO: I21205

TO: TOWN CLERK
FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 790-593
WARD: CENTRAL
SUBJECT: SURPLUS PORTION MITCHELL FREEWAY RESERVE,
CONNOLLY

METRO SCHEME: Urban
LOCAL SCHEME: Controlled Access Highway
APPLICANT/OWNER: LandCorp
REPORT WRITTEN: 24.10.94

SUMMARY

Several portions of excess Freeway reserve have been rezoned. One portion at Shenton Avenue, Connolly attracted considerable local opposition. Although it has been rezoned Urban under the Metropolitan Region Scheme (MRS) it has not been rezoned for residential purposes under the Council's Town Planning Scheme No 1 (TPS1). LandCorp wishes to transfer the land to Council for passive public open space (POS) purposes and although previously considered unsuitable for this use it appears to be the preferred remaining option, although unsuitable for that purpose from both a Parks and Planning point of view.

BACKGROUND

At its meeting on 23 October 1991 (F21021), Council initiated Amendment No 593 to rezone portions of the Mitchell Freeway reserve no longer required for freeway purposes.

The subject sites are situated at the intersections of the Freeway reserve and Hodges Drive and Shenton Avenue.

The rezoning was from Controlled Access Highway to Residential Development, Joondalup City Centre and Service Industrial (see Attachment No 1).

The application was submitted by LandCorp.

At its meeting on 21 December 1992 (H20249) Council considered a subdivision application from LandCorp for the Connolly site for 21 residential lots ranging in size from 680m² to 1140m². This application was held pending consideration of submissions received following the close of advertising of the amendment.

LandCorp also requested an amendment to the Metropolitan Region Scheme to accommodate the new zones.

At its meeting on 9 June 1993 (H20622) Council considered Amendment No 593 again following the close of advertising. Seventy submissions and one petition containing 77 signatures were received. Sixty five submissions and the petition objected to the rezoning of the Connolly site. One of the submissions was from LandCorp requesting Council to delete the Connolly site from the amendment due to strong public objection.

Reasons of objection included:

52devaluation of property values;

53purchasers believed that the subject sites were to act as buffers between residential development and the Freeway;

54increased levels of traffic on adjacent residential streets and associated loss of amenity and safety.

Following consideration of the submissions received, Council resolved:

1. to modify the amendment to delete the Connolly site;
2. to forward the submissions to the Hon Minister for consideration;
3. that, following advice that the Hon Minister it is prepared to approve the amendment, sign and seal the documents.

Council also resolved to recommend the refusal of the subdivision application due to the removal of the Connolly site from the amendment and consequently the site would be inappropriately zoned to accommodate residential development.

The Hon Minister approved Amendment No 593 on 27 May 1994.

Correspondence was received from the Minister's office advising that he has approved the associated MRS amendment. This amendment includes the Connolly site even though Council made a submission advising the Minister of LandCorp's and Council's desire to remove the Connolly site. No reason was given as to why the Minister ignored LandCorp's and Council's advice.

The new zones under the MRS, including the Connolly site to Urban, were effectively introduced on 15 April 1994 being the

date that the finalisation of the amendment was advertised in the Government Gazette.

PRESENT POSITION

By lifting the Reservation (ie Controlled Access Highway) under the MRS and zoning the land Urban the Reservation under Council's TPS 1 is automatically lifted in accordance with requirements of the Metropolitan Region Town Planning Scheme Act (MRTPSA) and consequently the Connolly site is now not zoned or coded under TPS 1.

Section 35A of the MRTPSA requires in the above case, that Council initiates an amendment to its Scheme to zone the land no later than six months after the date of the MRS amendment's gazettal (ie six months from 15 April 1994).

If Council fails to comply with this requirement the Minister has the power to initiate an amendment to Council's Scheme to zone the land. If Council does not adopt the Minister's proposed amendment the Minister can, within a period of ninety days after the amendment is delivered to Council, approve the amendment and have it published in the Government Gazette from which date the land will be zoned under Council's Scheme.

Given the above, two options were therefore available:

1. to initiate an amendment to introduce a zone that LandCorp and Council considers appropriate;
2. to do nothing and anticipate the possibility that the Minister may force a rezoning.

At its meeting on 25 May 1994 Council resolved to advise LandCorp of the issues relating to the MRS and Council's TPS amendments regarding the Connolly site, and to seek advice as to what course of action it proposes to pursue.

LANDCORP'S RESPONSE

LandCorp has now written to Council advising that:

1. It does not intend to proceed with any residential subdivision on the land.
2. It intends to restore the land to bushland by seeding with native plant species. (Note: the land was prematurely cleared by LandCorp early on in the rezoning process without approval).

3. It wishes to initiate a move to vest the land with the Council as passive POS.

Council's Parks Department advises that the land is of little use for POS purposes. This advice reiterates both the Parks and Town Planning Departments comments on the same subject in a report requested by Council and addressed at its meeting on 11 August 1993 (H20820).

Notwithstanding, given further consideration of the limited options, this use appears to be the logical option, given the local residents' objection to any residential development of the site and the land owner's desire to dispose of the land.

Given the above, it is recommended that an amendment be initiated to Council's Scheme to create a Local Authority Reserve Public Recreation over the land. This will satisfy the local residents and LandCorp and it will rectify the situation with Council's Scheme whereby the land is currently not zoned.

The land can then become a Reserve for Public Recreation and be vested in the Crown under Section 20A of the Town Planning and Development Act. Once vested, it becomes the responsibility of the Department of Land Administration. Council therefore has no responsibility unless it agrees to have the land vested in itself.

Notwithstanding, responsibility from a cost point of view is expected to be minimal as the land is intended to be left in its current state and not be developed as a park.

RECOMMENDATION:

THAT Council, subject to LandCorp's agreement:

1. initiates Amendment No 709 to Town Planning Scheme No 1 to create a Local Authority Reserve Public Recreation over the subject portion of Lot 4 in Connolly;
2. forwards Amendment No 709 to the Hon Minister for Planning seeking approval to advertise.

O G DRESCHER
City Planner

tk:gm
pre941113
16.11.94
I21206

CITY OF WANNEROO REPORT NO: I21206

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 510-2684
WARD: SOUTH WEST
SUBJECT: APPLICATION TO PURCHASE A PORTION OF WEST
COAST HIGHWAY, SORRENTO

APPLICANT/OWNER: STIRLING CORPORATION/CROWN
CONSULTANT: KEITH HOWARD PIPER (CONSULTING SURVEYOR)
REPORT WRITTEN: 9 NOVEMBER 1994

SUMMARY

The proposed closure of a portion of West Coast Highway, Sorrento and the subsequent sale of the land to the adjoining property owner was advertised in the local newspaper. At the close of the advertising period no objection was received. The Department of Land Administration may be requested to close the subject road reserve and amalgamate the land with the adjoining property.

BACKGROUND

The owners of Lot 25 Padbury Circle applied to purchase the road reserve adjoining the rear of their property. The City has no requirement for the road reserve and closure could therefore be supported.

A portion of the road reserve will need to be retained for a sightline truncation and a survey will need to be undertaken to determine the area required.

A 0.1 metre pedestrian accessway is required to be established along the new boundary and around the truncation to prevent vehicular access to West Coast Drive and The Plaza. SECWA has

plant within the road reserve which will require relocation and the applicants have agreed to meet the costs involved.

The Department of Land Administration (DOLA) will set a purchase price and arrange the sale of the land.

ADVERTISING

Council at its meeting on 28 September 1994 resolved to give preliminary approval to the closure and subsequent disposal of the land subject to the proposal being advertised. A notice was placed in the Wanneroo Times and at the end of the statutory 35 day advertising period, no objection was received.

RECOMMENDATION:

THAT Council agrees to the closure of the portion of the road reserve adjoining Lot 25 West Coast Highway, Sorrento and the subsequent disposal of the land to the adjoining owners in accordance with Section 288A of the Local Government Act.

O G DRESCHER
City Planner

cd:rp
11.11.94
pre129401
I21207

CITY OF WANNEROO REPORT NO: I21207

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 740-94800

WARD: NORTH

SUBJECT: PROPOSED SUBDIVISION, LOT 1 AND PART LOT M1689
YANCHEP BEACH ROAD, YANCHEP

METRO SCHEME: Rural

LOCAL SCHEME: Service Station, Special Zone
(Additional Use) Video hire and Rural
OWNER: Dancec Nominees
CONSULTANT: Sorenson Short & Associates
APPLICATION RECEIVED: 1 August 1994
SCU: 25.8.94
REPORT WRITTEN: 16.11.94

SUMMARY

The application is to realign the western boundary of Lot 1 Yanchep Beach Road, Yanchep approximately 30 metres west of its present location. The site is currently being used for the purpose of a service station and so long as the zoning is extended to accord with a new lot boundary, the principle of the proposal can be supported.

SITE DESCRIPTION

Lot 1 has an area of 4047m² which incorporates a residence, service station, associated fuel bowsers, toilets and a bulk fuel storage area. Both access to the bulk fuel storage area at the rear of the lot and the western section of driveway leading to the fuel bowsers extend informally into the adjoining Pt Lot M1689. Several mature trees exist within the section of Pt Lot M1689 which is the subject of this application, that area is fenced, as shown on the plan of subdivision (see Attachment No 1).

Both Lot 1 and the subject section of Pt Lot M1689 are flat. The location of these lots is shown on Attachment No 2.

BACKGROUND

Lot 1 was originally given approval for fuel pumps in 1963 and this use was reflected in the Service Station zoning which was applied to it when Town Planning Scheme No 1 became operative in 1972.

Amendment No 572 rezoned Lot 1 from service Station to Service Station (Additional Use) Video Hire in May 1992.

PROPOSAL

The application proposes to realign the western boundary of Lot 1 approximately 30 metres to the west to create a total lot area of 6450m². The proposed lot would incorporate both the bulk fuel storage area access and the western section of the driveway.

The reason for the application is to formalise the current use of Pt Lot M1689. The applicant would seek to extend the Service Station use onto the new area at a later stage.

ASSESSMENT

Lot 1 and the subject portion of Lot M1689 are currently zoned Service Station/Special Zone (Additional Use) Video Hire and Rural respectively under Town Planning Scheme No 1. A service station is, however, a use not permitted within a Rural Zone. To avoid complications over the future use and development of the site it would be prudent to require the subject portion of Lot M1689 to be rezoned to reflect that of Lot 1. As the need for the rezoning depends upon the State Planning Commission's (SPC) favourable determination of this subdivision proposal, it would seem most appropriate to require, as a condition of the City's subdivision support, such a rezoning to be finalised prior to subdivisional clearance being issued.

The draft Yanchep/Two Rocks Metropolitan Region Scheme (MRS) Amendment was confidentially submitted to Council for its comments by the SPC in late 1993. The draft amendment showed all but the south-western corner of Lot 1 as well as the northern subject portion of Pt Lot M1689 as future Controlled Access Highways Reservation for the Mitchell Freeway.

Council considered the draft MRS Amendment at a Special Meeting held on 20 December 1993 (H81201) and resolved, inter alia, to request the SPC to consider the impact of the future Mitchell Freeway alignment on Lot 1, given substantial vacant land available on either side of the lot. No response has been received to date from the SPC on this matter and the MRS Amendment is yet to be formally initiated by the SPC.

Regardless of the eventual outcome of the future Yanchep/Two Rocks MRS Amendment, it is unlikely that the freeway will extend to Yanchep Beach Road for many years. If, however, the freeway remains on its currently proposed alignment and this subdivision and associated rezoning proceeds, then the value of any claim made for compensation arising from a reservation of this land under the MRS would be likely to increase. This is an issue for the Commission to consider.

In the circumstances the 2403m² enlargement of Lot 1 by this subdivision and amalgamation application seems excessive and a smaller area to accommodate the driveway in the service station site is recommended.

RECOMMENDATION:

THAT Council:

55supports only the principle of the application submitted by Sorenson Short & Associates on behalf of Dancec Nominees for the realignment of the western boundary of Lot 1 Yanchep Beach Road, Yanchep, subject to:

.1 a smaller area sufficient to formalise the driveway by including it in Lot 1 being considered;

.2 the finalisation of an amendment to rezone the subject portion of Pt Lot M1689 Yanchep Beach Road from Rural to Service Station, Special Zone (Additional Use) Video Hire;

56reminds the State Planning Commission that the subject land is affected by a proposed Controlled Access Highways Reservation under the draft Yanchep/Two Rocks Metropolitan Region Scheme Amendment and reiterates to concern over the impact of this proposed reservation on Lot 1.

O G DRESCHER
City Planner

sgw:gm
pre941204
18.11.94
I21208

CITY OF WANNEROO REPORT NO: I21208

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 740-95078
WARD: NORTH

SUBJECT: PROPOSED SUBDIVISION, LOT 51 (122) BERNARD ROAD, CARABOODA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: J A Burnett
CONSULTANT: Chappell & Lambert
APPLICATION RECEIVED: 10.8.94
DAU/SCU: 8.9.94
ADVICE RECEIVED: 19.10.94
REPORT WRITTEN: 15.11.94

SUMMARY

The application is for the subdivision of Lot 51 Bernard Road, Carabooda, to create three lots. Proposed lot sizes do not comply with Council's Rural Subdivision Policy and part of the lot is located within the (Priority) Limestone Resource Area designated within both the State Planning Commission's Basic Raw Materials Policy and Council's Rural Subdivision Policy. It is therefore recommended that the application not be supported.

SITE DESCRIPTION

The lot is flat to undulating and has two road frontages, one each to Bernard Road and Georgjemma Place. With the exception of a cleared area near the intersection of these roads, the lot is covered with mature trees. A limestone block and asbestos cottage known as George Gibbs House exists near the Bernard Road frontage. The location of the lot is shown on Attachment No 1.

PROPOSAL

It is proposed to subdivide Lot 51 from its current area of approximately 11.7 hectares (ha) into a lot of 3.7ha, which incorporates George Gibbs House and two lots of 4.0 each (Attachment No 2). The two eastern lots are proposed to gain access via two 3.5 metre wide battleaxe legs which run off Georgjemma Place.

ASSESSMENT

Lot 51 is zoned Rural and is subject to Council's Rural Subdivision Policy G3-33 which stipulates a minimum lot size of 4 hectares in this locality. As such, the proposed 3.7ha lot does not comply. Lot 51, being 11.7 ha could, however, produce three lots each of 3.9ha. Council has primarily supported such minor variations to its policy in the past and such applications have also been successful on appeal.

The site is also affected by the State Planning Commission's Basic Raw Materials Policy. The aim of this policy is to protect and facilitate the extraction of raw materials required to serve the future needs of the Perth Metropolitan Area. The primary method of achieving this aim is to prevent the intrusion of land uses which are sensitive to, and therefore incompatible with, extraction operations and may therefore prevent those operations from occurring.

In this case, the lot is partly located within a Limestone Priority Resource Area. The priority area is identified as having regional significance because of the quality and extent of the limestone, availability to extractive operators and absence of incompatible uses.

The more intensive land uses that would result from the subdivision of this land would exacerbate amenity problems associated with adjacent extraction activities (existing and future).

Further subdivision of this land would restrict the scale of, and therefore potentially the viability of future limestone extraction operations. It would also impede attempts to assemble sufficient land for viable extraction.

Council's Rural Subdivision Policy recognises these issues and therefore stipulates that Council shall not support subdivision in areas containing important limestone resources if the subdivision is likely to lead to the unavailability of limestone for extraction.

George Gibbs House was constructed in 1930 and was home to the Gibbs family, who were pioneers in the locality. The applicant advises that as it currently exists, Lot 51 may be purchased for its land value only, resulting in the likely demolition of the cottage. He further suggests that subdivision of the land, however, would reduce the ratio of house to land values, thereby providing financial encouragement to retain the cottage. Based on the information within Council's Historic Sites Data Base, the cottage is assessed as having no heritage significance.

Council normally requires a minimum width of 10 metres for Rural battleaxe legs and a reciprocal access agreement where such battleaxe legs are proposed to be shared between lots. Suitable conditions will be required to cover these issues should Council decide to approve the application.

RECOMMENDATION:

THAT Council does not support the application submitted by Chappell & Lambert Pty Ltd on behalf of J A Burnett for the subdivision of Lot 51 Bernard Road, Carabooda for the following reasons:

57the proposal is inconsistent with Council's Rural Subdivision Policy, which specifies a minimum lot size of 4 hectares in this area and is located within a Priority Resource Area under both the State Planning Commission's Basic Raw Materials Policy and Council's Rural Subdivision Policy;

58support for this proposal will establish an undesirable precedent for further subdivision in the locality;

59the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;

60the proposed battleaxe legs do not comply with Council's normal 10 metre width requirement.

O G DRESCHER
City Planner

sgw:gm
pre941125
16.11.94
I21209

CITY OF WANNEROO REPORT NO: I21209

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-923

WARD: NORTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 320 AND 321 ST ANDREWS DRIVE,
YANCHEP

LOCAL SCHEME: Residential
APPLICANT/OWNER: Sun City Country Club Incorporated/Crown
CONSULTANT: Greg Rowe & Associates
REPORT WRITTEN: 16 November 1994

SUMMARY

The owner of Lots 320 and 321 St Andrews Drive has requested Council to consider the closure of the pedestrian accessway which runs between the two lots. The accessway serves no purpose as it only leads into a private golf course which is owned by the applicants.

Alternative access to the golf course is available 100 metres away. The proposed closure will need to be advertised to give the residents in the vicinity an opportunity to comment.

APPLICATION

Sun City Country Club Incorporated owns Lots 317 through to 321 and the adjoining Pt Lot 10 on which the existing golf course is situated. The Country Club has submitted a request to Council to rezone the accessway and adjacent lots to accommodate a grouped housing development (Amendment 696). Their proposal for grouped housing is the basis for their application to close the accessway.

EVALUATION

Closure of the accessway will have minimal impact on the pedestrian movement through the area as it only leads into a privately owned golf course. Alternative access to the golf course is available off Russley Grove and St Andrews Drive. Both of the alternative access sites are approximately 100 metres from the accessway.

The only service affected by the closure will be a Council stormwater drain and an easement will be required to protect the City's Plant. The applicants are concerned about the location of the easement as it will affect their development proposals and relocation of the plant is therefore being investigated. Any costs associated with the relocation of the service will be met by the applicants.

The proposed closure of the accessway will need to be advertised to give the residents in the vicinity an opportunity to make comments.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre941207
I21210

CITY OF WANNEROO REPORT NO: I21210

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-170, 510-493

WARD: SOUTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN HAINSWORTH AVENUE AND TENDRING WAY,
GIRRAWHEEN

LOCAL SCHEME: Residential
APPLICANT/OWNER: Adjoining Property Owners/Crown
REPORT WRITTEN: 17 November 1994

SUMMARY

The residents adjoining the pedestrian accessway between Hainsworth Avenue and Tendring Way, Girrawheen have requested Council to approve the closure of the accessway on the grounds of vandalism and antisocial behaviour. The proposed closure will

need to be advertised to gauge the opinions of the residents in the vicinity.

APPLICATION

The application for the closure of the accessway was supported by a petition signed by fourteen residents representing ten households.

In June this year a stolen car was chased by the police down the accessway damaging fences and causing stress to the adjoining owners. In another incident, youths with lengths of wood with fireballs on them were running up and down the accessway.

The adjoining property owners have experienced break-ins and verbal abuse. Kitchen knives, stolen handbags and syringes have been found in the accessway. The applicants also claim that a woman was raped in the accessway.

ASSESSMENT

The accessway provides convenient access to a park, child health centre, primary school, church and a pre-primary centre for residents in Tendring Way. If closed, the residents in Tendring Way would have an extra 280 metre walk to these services.

The type of antisocial behaviour being experienced by the adjoining property owners is extreme and in this case closure may be warranted. The comments of the residents in Tendring Way should be sought by way of a letter drop. Normal advertising in the local newspaper and the erection of on-site signs should also be undertaken.

If the residents in Tendring Way oppose the closure, alternative solutions to the antisocial behaviour will need to be investigated. If, however, the residents have no objection, closure could be supported.

The Department of Planning and Urban Development has advised that it will raise no objections to the closure if Council considers the social problems being experienced outweigh the benefits of direct access provided by the accessway.

The Water Authority of Western Australia has a water main within the accessway which will require cutting and capping. No other services will be affected if the accessway is closed.

The owners of Lot 1198 Hainsworth Avenue and Lot 1186 Tendring Way have agreed to purchase the full width of the accessway adjoining their properties and to meet all of the associated costs.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Hainsworth Avenue and Tendring Way, Girrawheen subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre941206
I21211

CITY OF WANNEROO REPORT NO: I21211

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 7 DECEMBER 1994

FILE REF: 510-707

WARD: SOUTH WEST

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN EUCALYPT COURT AND TELOPIA DRIVE,
DUNCRAIG

LOCAL SCHEME: Residential
APPLICANT/OWNER: GV & J Byrne/Crown
REPORT WRITTEN: 22 November 1994

SUMMARY

A property owner adjoining a pedestrian accessway between Eucalypt Court and Telopia Drive, Duncraig has requested Council to consider closing the accessway on the grounds of vandalism and antisocial behaviour. The other adjoining property owner has objected to the closure of the accessway stating that they have not experienced any problems.

APPLICATION

The owners of Lot 188 (25) Eucalypt Court, Duncraig have been broken into on several occasions. Cars have been stolen and vandalised and washing is continually being stolen from the line.

Numerous items including glass and rocks have been thrown over the fence into the back garden and swimming pool. The applicants have also found home made bonges and stolen goods in the accessway.

The application to close the accessway was supported by a petition signed by 22 residents representing 19 households in Eucalypt Court.

The closure application was referred to the other adjoining property owners (Lot 187) to seek their comments. They have advised that they are sympathetic to the problems being experienced by their neighbour, however, they object to the accessway being closed. The owners of Lot 187 have two entrances into their property, one from Eucalypt Court and the other from Telopia Drive. They fear that people will walk through their property when the accessway is closed. They claim that the accessway is used by a large number of people both adults and children. The owners of Lot 187 have had no problems with the accessway.

EVALUATION

The accessway does provide a short-cut for residents in the vicinity, however closure of the accessway would not cause too much inconvenience to the residents as slightly longer alternative routes are available.

It is unusual that only one of the adjoining residents is experiencing difficulties with the accessway, however, this may be attributed to the owners of Lot 187 having a high brick wall adjoining the accessway. As one of the adjoining owners has objected strongly to the accessway being closed and has stated that it is used frequently, I do not believe closure should be pursued.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Eucalypt Court and Telopia Drive, Duncraig.

O G DRESCHER
City Planner

cd:rp
pre941211
23.11.94
I31200

CITY OF WANNEROO
FINANCE & ADMIN RESOURCES SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I31201

CITY OF WANNEROO REPORT NO: I31201

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

Council approval is sought for the following function to be included in the 1994/95 calendar of events.

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
16 Dec 94	Councillor & Department Heads Xmas Function	55	Council

Submitted for consideration.

R F COFFEY
Town Clerk

prre0135
I31202

CITY OF WANNEROO : REPORT NO I31202

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 7 DECEMBER 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 \$5,043.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 7 December 1994.

J B TURKINGTON
City Treasurer

TO:JW

23 November 1994

tre0008

I31203

CITY OF WANNEROO REPORT NO: I31203

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 7 DECEMBER 1994
FILE REF: 009-1
WARD: SOUTH AND CENTRAL
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Clare Tosley, 17 Turnberry Place, Connolly 6027.

Clare has been selected to represent Western Australia in the Australian Tae Kwon Do Championships to be held in Sydney, New South Wales between 25 - 29 November 1994.

Costs associated with this tour are estimated at \$550 per person.

2. Mr Christopher McKay and Andrew McKay, 18 Pe

Christopher and Andrew have been selected to represent Western Australia in the National Junior Chess Championships to be held in Canberra during January 1995.

Costs associated with this tour are estimated at \$1,200 per person.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-
Clare Tosley

Christopher McKay
Andrew McKay

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

J B TURKINGTON
City Treasurer

JW
21 November 1994

tre0277

I31204

CITY OF WANNEROO REPORT NO: I31204

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 7 DECEMBER 1994
FILE REF: 009-1
WARD: ALL
SUBJECT: DONATION - PENSIONERS' ACTION GROUP (INC)

A request for financial assistance has been received from the Pensioners' Action Group (Inc). Refer Attachment 'A'.

This Group is a non profit making charitable organisation. The annual subscription is \$4.50 as most pensioners can only afford a nominal amount. The group has members who reside within the City of Wanneroo. The exact number is not stated.

This year the Group is holding a Christmas Party for the pensioners on Tuesday, 13 December 1994. The venue will be at the Lotteries House in Perth. The cost per person is approximately \$10.00.

The Group has to rely on the generosity of small businesses and other organisations to assist with this function.

RECOMMENDATION

That Council donates \$200 to the Pensioners' Action Group (Inc) to assist with costs to hold a Christmas Party for pensioners. Such donation to be from Account No 26066 - Other Aged and Disability Services - Sundry Donations.

J B TURKINGTON
City Treasurer

JW
23 November 1994

tre0279
I31205

CITY OF WANNEROO REPORT NO: I31205

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 7 DECEMBER 1994
FILE REF: 280-0
WARD: ALL
SUBJECT: PETTY CASH FLOAT - DEPOT STORE

The Treasury Department's Stores Section located at Council's depot require an increase in petty cash float from \$50.00 to \$100.00.

The increase in petty cash is required as a greater number of items purchased for very small amounts are now being paid for by cash rather than raising purchase orders.

Adequate audit controls will be implemented for the correct recording and security of the petty cash float.

RECOMMENDATION

That Council -

1. increases the Treasury Department's Stores Section petty cash float from \$50.00 to \$100.00; and
- 2.ensures the cash float is operated in accordance with correct ac

J B TURKINGTON
City Treasurer

TP:JW
21 November 1994

tre0276
I41200

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I41201

CITY OF WANNEROO REPORT NO: I41201

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/569-8
WARD: SOUTH WEST
SUBJECT: HEALTH (FOOD HYGIENE) REGULATIONS 1993 - ex I40603

Council at its meeting of 22 June 1994 (I40603) resolved to:

- 1 endorse a Notice served on the proprietors of Padbury Quality Meats on 19 May 1994 to provide a hot water system and
- 2 to initiate legal action in the event of non compliance.

As a result of the work required not being commenced, a summons was served on each proprietor on 25 August 1994 and a mention date listed for Court on 13 September 1994. A hearing date was then set for 15 February 1995.

In the meantime the business was sold in mid October 1994. The shop was closed for a week and all outstanding works were completed prior to the new opening on 24 October 1994, by the new proprietor.

It is submitted that the continuation of these prosecution proceedings would serve no useful purpose. Council is asked to consider withdrawal of proceedings subject to current costs to date being paid by the defendants.

RECOMMENDATION

That Council:

- 1 rescinds the resolution to initiate legal action against the proprietors of Padbury Quality Meats for failing to provide a hot water system; and

2 authorises Council's Solicitors to arrange withdrawal of current legal proceedings against James Crabb and Steven Latter, former proprietors of Padbury Quality Meats, conditional on Council's legal costs being met by the defendants.

G A FLORANCE
City Environmental Health Manager
hrel2003
ma:rej
I41202

CITY OF WANNEROO REPORT NO: I41202

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
FILE REF: 30/339
WARD: SOUTH
SUBJECT: APPLICATION - CARPORT

Council is advised of an application from Heritage Outdoor on behalf of Mr N Cox of Bay 122 Kingsway Caravan Park to erect a carport. The carport will be of metal construction.

This application is in accordance with Council's By-laws Relating to Caravan Parks.

RECOMMENDATION

That Council approves the application from Heritage Outdoor of 25 Davison Street, Maddington to erect a carport on behalf of Mr N Cox at Bay 122 Kingsway Caravan Park subject to the issue of an appropriate building licence.

G A FLORANCE

City Environmental Health Manager

hrel2001
ae:rej
I41203

CITY OF WANNEROO REPORT NO: I41203

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
FILE REF: 877/982/11
WARD: SOUTH
SUBJECT: KEEPING OF PIGEONS - APPLICATION

Council is advised of an application from Mr Michael Broome of Lot 982 (11) Yeaman Court, Koondoola to keep up to 75 pigeons at the above property. Mr Broome is registered with Wanneroo Racing Pigeon Club (Inc).

The applicant has canvassed surrounding neighbours and obtained signatures verifying that they have no objections to his proposal.

Council's By-laws Relating to the Keeping of Pigeons state that numbers are not to exceed 20 on any land except that any person who in January each year produced to the local authority satisfactory proof that he is a current member of a recognised incorporated racing pigeon body or a registered fancier may be permitted to keep up to 75 pigeons on any land zoned "Residential" or any land zoned "Special Rural".

RECOMMENDATION

That Council grants approval to Mr Michael Broome of Lot 982 (11) Yeaman Court, Koondoola to keep 75 pigeons, subject to his compliance with Council's By-laws Relating to the Keeping of Pigeons.

G A FLORANCE
City Environmental Health Manager

hrel2002
gs:rej
I41204

CITY OF WANNEROO REPORT NO: I41204

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 765-9 c765-13

WARD: ALL

SUBJECT: PMFM RADIO BEACH PROMOTION - SUMMER 94/95

PMFM Radio Station has approached Council requesting permission to conduct a promotion along the City's beaches at Sorrento and Mullaloo from 26 December 1994 to 28 February 1995.

The promotion involves using a tennis ball server to fire tennis balls from a boat travelling along the coast onto the beach. The tennis balls can then be redeemed for prizes.

Permission has already been granted for this promotion from the Fremantle Port Authority, the Department for Transport (ex Marine & Harbours) and the WA Surf Life Saving Association. Correspondence from these organisations detailing appropriate conditions has been sighted. These conditions are:

- . the promotion be conducted between the hours of sunrise and sunset only;
- . a maximum speed of 8 knots not be exceeded within 45 metres of the foreshore and that all other speed restriction areas are complied with;
- . that approval to the promotion be given by all authorities having control of the foreshore where the promotion is to be conducted;

. that liaison is made with all Surf Lifesaving Clubs which operate in the same area to ensure there is no conflict with their activities.

Council may like to consider imposing a further condition as follows:

. that PMFM Radio Station provides Council with a "hold harmless" letter prior to commencement of the promotion.

RECOMMENDATION

That Council:

- 1 approves the PMFM Radio Station's request to conduct a promotion along the City's beaches at Sorrento and Mullaloo from 26 December 1994 to 28 February 1995 subject to the conditions detailed by the Department of Transport and the Surf Lifesaving Association of WA being complied with; and
- 2 requests the organisers to liaise further with the Recreation and Cultural Services Department to ensure that all Council requirements are observed.

R BANHAM
City Recreation and
Cultural Services Manager

JM:SS
rre41207
I41205

CITY OF WANNEROO REPORT NO: I41205

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 429-1-2

WARD: ALL

SUBJECT:

BUSKING - CITY OF WANNEROO

An application for a busking licence has been received from Miss Amanda Benfall (Attachment 1 refers).

Busking is an important element within public animation and community cultural development programmes. It is recognised for its ability to add to the vitality and excitement in a City Centre. Northbridge and Forrest Place are good examples of buskers' crowd drawing ability.

It is considered busking would be an appropriate activity within the Joondalup City Centre, with potential to attract people to the area and "hold" them there. Footpaths within the city centre are suitable for performance orientated busking.

In addition to the city centre, Joondalup Railway Station would be an ideal location due to its transient ambience. Westrail has, however, consistently rejected busking applications at its train and bus stations, citing pedestrian traffic flows and safety concerns.

Shopping Centres, due to the number of people visiting them, would also be suitable. Permission, however, must be obtained from Centre owners. Initial discussions have not been favourable towards the concept.

Busking by-laws are currently being prepared by the Municipal Law and Fire Services Department. It is anticipated they will be submitted to Council at the last Council meeting in December.

Until busking by-laws are adopted by Council it, is not considered appropriate to issue a licence to any applicant. It would be worthwhile, however, to seek to expand the range of sites available for busking in the City of Wanneroo.

It is proposed, therefore, that negotiations are commenced with Westrail and Shopping Centre owners to permit performance busking within their properties.

RECOMMENDATION

That Council:

- 1 defers consideration of issuing a busking licence to Miss A Benfall until Busking By-laws have been reviewed and adopted; and

2 commences negotiations with Westrail and Shopping Centre owners to permit busking within their properties.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rre41201
I41206

CITY OF WANNEROO REPORT NO: I41206

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 330-9-1 c880-2

WARD: NORTH

SUBJECT: REQUEST FOR WAIVER OF HIRE FEES

A request has recently been received from Ocean Ridge Women's Community Group seeking a waiver of hire fees for the meeting room at Gumblossom Community Centre.

A financial counsellor employed under the Poverty Programme is currently based at Granny Spiers Community House in Heathridge. The need for this service has been established within the North Ward and will benefit the local community.

The proposal is to situate the counselling service at the Gumblossom Community Centre for one day each week.

The cost of the waiver will be \$31.50 per week.

RECOMMENDATION

That Council waives the hire fee of \$31.50 per week for the use of the meeting hall at Gumblossom Community Centre by the Ocean

Ridge Women's Community Group for the purpose of a financial counselling service.

R BANHAM
City Recreation and
Cultural Services Manager

CE:SS
rre41205
I41207

CITY OF WANNEROO REPORT NO: I41207

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 050-11

WARD: ALL

SUBJECT: "AUSTRALIA REMEMBERS 1945-1995" COMMEMORATION
AND CELEBRATION OF 50TH ANNIVERSARIES OF WORLD
WAR TWO EVENTS

Discussions have been held with the City Entertainers Community Concert Group concerning the production of a "War Time Music Hall" concert on the Wanneroo Showground. (Item I40907 refers)

The City Entertainers were pleased to be approached and are keen to produce the concert. It was indicated, however, that there were logistic and potential weather problems associated with using the Showground. Their preference is the Wanneroo Civic Centre which they use for their other concert productions.

It is proposed that a series of four evening concerts and a Sunday matinee be held from Wednesday 16 August to Sunday 20 August 1995. This week coincides with "VP Day" (Victory in the Pacific). The performances will be free of charge to the public.

A budget for the concerts has been prepared and is estimated at \$19,050. Submissions to Mr Paul Filing MHR (Member for Moore) and Mr Richard Evans MHR (Member for Cowan) have been made for part funding of the project. Each Federal electorate has access up to \$20,000 to assist in the development of projects. It is unknown what level of funding assistance Council may receive.

For the concert series to be produced in time for August 1995, approximately \$4,000 will need to be spent this financial year on costume and scenery preparation.

RECOMMENDATION

That Council:

- 1 holds a series of five free "War Time Music Hall" concerts in August 1995 at the Wanneroo Civic Centre to commemorate the 50th Anniversary of the end of World War II;
- 2 authorises BY ABSOLUTE MAJORITY, the over expenditure of \$4,000 in accordance with Section 547(12) of the Local Government Act for preliminary production work on the concerts;
- 3 lists the sum of \$15,050 in the 1995/96 draft budget to host the concerts; and
- 4 hosts a social function on Friday 18 August 1995 at the conclusion of the concert for invited guests.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:SS
rre41202
I41208

CITY OF WANNEROO REPORT NO: I41208

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 7 DECEMBER 1994
FILE REF: 1001/225/7
WARD: SOUTH
SUBJECT: DOG ACT APPEAL - MRS E RICCARDI, 7 KANANGRA
CRESCENT, GREENWOOD

On 12 September 1994 Council refused an application by Mrs E Riccardi of 7 Kanangra Crescent, Greenwood to keep four dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Riccardi 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 Mrs Riccardi under Section 26(5) of the Dog Act to keep four dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the unregistered dogs are to be registered and information provided to Council;
4. the exemption may be reviewed if valid complaints are received or the conditions of the approval are breached; and
5. the exemption only applies to the appellant at her current residence and to the specific dogs currently in her care.

The application relates to the following dogs:

- a) female white Maltese Terrier;
- b) female white Maltese Terrier;
- c) unknown at this stage;
- d) unknown at this stage.

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

22 November 1994

dw/12001

I61200

CITY OF WANNEROO
BUSINESS FOR INFORMATION SECTION
REPORTS FOR COUNCIL MEETING
7 DECEMBER 1994

I61201

CITY OF WANNEROO REPORT NO: I61201

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 7 DECEMBER 1994
FILE REF: 740-93394
WARD: CENTRAL
SUBJECT: APPEAL DETERMINATION : LOT 8 WANNEROO ROAD,
WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M & A Mrsa
ADVICE RECEIVED: 19.9.94
REPORT WRITTEN: 28.10.94

SUMMARY

Correspondence has been received from the Minister for Planning regarding an appeal lodged by M and A Mrsa against the State Planning Commission's (SPC) refusal to permit the subdivision of Lot 8 Wanneroo Road, Wanneroo. The Ministerial decision was to uphold the appeal and in doing so, approve the subdivision proposal to create two lots of approximately 3.9ha each. As per a Ministerial request arising from the decision letter, the SPC has imposed conditions of approval on the subdivision and advised Council accordingly.

BACKGROUND

Council considered the application at its April 1994 meeting (I20424A) where it was resolved to support the application, subject to all buildings having the necessary clearance from the new boundaries.

The SPC, however, refused the application on the following grounds:

61The subject land is identified as being suitable for urban development in the Urban Expansion Policy Statement. It is presently proposed to be rezoned to

Urban Deferred within the East Wanneroo Major Amendment to the Metropolitan Region Scheme and a local structure plan is under preparation. Approval to the subdivision would prejudice future planning of the area for urban development by impeding land assembly and making the planning and provision of services more costly and difficult.

62Approval to the subdivision would set an undesirable precedent for the further subdivision of surrounding lots.

The Minister, in upholding the appeal, noted both the applicant's difficult personal situation, the previous approval of an identical subdivision and Council's support of the application.

The conditions of subdivision approval which have been applied by the SPC include Council's requested condition relating to all structures having the necessary clearance from the new boundaries.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

sgw:gm
pre941122
31.10.94
I61202

CITY OF WANNEROO REPORT NO: I61202

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994

FILE REF: 880-2

WARD: ALL

SUBJECT: AUSTRALIAN FINANCIAL COUNSELLING AND CREDIT REFORM CONFERENCE

Ms Marjorie Wilson, Financial Counsellor, attended the Australian Financial Counselling and Credit Reform (AFCCRA) Conference held in Hadspen, Tasmania between 23 October - 27 October 1994. This report contains information on the main items of the conference, such as the Uniform Credit Legislation, Code of Banking Practice, Structural Review of AFCCRA, bankruptcy changes, the Certificate in Financial Management and Counselling and national membership and accreditation policy. An outline of the workshops attended is also given.

Uniform Credit Legislation

For the past decade Victoria, New South Wales, Western Australia, Queensland and the Australian Capital Territory have operated under Credit Acts. For the past two decades South Australia has had the South Australian Consumer Credit Act 1972 and the Consumer Transactions Act 1972. State and Territory Ministers have now agreed upon a uniform Consumer Credit Code which will, in effect, provide national uniform credit laws for consumer credit transactions.

On 2 September 1994, the Queensland Parliament passed the Consumer Credit Code. Each other State and Territory (except WA) will pass legislation adopting the Code. In Western Australia, it is expected that the State will enact legislation which is identical to the Code. The Code will commence operation on 1 September 1995 and it would be expected that WA legislation will follow shortly after this.

The principal features of the Code are:

- . The Code will have uniform application throughout the States and Territories;
- . Variable interest rates will be permitted;
- . A breach of the code will not result in automatic civil penalties;
- . The Code will only apply to credit which is wholly or predominantly for personal, domestic or household purposes and for which a charge is made for providing the credit;
- . There are no monetary limits under the Code, unlike the existing Credit Acts;

No predetermined credit charges will be permissible.

There will be major implications of the Code for clients seen by the Financial Counselling Service. This Code will include housing loans, cover all rates of interest, personal overdrafts, credit cards and introduce variable interest rates to the type of loan which would normally have a fixed rate. It has both positive and negative features from the consumer perspective and cannot be seen as a win for either party.

Code of Banking Practice

This Code will come into effect as from the date of the Uniform Consumer Credit Code. The introduction of the Code of Banking Practice will add to the information available to consumers. At present the Code is voluntary but parts are enforceable if incorporated into the contract. Banks will still not have to disclose the dollar amount of fees and other charges and it fails to deal with the issue of excessive charges. It is hoped that the more informed consumer will regulate the market and thus encourage the banks to keep fees down. There will be no requirement for uniform comparison rates but banks will have to provide figures to enable consumers to make comparisons. The Code significantly increases the amount and type of information that banks must give consumers.

Structural Review of AFCCRA

The need for a national body representing financial counsellors was discussed. Delegates stated that they saw AFCCRA's role in the national policy arena rather than professional development and accreditation. These latter two areas should be handled by the State Association. The changes will enable AFCCRA to attract federal funding, increase AFCCRA membership numbers and encourage development of State Associations. State Associations' responsibilities will increase with the additional control over membership, accreditation and professional development issues.

Certificate in Financial Management and Counselling University of Western Sydney

The University has drafted a 36 module Certificate which will be accredited and available from 1 July 1995. The modules will be divided equally between three subjects and will be available in written form for distance learning. Copies of the draft modules were circulated. Many of the modules were designed for a basic introduction to financial counselling. Experienced financial counsellors may sit a Challenge Test instead of completing all modules. Most states have a Certificate in Financial Counselling, however, none are accredited. Western Australia is

currently developing a certificate which will be accredited and available at the same time as the University of Western Sydney course. In WA the state government has indicated that funding of financial counsellors will be dependant on them obtaining accreditation status. This will provide a basic standard for all counsellors and is supported by most already working in the field.

Bankruptcy Changes

Major reforms in the Bankruptcy Act 1966 are expected to come into operation in July 1995. Part X of the Act will be overhauled in an effort to place a ceiling on costs and to authorise Insolvency and Trustee Service, Australia (ITSA) as a trustee of choice. This will assist clients to afford a Part X or to offer a consumer composition. It will establish a consolidated "one stop service" which will offer both bankruptcy administration and Trustee services in the ITSA's offices. It was suggested that financial counsellors could also be placed at ITSA so that clients could be fully informed on their options before entering voluntary bankruptcy.

Workshops

A number of workshops were offered to cater for the range of skills and interests amongst the financial counsellors. An outline of those attended by Ms Wilson is as follows.

Advanced Counselling Skills

This half day workshop covered awareness of the issues that surround a client's financial concerns and skills to deal with such issues as appropriate. It briefly looked at grief and loss; domestic violence, suicidal clients, gamblers and their families and Solution Focused Techniques as opposed to Problem Focused.

Community Based No Interest Loan Schemes

The basic philosophy behind the provision of no cost loans is to provide low income consumers access to credit for essential household items without the burden of high interest charges. Main stream financial institutions see low income consumers as high risk borrowers. What eventuates is that those on the lowest incomes generally pay the highest rate of interest for credit. Most banks do not provide personal loans for amounts under \$3,000 and generally do not make these available to those in receipt of Social Security. It is virtually impossible for most low income consumers to save the full purchase price of household items such as a refrigerator, washing machine or furniture.

A number of non government agencies in Victoria have set up loans schemes. Initial funds are obtained from charitable trusts and all funds are used for loan amounts. No administration costs are permitted so the agency needs an existing infrastructure that can deal with the administration. Generally, the loan limit is \$800 and repayments do not extend beyond 15 months. The rate of repayment is between \$25-\$40 per fortnight depending on the client's circumstances. The No Interest Loan Schemes provide access to credit for clients who have the ability to repay. It provides a means to buy new goods rather than secondhand and enables the client to maintain a regular budget when appliance breakdown occurs.

Presently the Department of Community Development (DCD) provide no cost loans for whitegoods, however the eligibility requirements are very stringent. The establishment of No Interest Loan Schemes by non government agencies would need to complement this existing Programme. The Schemes assist people to manage their financial situation and are a tool for avoiding financial difficulty which is in keeping with DCD's philosophy.

Conclusion

There has been great value in a City of Wanneroo Financial Counsellor attending the AFCCRA Conference. Essential information on forthcoming changes to the Credit Act, Bankruptcy Act, Code of Banking Practice and proposed Certificate in Financial Management and Counselling was obtained. Information on Schemes operating in other states and training in advanced counselling skills was valuable. There was also the opportunity for input into the National Membership and Accreditation Policy. Apart from the formal sessions, there was the availability of networking with other financial counsellors and exchanging information. Attendance at such a conference gives the City's Financial Counselling Service a national perspective at a time of rapid change in the financial counselling industry.

Submitted for information.

P STUART
Manager Welfare Services

MW:CJ
wrell005
I61203

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 7 DECEMBER 1994
WARD: ALL
FILE REF: 057-4
SUBJECT: PERRY'S PADDOCK PICNIC DAY - 23 OCTOBER 1994

This year at Perry's Paddock Picnic, the number of cars passing through the gate was counted for the first time. Approximately 1,000 cars entered during the course of the proceedings. The gate attendants from TS Marmion advised they observed numerous other people who, having parked their vehicle further up Ocean Reef Road, entered the paddock through the fence. They estimated the number of these people at approximately 1,000.

Assuming four people per car, it would seem reasonable to estimate that some 5,000 people attended Perry's Paddock this year. A very worthwhile result.

TS Marmion also handed out questionnaires to people entering the Paddock. Ninety three surveys were returned giving a response rate of 9.3%. This is considered to be satisfactory for this method of surveying people and conclusions can be drawn from the data obtained with a reasonable degree of certainty.

Points to note:

- . 90.32% of visitors were residents of the City of Wanneroo.
- . 55% of visitors had seen the full page ads
- . 37% of visitors had seen a newspaper article.
- . 32% of visitors had seen a poster.
- . 58% of visitors enjoyed the horse racing.
- . 61% of visitors enjoyed the clowns.
- . 76% of visitors enjoyed the displays.

- . 38% of visitors enjoyed the football kicking.
- . 66% of visitors enjoyed the foot races.
- . 80% of visitors enjoyed the entertainment.
- . 78% of visitors enjoyed the school house.
- . 61% of visitors enjoyed the tug-of-war.
- . 78% of visitors knew Perry's Paddock Picnic is sponsored and organised by the City of Wanneroo and a volunteer committee.

A list of comments received from the respondents is attached for Council information.

R BANHAM
City Recreation and
Cultural Services Manager

MS:SS
rre41206

COMMENTS AND SUGGESTIONS FROM PERRY'S PADDOCK PICNIC 1994

- . I liked the community aspects.
- . Many more displays and entertainment.
- . Foot races start earlier and no registration.
- . More stalls.
- . Fun rides.
- . Keep the picnic going as it traditionally always has been.
- . Mop/water area to prevent dust.
- . More food stalls, but keep it simple and free.

. More tent areas for spectators.

. More seating.

. Better announcements of what activities are starting.

. Football competition for younger age group, 10-12 yrs.

. A string quartet under a tree.

. Dixieland Jazz Band.

. It is great as it is. Don't get too fancy - stick to original idea, don't bow to pressure to modernise.

. Grade the horse races. Only horses that have been off the track for five years to be raced. Any hack OK.

. Have an animal farm.

. Pet show.

. Animal nursery.

. Dog races.

. Run it again in 1995.

. Food vendors could be asked not to charge exorbitant prices.

. More tables.

. Variety of other games like the tug-of-war.

. Dance floor for Bush Dance.

. Grassed areas, more shade.

. Straight foot races for 9-10 yr olds as well as novelty races.

I61204

CITY OF WANNEROO REPORT NO: I61204

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 7 DECEMBER 1994
FILE REF: 680-12
WARD: SOUTH WEST
SUBJECT: CRAIGIE LEISURE CENTRE MAINTENANCE SHUTDOWN

Craigie Leisure Centre's maintenance closure scheduled for June/July this year did not go ahead. Due to the complex nature of the filtration problem, Council's consulting engineers recommended investigating alternatives before committing funding to the project.

This has now been completed and the consultants believe they are ready to proceed with the filtration retrofit. In short, the existing filters will remain in situ, the sand will be replaced and two further vertical filters will be added to the circulation system. This will effectively double Craigie Leisure Centre's filter capacity and, hopefully, overcome the present scenario where in the summer months water is continuously cloudy and does not recover overnight.

Secondly, an exhaust fan will be installed directly into the balance tank to vent volatile chloramines directly to the atmosphere.

The first stage of this operation will be to replace the sand in the existing filters and install the ventilation in the balance tank.

Please be advised that Craigie Leisure Centre pool will shut down at the close of operation on 16 December 1994 and re-open on 27 December 1994.

Submitted for information.

R BANHAM
City Recreation and Cultural
Surveyor
Services Manager

R FISCHER
City Building

DVR:SS
rre41203