

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, 22 FEBRUARY 1995

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
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
City Planner:	O G DRESCHER
City Engineer:	R McNALLY
City Treasurer:	J TURKINGTON
City Building Surveyor:	R G FISCHER
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
Acting City Recreation and Cultural Services Manager:	M STANTON
Manager, Municipal Law & Fire Services:	T TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Executive Assistant:	P A HIGGS
Committee Clerk:	J HARRISON
Minute Clerk:	V GOFF

There were 19 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.32 pm.

CONFIRMATION OF MINUTES

Corrections

- 1 First page of Index to Council Minutes be amended to read:
"1994";
- 2 Item TP1-01/95, Page 14: result of the division be amended to read:
"In Favour of the MOTION: Crs Freame, MacLean, Major, Moloney, Ewen-Chappell, Gilmore
Against the MOTION: Crs Waters, O'Grady, Magyar, Cooper, Lynn, Hall, Curtis, Dammers."
- 3 The following Motion be inserted following Paragraph 2 to Page 58:
"MOVED Cr Magyar, **SECONDED** Cr Freame that:
1 the City of Wanneroo contributes \$1,000 to the "Fix Australia - Fix the Roads" campaign, care of the Department of Transport, with funding from Account No 71021 - Roads Maintenance;
2 the City of Wanneroo writes to the Department of Transport requesting its assurance that the long term wisdom of large investments in road transport infrastructure is a sound decision, long term being defined as 20 - 100 year time span. The assurance should in particular address the issues and concerns raised in a publication called "Liquid Petroleum is Peaking: Decline of the Age of Oil" by Mr Brian Fleay from the Institute of Science and Technology Policy, Murdoch University, Occasional Paper No 3 of 94.
Following discussion, Cr Magyar advised he would raise this matter later in the meeting, and advised he wished to have the Motion **WITHDRAWN"**
- 4 Page 135 - Item C42-02/95:
"Brian J Fleary" be amended to read "Brian J Fleay."

MOVED Cr Freame, **SECONDED** Cr Hall that the Minutes of Council Meeting held on 8 February 1995, amended as above, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Curtis submitted the following questions for the Council meeting of 22 February 1995:

Q1 When determining height levels for a two storey residential development, is the ground level taken at the natural or artificial level?

A1 At the natural level.

Q2 How does the Wanneroo City Council compare with other WA Metro Councils in determining residential two storey height levels? Is there uniformity or ad-hoc decisions taken by Councils?

A2 The Residential Planning Codes provide a method for determining height of buildings and establishing setbacks from boundaries. The Residential Planning Codes are uniform across all Councils. However many Councils, such as Wanneroo, have policies, while others have individual scheme requirements, which are utilized in determining the heights of residential buildings. Where Councils have policies or their own scheme requirements, there is lack of uniformity.

Cr Lynn submitted the following questions for the Council meeting of 22 February 1995:

On 25 January, Councillors were advised that an in-house working party had been formed to investigate issues associated with sandboarding on coastal dunes:

Q1 Has this Committee met?

A1 Yes, the working party has met once on Friday 20 January 1995.

Q2 If so, what decisions came out of that meeting regarding how to stop the damage to our coastal dunes by this activity.

A2 The initial meeting of the working party was intended to bring everyone present up to date with the issues of recreational sandboarding. A number of ideas were discussed, however no clear solutions were resolved. It

was, however suggested that Council may need to adopt a formal policy on sandboarding in the near future. This needs to be in line with the policies of the WAMA Coastal Management Working Group.

- Q3 Is it being proposed to allocate a specific area on which to allow sandboarding.
- A3 Whilst the idea of setting aside a specific designated area was discussed, no proposals or resolutions were formalised.
- Q4 Is the Committee aware of the urgency to address this issue, and if the Committee has not met, when do they propose to do so.
- A4 Yes, the working party is aware of the urgency. Another meeting is to be scheduled after the next meeting of the WAMA Coastal Management Working Group where recreational sandboarding is also to be addressed.
- Q5 What is meant by "open networks of communication in relation to the issue of recreational sandboarding" referred to in the memorandum, as I understand the Committee is to be purely "in house" and no Councillor input has been suggested.
- A5 "Open networks of communication in relation to the issue of recreational sandboarding" was intended to mean providing a network to enable a co-ordinated approach to Council's management of the issue between departments.
- Q6 Are members of the public being invited to join in the "open network of communication" and is the Committee looking to enlist the support of the Community Press to assist with a campaign to discourage damage to our dunes.
- A6 No. Members of the public have not been invited to join this in-house working party as it is not seen as appropriate at this point. Correspondence and enquiries from the public are, however, being monitored. The working party discussed the possibility of running stories in the Community Newspapers and this will be investigated further post the next meeting.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

MELALEUCA PARK BUSHFIRE

I am sure everyone here tonight would be aware of the major bushfire that raged through three and a half thousand hectares of land north of Neaves Road during Monday and Tuesday of this week.

At the height of the incident, firefighters from the WA Fire Brigade, the Bush Fires Brigade, CALM units from around the State, the RAAF, the Army and the volunteer and staff firefighters from the Shire of Swan and the City of Wanneroo, battled in most extreme conditions to contain the blaze.

The St John's Ambulance Volunteer Brigade of Wanneroo and the Association, together with the Wanneroo Volunteer State Emergency Service, joined Police in a vital support role.

It is suspected that the fire started from peat swamps in the area which have been smouldering since New Year's Eve and which firefighters are unable to extinguish.

Whilst the worst of this fire is over, the Bushfire Emergency declared by the Minister for Police on Monday night will continue until midnight on Friday.

I'd like to take this opportunity to formally and publicly acknowledge the efforts of all involved in this incident, and particularly the Central and Quinns Volunteer Fire Brigades who joined with officers of Council's Municipal Law and Fire Services in responding to the call for assistance. It was a long, hard fight for these men and women and they are most deserving of our gratitude and admiration for their professionalism and dedication.

SEMINARS FOR ELECTION CANDIDATES

Municipal Training Services, in conjunction with the Department of Local Government, are to present an information seminar for prospective candidates in the 1995 Municipal Elections.

The seminar will give prospective candidates an insight into what is involved with becoming a councillor; their roles and responsibilities and how it will affect their day to day lives.

The seminar will be held on Monday 27 March 1995, commencing at 7.30 pm. The venue is yet to be determined.

It is an excellent initiative and one which I am sure will be of tremendous value to all those seeking election to Council.

FESTIVAL OF PERTH FAMILY CONCERT

The Festival of Perth/City of Wanneroo Free Family Concert was held at Hawkins Park on the evening of Sunday 19 February.

One of the brightest international talents of the world stage, Geoffrey Oryema entertained a crowd of almost three thousand with his unique blend of Western pop and African folk music.

Once again Hawkins Park provided a magnificent setting for a Festival of Perth presentation and I commend the Recreation and Cultural Services Department for its work in organising this cultural event for the people of Wanneroo.

PETITIONS, MEMORIALS AND DEPUTATIONS

**C46-02/95 LETTER SUPPORTING APPLICATION FOR PREMISES -
OFFSHORE ANGLING CLUB OF WA (BEACH DIVISION) -
[765-23]**

A letter has been received in support of the establishment of club rooms at Pinnaroo Point by the Offshore Angling Club of WA (Beach Division).

Support for this application is given in the belief that with the continuing growth of the northern suburbs and an already estimated 300,000 active anglers, many of whom are resident in this shire, there is insufficient facilities to meet the growing demands.

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

MOVED Cr Freame, **SECONDED** Cr Lynn that the letter received in support of the establishment of club rooms at Pinnaroo Point be received and referred to Recreation and Cultural Services Department for a report to Council.

CARRIED

**C47-02/95 PETITION REQUESTING "NO STANDING" SIGNAGE -
MULLALOO BEACH PRIMARY SCHOOL - [510-2452]**

A 3-signature petition has been received requesting "No Standing" (during school drop-off/pick up times) signs to be erected at Mullaloo Beach Primary School on Collins Parade, between Westview Boulevard and Laguna Rise on the western side of the road.

The petitioners believe that parking in and around the school vicinity is particularly hazardous to children attempting to cross the road to school. Also parents parking on verges is

causing both vegetation and reticulation damage to properties trying to establish new gardens. This petition will be referred to Engineering Department for a report to Council.

MOVED Cr Freame, **SECONDED** Cr Lynn that the petition requesting "No Standing" signs to be erected at Mullaloo Beach Primary School be received and referred to Engineering Department for a report to Council.

CARRIED

C48-02/95 **PETITION OPPOSING ESTABLISHMENT OF DOG BEACH**
BETWEEN TROY AVENUE AND OZONE ROAD,
MARMION-[765-1]

A 95-signature petition has been received from residents of Duncraig opposing the establishment of a dog beach between Troy Avenue and Ozone Road, Marmion.

The petitioners are opposed to the establishment of a new dog beach in this area, as in their view there are sufficient areas designated for the exercising of dogs. Also they state attacks from unleashed dogs as a problem.

These petitions will be referred to Town Planning Department for a report to Council.

MOVED Cr Freame, **SECONDED** Cr Lynn that the petitions opposing the establishment of a dog beach between Troy Avenue and Ozone Road, Marmion be received and referred to Town Planning Department for a report to Council.

CARRIED

C49-02/95

PETITION SUPPORTING THE CLOSURE OF THE PEDESTRIAN
ACCESSWAY BETWEEN CASSERLEY AVENUE AND COLNE WAY,
GIRRAWHEEN - [510-0186]

A 54-signature petition has been received from residents of Girrawheen requesting the immediate closure of the southern pedestrian accessway running west to east between Colne Way and Casserley Avenue, Girrawheen.

The petitioners state that residents living permanently in the area live in a constant state of fear due to the anti-social behaviour created in the area.

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

MOVED Cr Freame, **SECONDED** Cr Lynn that the petition requesting the immediate closure of the southern pedestrian accessway running west to east between Colne Way and Casserley Avenue, Girrawheen be received and referred to Town Planning Department for a report to Council.

CARRIED

C50-02/95

PETITION OPPOSING ESTABLISHMENT OF CAFE ADJACENT
TO MULLALOO TAVERN - [0323/16/6]

A 5-signature petition has been received from residents of Mullaloo strongly objecting to the establishment of a cafe on land adjacent to the Mullaloo Tavern to the north.

The petitioners feel considerable disruption to the area would be caused by increased parking which is already a major problem during summer, as well as additional noise volumes both from traffic and consumers. They feel this would compound the problems already associated with the nearby Mullaloo Tavern.

The establishment of a cafe in this locality would place more stress on an area which is zoned residential and which the residents wish to retain the quality of the area.

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

MOVED Cr Freame, **SECONDED** Cr Lynn that the petition objecting to the establishment of a cafe on land adjacent to the Mullaloo Tavern to the north be received and referred to Town Planning Department for a report to Council.

CARRIED

C51-02/95

PETITION REQUESTING SPECIAL MEETING OF ELECTORS
TO DISCUSS GLENGARRY PRIMARY SCHOOL "HELP OUR
PRECIOUS ENVIRONMENT" (HOPE) RECYCLING UNIT -
[510-1770, 218-1-1, 016-4]

A 108-signature petition has been received requesting Council hold a Special Meeting of Electors to discuss the Glengarry Primary School "Help Our Precious Environment" (HOPE) Group Recycling Unit - Town Clerk's Item 7 refers.

MOVED Cr Freame, **SECONDED** Cr Lynn that the petition requesting Council consideration of holding a Special Meeting of Electors to discuss the Glengarry Primary School "Help Our Precious Environment (HOPE) Group Recycling Unit be received, and a Special Meeting of Electors be convened in accordance with the Provisions of the Local Government Act.

CARRIED

C52-02/95

PETITION REQUESTING IMPROVED TRAFFIC CALMING
DEVICE - TAPPING WAY, QUINNS ROCKS - [510-417]

An 86-signature petition has been received from residents of Quinns Rocks requesting that the existing speed calming device in Tapping Way be replaced with a more effective device, such as a roundabout, at the junction of Coonewarra Way.

The petitions are concerned at the speed and volume of traffic using Tapping Way, particularly in view of a recent accident.

MOVED Cr Freame, **SECONDED** Cr Lynn that the petition from residents for a more effective traffic calming treatment in Tapping Way be referred to Engineering Department for a report to Council.

CARRIED

PRESENTATION FROM JOONDALUP COMMUNITY FOUNDATION

Cr Freame advised that Joondalup Community Foundation has forwarded mounted posters, T-shirts and a report for the Little Feet Festival and Spirit of Christmas Festival, for presentation to Council.

The posters etc are in appreciation of Council's support for these Festivals in 1994.

PRESENTATION FROM DEET

Cr Freame tabled a certificate which has been presented to the City of Wanneroo by the Department of Employment, Education and

Training in recognition of Council's participation in the Commonwealth Jobskills Programme.

C53-02/95 PETITION OPPOSING DOG BEACH - TROY AVENUE AND OZONE ROAD, MARMION - [765-1]

Cr Major submitted a 64-signature petition opposing the establishment of a dog beach between Troy Avenue and Ozone Road, Marmion. A previous copy of this petition had been received containing 11-signatures.

Cr Major requested that an investigation be conducted into the statement that a dog owner has permission from Council's Ranger to exercise dogs at Lennard's Pool.

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

MOVED Cr Freame, **SECONDED** Cr Lynn that the petition opposing the establishment of a dog beach between Troy Avenue and Ozone Road, Marmion be received and referred to Town Planning Department for a report to Council.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

ADVISORY COMMITTEES

- A ART COLLECTION ADVISORY COMMITTEE
Meeting held 10 February 1995

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

CARRIED

OTHER COMMITTEES

- A BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)
Meeting held 8 December 1994
- B KINGSLEY-WOODVALE RECREATION & COMMUNITY ASSOCIATION
Meeting held 15 January 1995
- C BURNS DISTRICTS COMMUNITY RECREATION ASSOCIATION
Meeting held 18 January 1995

D GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION
Meeting held 24 January 1995

E YANCHEP/TWO ROCKS RECREATION ASSOCIATION
Meeting held 6 February 1995

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

CARRIED

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

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

At the meeting of Council on 8 February 1995, when responding to a number of questions from Mr Vic Harman, President of the Ocean Reef Residents Association, the following supplementary question was asked of the Town Clerk, which was taken on notice:

Q1 Am I right in quoting you as saying that in the event of this not being passed, the developers would withdraw from the project?

A1 I can recall a comment being made to this effect, however this is of no relevance as the project has been approved by Council.

Mrs Audrey Hine of Dundobar Road, Wanneroo submitted the following question for the Council meeting of 22 February 1995:

Q Did I get the message right? Is it true that Wanneroo City Council Town Planning Committee intend to destroy all tapes of their meetings once the minutes have been typed? If this is so, this effectively means that no ratepayer or other interested person can ever truly be sure of what has been said and by whom in this increasingly important Council Committee. I think this is extremely questionable, given the level of development expected in the City of Wanneroo in the next few years and I feel the Wanneroo Times should check to see whether or not this is true.

If it is, then all citizens within the Wanneroo City should be extremely concerned. Enough "deals" have been done already - we need the protection of being able to request a transcript of tapes for future reference, and to help keep Wanneroo Council honest.

A Yes. Both Town Planning and General Purposes Committee Meetings resolved to recommend to Council that Council authorise the taping of the Committee Meetings for the purpose of the preparation of the Minutes and to enable validation prior to confirmation.

Council policy requires meetings of Council to be taped, the tapes are to be kept in the custody of the Minute Clerk for a period of five years and then sent to the Battye Library.

DECLARATIONS OF PECUNIARY INTEREST

Cr Wood declared an interest in Item FA16-02/95.

Cr Gilmore declared an interest in Items FA16-02/95 and CS25-02/95.

Cr Waters declared an interest in Items TP56-02/95 and TP57-02/95.

Cr Cooper declared an interest in Item C64-02/95.

BUSINESS REQUIRING ACTION

Legend - Numbering System:

B - Business for Information	OC - Occasional Committee
C - Council	P - Policy
CS - Community Services	TP - Town Planning
FA - Finance & Admin Resources	TS - Technical Services
SC - Special Council	
C54-02/95	TOWN PLANNING COMMITTEE

MOVED Cr Lynn, **SECONDED** Cr Curtis that the Report of the Town Planning Committee Meeting, held on 13 February 1995, be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	H M WATERS, JP - Mayor	North Ward
	L O'GRADY	North Ward
	K H WOOD	South Ward
	M E LYNN, JP	South-West Ward
	G A MAJOR - Observer	South-West Ward
	B A COOPER - Observer	Central Ward
	L A EWEN-CHAPPELL - Observer from	Central Ward
	5.44 pm	
	S P MAGYAR - Observer	Central Ward
	M J GILMORE - Observer to	6.29 pm South Ward
	B J MOLONEY - Observer from	5.40 pm South Ward
	A B HALL - Observer	South Ward
	F D FREAME - Observer to	6.29 pm South-West Ward
	G W CURTIS - Observer from	5.38 pm South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
Committee Clerk:	J HARRISON
Minutes Clerk:	L TAYLOR

There were 4 members of the Public in attendance.

CONFIRMATION OF MINUTES

MINUTES OF TOWN PLANNING COMMITTEE MEETING HELD ON 30 JANUARY 1995

The Minutes of Town Planning Committee Meeting held on 30 January 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

PETITION SUPPORTING CHILD CARE CENTRE ON LOTS 166 AND 167
LAGOON DRIVE, YANCHEP - [30/3240] - Item TP55-02/95 refers.

DECLARATIONS OF PECUNIARY INTEREST

MEETING TIMES

Commenced: 5.34 pm
Closed: 7.15 pm

REPORTS

TP41-02/95 DEVELOPMENT ASSESSMENT UNIT - 1 DECEMBER 1994 TO
31 JANUARY 1995 - [290-1]

CITY PLANNER'S REPORT

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit from 1 December 1994 to 31 January 1995.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report TP41-02/95.

CARRIED

Appendix I refers.

TP42-02/95 PROPOSED MEDICAL CONSULTING ROOM ON LOT 367 (50)
ARNISDALE ROAD, DUNCRAIG - [30/4455]

G E & A Smeulders are seeking Council approval for a proposed medical consulting room on Lot 367 (50) Arnisdale Road, Duncraig.

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

A need for medical consulting rooms near the Glengarry Hospital on Lot 412 Arnisdale Road has been identified and an Arnisdale Road consulting room precinct was considered by Council. However, the Arnisdale Road precinct was not included in Council's Medical Facilities/Consulting Rooms policy.

The City Planner supports this application subject to certain specified conditions.

CITY PLANNER'S REPORT recommended that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 to relax requirements relating to minimum lot size plot ratio, site coverage and side setback and approves the application for a medical consulting room on Lot 367 (50) Arnisdale Road, Duncraig submitted by G E and A Smeulders, subject to:

- 1 only one practitioner operating from the premises at any one time;
- 2 a minimum of six car bays being provided;

- 3 provision of a 3 metre landscape buffer to Arnsidale Road and a total minimum 8% of site landscaped;
- 4 standard and appropriate development conditions.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that consideration of the proposed medical consulting room on Lot 367 (50) Arnsidale Road, Duncraig be deferred pending Council's decision relating to Arnsidale Road Consulting Rooms Precinct, Duncraig (Item TP1-01/95 refers) which will be considered at the Council meeting scheduled for 22 February 1995.

CARRIED

TP43-02/95 **PROPOSED WORSHIP/COMMUNITY CENTRE AND AGED PERSONS UNITS ON RESERVE 43136 (41) BEDDI ROAD, DUNCRAIG - [30/4864]**

CITY PLANNER'S REPORT

Ian Anderson, Architect on behalf of Duncraig Christian Fellowship is seeking Council approval for a proposed worship/community centre and twelve aged persons dwellings on Reserve 43136 (41) Beddi Road, Duncraig.

The City Planner provides an assessment of the site which is 8206m² in area and zoned residential development.

He considers that this application may be supported subject to Council's discretion to relax the amount of private open space per unit and Council's agreement to permit overflow parking on its adjacent Reserve 11720.

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

- 1 exercises its discretion under Clause 5.1.4 of the Residential Planning Codes and approves twelve aged persons dwellings on Reserve 43136 Beddi Road, Duncraig, with a reduction in the average area of private open space, subject to:
- (a) development of a communal area of open space at the north-east end of the units for the use of residents;
 - (b) standard and appropriate conditions;
- 2 approves the development of a worship/community centre on the same site, subject to:

- (a) the provision of 62 car bays being provided as indicated on the approved plan;
- (b) the provision of a further ten parking bays on the adjacent Reserve 11720;
- (c) standard and appropriate conditions.

CARRIED

TP44-02/95 **PROPOSED CHILD CARE CENTRE ON PT LOT 907
(PROPOSED LOTS 1248, 1249) (959) CONNOLLY DRIVE,
MERRIWA - [30/5014]**

CITY PLANNER'S REPORT

Smith Corporation Pty Ltd is seeking Council approval for a proposed child care centre on Pt Lot 907 (proposed Lots 1248, 1249) (959) Connolly Drive, Merriwa.

The City Planner reports on the proposal and provides an assessment of the site. He states that the development would require a total of 14 car bays under Council's draft policy. Only 11 bays have been provided. For this reason and problems with vehicle congestion near the proposed roundabout adjacent to the development, the application is not supported.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council refuses the application for a Child Care centre on Pt Lot 907 (proposed Lots 1248 and 1249) Connolly Drive, Merriwa on the grounds that insufficient provision is made for on-site parking and this, combined with the proposed access, will give rise to unsafe traffic situations.

CARRIED

TP45-02/95 **PROPOSED AMBULANCE DEPOT, RESERVES 34118 (37) AND
32334 (92) EDDINGTON ROAD, WARWICK - [30/4829]**

CITY PLANNER'S REPORT

A previous application for this proposal was considered by Council at its meeting on 28 September 1994 (Item I20926 refers) but was refused due to congestion of residential streets and zoning differentiations of the two subject reserves.

Council advised that it would be prepared to consider a revised application on the proviso that all vehicular access be gained from Erindale Road via the Warwick Police Station.

The City Planner reports on details of the revised submission, including notice of both staff and ambulance vehicular movements

and believes this application should now be supported on the undertaking that all vehicle movements will be from Erindale Road via the Warwick Police Station and that appropriate modifications be carried out to the reserve boundaries to reflect lot boundaries indicated on the approved plans.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council approves the application for an ambulance depot on Reserves 34118 and 32334 Eddington Road, Warwick, submitted by John Taylor Architect on behalf of St John Ambulance Australia subject to the following conditions:

- 1 St John Ambulance undertaking that all staff vehicle movements and returning ambulance vehicle movements will be from Erindale Road via the Warwick Police Station car park;
- 2 the reserve boundaries being modified to reflect the lot boundaries indicated on the approved plan;
- 3 standard and appropriate conditions.

CARRIED

TP46-02/95 **USE APPROVAL FOR MARTIAL ARTS CENTRE IN UNIT 3,
LOT 430 (24) CANHAM WAY, GREENWOOD - [30/404]**

CITY PLANNER'S REPORT

An application has been received for a use approval at Unit 3/24 Canham Way, Greenwood as a martial arts academy and private training/tuition facility. The lot is zoned Service Industrial and the proposal requires Council determination as it is an AA use.

The City Planner provides background details to the subject matter and an assessment of the proposal. He reports that the proposal was advertised for thirty days with three submissions being received. All objected to the proposal.

He gives reasons why he supports the application for a period of twelve months.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council approves the application for a Martial Arts Centre in Unit 3, Lot 430 (24) Canham Way, Greenwood as submitted by Mr Sean Allen subject to:

- 1 permission being granted for a period of twelve months;
- 2 the application being reassessed after twelve months;

3 day-time classes being limited to one instructor and a maximum of two pupils at the premises at any one time.

CARRIED

TP47-02/95 **PROPOSED LUNCH BAR ON LOT 23 (8), UNIT 4
PARAMOUNT DRIVE, WANGARA - [30/4773]**

CITY PLANNER'S REPORT

Ray Jackson on behalf of Chisholm Holdings Pty Ltd is seeking Council approval for a lunch bar on Lot 23 (8) Unit 4 Paramount Drive, Wangara.

The City Planner reports that the proposed lunch bar is located in a showroom/factory development with adequate parking and access.

No objections were received from advertising of the proposal.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council approves the application for a lunch bar in Unit 4, Lot 23 (8) Paramount Drive, Wangara, submitted by Ray Jackson on behalf of Chisholm Holdings Pty Ltd, subject to standard and appropriate development conditions.

CARRIED

TP48-02/95 **PROPOSED PATIO ADDITION, LOT 216 (23/9) WAKATIPU
WAY, JOONDALUP - [30/4345]**

CITY PLANNER'S REPORT

Heritage Outdoor on behalf of William and Louise Bartram seeks Council approval for an averaged minimum courtyard width for a patio proposal at Lot 216 (23/9) Wakatipu Way, Joondalup.

The City Planner provides an assessment of the site and states that excess open space exists in two adjoining locations. He requests Council to exercise its discretion under Clause 5.9 of Town Planning Scheme No 1 and approve the proposal.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves the patio addition with an averaged courtyard width of four metres, subject to standard conditions of development.

CARRIED

TP49-02/95 **PROPOSED DISPOSAL OF PART OF ARISTRIDE PARK,
KALLAROO - [061-449]**

CITY PLANNER'S REPORT

Council, at its 23 November 1994 meeting (Item I21126 refers), authorised preliminary advertising to gauge the public response to a proposal to dispose of a small area at the rear of Aristrade Park, Kallaroo to three adjoining properties.

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

He states that one objection was received from a resident not immediately in the vicinity of the reserve who objects to the general principle of disposing of parkland.

The City Planner supports the disposal of part of this reserve subject to the approval of the Minister for Lands.

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

- 1 approves of the disposal of part of Aristrade Park, Kallaroo adjacent to Lots 246 and 248 inclusive Vaucluse Place to the owners of those properties subject to the approval of the Minister for Lands;
- 2 advises Mrs Fearnley of the reasons for its decision and forwards a copy of her objection to the Minister for Lands for his consideration.

CARRIED

TP50-02/95 **SUBDIVISION CONTROL UNIT FOR MONTHS OF DECEMBER
1994 AND JANUARY 1995 - [740-1]**

CITY PLANNER'S REPORT

The City Planner submits a resumé of the subdivision applications processed by the Subdivision Control Unit for the month of December 1994 and January 1995. All applications were dealt with in accordance with Council's Subdivision Control Unit policy.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report TP50-02/95.

CARRIED

Appendix II refers.

TP51-02/95 **PROPOSED SUBDIVISION, PART SWAN LOCATION 1271 AND
2793 MADELEY STREET, LANDSDALE - [740-95730]**

CITY PLANNER'S REPORT

I M Gordon on behalf of Zrinski Nominees is seeking Council approval to subdivide Part Swan Locations 1271 and 2793 Madeley Street, Landsdale into 67 lots.

The subject land comprises approximately 21 hectares. A portion of that area is currently being used as a sand quarry, with the remainder consisting of uncleared land and a small area of swamp.

The City Planner provides background information to the subject area and an assessment of the proposal. He gives reasons why the application is not supported until issues relating to road design and links to Important Regional Roads Reservation are addressed.

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

- 1 does not support the application submitted by I M Gordon on behalf of Zrinski Nominees for the subdivision of Part Swan Locations 1271 and 2793 Madeley Street, Landsdale, for the following reasons:
 - (a) the two proposed road links to an Important Regional Roads Reservation is not considered appropriate;
 - (b) the proposed design does not provide a suitable interface to the adjacent Important Regional Road;
 - (c) culs-de-sac are not considered a suitable form of road for industrial subdivision;
- 2 upon receipt of suitably revised plans addressing the issues raised in Report TP51-02/95 authorises the City Planner to advise the State Planning Commission of its support for the application, subject to conditions deemed appropriate by the City Planner.

CARRIED

Appendix III refers.

TP52-02/95 PROPOSED SUBDIVISION, LOT 7 (53) BURNS BEACH ROAD, WANNEROO - [740-94835]

Sorensen Short and Associates on behalf of H J Marshall and J C Dobbyn are seeking Council approval to subdivide Lot 7 (53) Burns Beach Road, Wanneroo into two sites.

The subject land comprises 3.296 hectares and backs onto Yellagonga Regional Park. It contains two dwellings, together with associated outbuildings.

The City Planner reports on the proposal and provides reasons why the application is not supported.

CITY PLANNER'S REPORT recommended that Council does not support the application submitted by H J Marshall and J C Dobbyn for the subdivision of Lot 7 (53) Burns Beach Road, Wanneroo, for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in this area;
- 2 the proposal is inconsistent with current planning intentions for this area which identify the subject lot as future Special Residential land;
- 3 support for the proposal will lead to the further fragmentation of land in the area which will prejudice the successful implementation of an overall co-ordinated land use and management strategy;
- 4 support for the proposal will establish an undesirable precedent for further subdivision in the area.

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

- 1 consideration of the proposed subdivision of Lot 7 (53) Burns Beach Road, Wanneroo be deferred pending an assessment of planning proposals for the area and a further report submitted to Town Planning Committee meeting on 13 March 1995;
- 2 Council advises the applicants accordingly.

CARRIED

TP53-02/95 **PROPOSED BUILDING ENVELOPES: SPECIAL RURAL ZONE**
NO 19, BADGERUP ROAD, WANNEROO - [740-91525]

CITY PLANNER'S REPORT

Ranieri, Bateman Surveying on behalf of V Mobilia and M D'Uva is seeking Council endorsement to building envelopes for Special

Rural Zone No 19. The proposal incorporates a request for a reduction of the side setback requirement for proposed lots 258, 259 and 262.

The City Planner provides background details of the subject land and an assessment of the proposal. He advises that the building envelopes have been determined in accordance with Town Planning Scheme No 1 with the exception of the reduced side setbacks and he seeks Council's support for this application.

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

- 1 exercises its discretion under Schedule 4, Part 1 (1) of Town Planning Scheme No 1 and allows a reduced side setback to 12 metres as submitted for proposed Lots 258, 259 and 262 Badgerup Road, Wanneroo;
- 2 endorses the building envelopes for proposed Lots 250-263 Badgerup Road, Wanneroo, as shown in Appendix IV to Report TP53-02/95, modified in accordance with Point 1 above.

CARRIED

Appendix IV refers.

TP54-02/95 **PARLIAMENTARY SELECT COMMITTEE REPORT ON**
METROPOLITAN DEVELOPMENT AND GROUNDWATER SUPPLIES
- [290-7]

CITY PLANNER'S REPORT

The Parliamentary Select Committee Report on Metropolitan Development and Groundwater Supplies was presented to Parliament in December of last year. The report has been examined to see what implications it has for the City of Wanneroo and recommendations made concerning comments to be made to the State Government on the matter.

The City Planner provides background information to the subject matter and outlines the Select Committee's response to points made in Council's submission. He makes comments on a number of recommendations in the Select Committee's report but in general considers the report is soundly based and warranting Council's support.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council advises the Government working group co-ordinating the preparation of the Government's response to the Select Committee's report, and the various Ministers directed by the Select Committee to report to

Parliament on the matter, that Council generally supports the recommendations of the Select Committee's report, subject to the comments contained in Report TP54-02/95 being considered.

CARRIED

Appendix V refers.

**TP55-02/95 PETITION SUPPORTING CHILD CARE CENTRE ON LOTS
166 AND 167 LAGOON DRIVE, YANCHEP - [30/3240]**

Cr O'Grady tabled a 114-signature petition from residents of Yancheep has been received supporting the establishment of a child care centre on Lots 166 and 167 Lagoon Drive, Yancheep.

MOVED Cr O'Grady, **SECONDED** Cr Lynn that the petition from residents of Yancheep supporting the establishment of a child care centre on Lots 166 and 167 Lagoon Drive, Yancheep be received and considered in conjunction with Item TP57-02/95.

CARRIED

**TP56-02/95 PROPOSED CHILD CARE CENTRE, LOT 217 (60) ST IVES
DRIVE, YANCHEP - [30/4928]**

G Grealish, on behalf of A M Roche is seeking Council approval for a Child Care Centre on Lot 217 (60) St Ives Drive, Yancheep.

The City Planner provides background details of the subject site and states that despite certain difficulties and objections from residents, the applicant has provided car parking and is proposing to construct a building which conforms to normal residential standards.

CITY PLANNER'S REPORT recommended that Council approves the application for a child care centre on Lot 217 (60) St Ives Drive, Yancheep, submitted by G Grealish on behalf of A M Roche, subject to:

- 1 the street verges abutting the lot being landscaped and reticulated to the satisfaction of the City Parks Manager;
- 2 the provision of nine car parking bays, including one disabled car bay, the layout and design of which shall be in accordance with AS2890.1-1993 and constructed to the satisfaction of the City Engineer;
- 3 standard and appropriate conditions.

Cr Waters declared an interest in this item.

MOVED Cr Freame, **SECONDED** Cr Cooper that consideration of the application for a child care centre Lot 217 (60) St Ives Drive, Yanchep be deferred pending the outcome of the ministerial inquiry in this matter.

CARRIED

Cr Waters abstained from voting.

TP57-02/95 **PROPOSED CHILD CARE CENTRE ON LOTS 166 AND 167**
LAGOON DRIVE, YANCHEP - [30/3240]

R Boshart, on behalf of Freehold Enterprises Pty Ltd is seeking Council approval for a Child Care Centre on Lots 166 and 167 Lagoon Drive, Yanchep.

The City Planner provides details of the proposal and supports the application subject to no objections being received from advertising.

Questions relating to the proposed child care on Lots 166 and 167 Lagoon Drive, Yanchep had been received from Mrs Maria Mainstone, Director of Freehold Enterprises. The City Planner advises he will prepare a draft response to these questions for circulation to Councillors by Friday, 17 February 1995.

Cr Waters declared an interest in this item.

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

- 1 approves the application for a child care centre on Lots 166 and 167 Lagoon Drive, Yanchep, submitted by R Boshart on behalf of Freehold Enterprise Pty Ltd, subject to:
 - (a) no objections being received from the matter's advertising;
 - (b) the car parking layout, accessways and the verandah setback being modified, as indicated on the approved plan;
 - (c) amalgamation of the lots;
 - (d) standard and appropriate development conditions.
- 2 advises the applicant that should any objections be received from the matter's advertising, the proposal will need to be reassessed by Council.

CARRIED

Cr Waters abstained from voting.

TP58-02/95

TAPING OF TOWN PLANNING COMMITTEE
MEETINGS-[702-0]

MOVED Cr O'Grady, **SECONDED** Cr Lynn that Council authorises the taping of Town Planning Committee Meetings for the purpose of preparation of minutes and to enable validation prior to confirmation.

CARRIED

RELEASE OF COUNCIL INFORMATION - [702-0]

Cr Dammers raised serious concerns which he has regarding access to Council records. He gave background information of a recent incident where in requesting Council officers to follow up a matter which was reported to him on the possible illegal building of sheds, the owner of the land concerned had subsequently approached Cr Dammers believing him to be the complainant.

Cr Dammers wished it placed on record that he was not the complainant, and stated he would be approaching the owner of the land personally to inform him that he was merely following up a request made to him.

Cr Dammers stated that obviously information must have leaked from Council which led to this situation. As he had in the past received threats and did not wish to again be put in a situation where he feared for his family and himself, he requested the Town Clerk to investigate what could be done to protect Councillors and officers against information being leaked.

APPLICATION FOR VETERINARY ESTABLISHMENT - LOT 2 (921) WANNEROO ROAD, WANNEROO - [30/1305]

Cr Dammers enquired of the present position regarding the application for a veterinary establishment on Lot 2 (921) Wanneroo Road, Wanneroo.

The City Planner advised that the application fell within the area known as the Crisafulli Rectangle and that a meeting of landowners had been arranged for 28 February 1995. Consideration of this application had therefore been held pending the outcome of this public meeting.

PHYSIOTHERAPY PRACTICE - SEACREST MEDICAL CENTRE - [30/1372]

Cr Major advised he had been approached by a resident of Seacrest Drive, Sorrento regarding the physiotherapist located within Seacrest Medical Centre, and asked the City Planner for a report on this matter.

The City Planner advised that a report would be submitted to Council in due course.

C55-02/95 GENERAL PURPOSES COMMITTEE

MOVED Cr Hall, **SECONDED** Cr Wood that the Report of the General Purposes Committee Meeting, held on 15 February 1995, be received.

CARRIED

ATTENDANCES

Councillors:	B A COOPER - Chairman	Central Ward
	L O'GRADY	North
	Ward	
	F D FREAME	South-West
	Ward	
	A B HALL - deputising for Cr Gilmore	South
	Ward	
	to 7.05 pm	
	B J MOLONEY - Observer from 6.03 pm,	South
	Ward	
	deputising for Cr Gilmore	
	from 7.05 pm	
	A V DAMMERS - Observer	Central Ward
	S P MAGYAR - Observer	Central
	Ward	
	K H WOOD - Observer from 5.32 pm	South Ward
	G A MAJOR - Observer	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 TURKINGTON	
City Engineer:	R McNALLY	
City Building Surveyor:	R G FISCHER	
City Environmental Health Manager:	G FLORANCE	
City Parks Manager:	F GRIFFIN	
Acting City Recreation and Cultural Services Manager:	M STANTON	

Manager, Municipal Law &
Fire Services: T TREWIN
Manager Welfare Services: P STUART
City Librarian: N CLIFFORD
Committee Clerk: J HARRISON
Minute Clerk: V GOFF

APOLOGIES

Apologies for absence were tendered by Crs Waters, Gilmore and MacLean.

There were 20 members of the Public and 1 member of the Press in attendance.

CONFIRMATION OF MINUTES

MINUTES OF GENERAL PURPOSES COMMITTEE MEETING HELD ON 1 FEBRUARY 1995

The Minutes of General Purposes Committee Meeting held on 1 February 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - STRAWBERRY GROWERS' ASSOCIATION - [855-3]

Mr I Ivankovich of the Strawberry Growers' Association addressed the Committee in relation to Council's requirement for hardstanding for poultry manure storage in market gardens and presented scientific information on the use and value of poultry manure in market gardens.

He outlined the benefits of poultry manure for soil improvement and water retention.

He stated that the best use for poultry manure on market gardens is as a mulch or laid in furrows.

He believes that flies do not breed in poultry manure provided it is kept dry or composted and consequently there is not a requirement for hardstanding and stated that the growers should be made aware of this information.

Following questions, the Chairman thanked Mr Ivankovich for his attendance.

DEPUTATION - PROPOSED QUARRY - BERNARD ROAD, CARABOODA - [30/4633]

Messrs Neville Prior, Russell Burnett and Ms Connie O'Meara addressed the Committee in relation to the proposed quarry at Lot 50 Bernard Road, Carabooda (Item TS41-02/95 refers).

Mr Prior tabled a submission on behalf of 98% of the residents opposing the development of the quarry.

He expressed concerns of the residents which included noise and dust pollution, contamination of Coogee Springs Wetlands and the effects on the flora and fauna. He believed that the conditions and rehabilitation bond imposed by Council would not be sufficient to protect the area.

Mr Russell Burnett spoke in support of Mr Prior's submission stating he was an adjoining owner to the proposed quarry and there was an insufficient buffer between the quarry and his land and also in respect of certain deficiencies in the plans.

Ms Connie O'Meara reported that Mr Roly Webb representing the WA Speleological Club has advised of the presence of several caves on Lot 50 and considers these caves should be checked for flora and fauna and by the WA Museum. She advised that these caves would be damaged or destroyed if the quarry went ahead.

The residents have sought advice from the Minister of Lands to have the land vested as public open space to provide a link between Neerabup and Yanchep National Parks.

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

DECLARATIONS OF PECUNIARY INTEREST

Cr Wood declared an interest in Item FA16-02/95

MEETING TIMES

Commenced: 5.30 pm
Closed: 8.10 pm

Cr Moloney left the Chamber at this point, the time being 7.48 pm.

TECHNICAL SERVICES SECTION

REPORT NO:

TS36-02/95 PLANT TENDERS - SALE OF SURPLUS REFUSE TRUCK -
TENDER NUMBER 099-94/95 - [208-6]

CITY ENGINEER'S REPORT

Tenders were called for the sale of a surplus refuse truck.

The City Engineer reports on the tender submissions received.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council accepts the tender of Waste Master of \$68,025.00 at Tender Number 099-94/95 for the purchase of International refuse truck plant number 96 560.

CARRIED

TS37-02/95 PLANT REPLACEMENT RESERVE - TENDER NUMBERS 094
AND 096 - 94/95 - [208-6]

CITY ENGINEER'S REPORT

Tenders have been called for the supply and delivery of replacement plant.

The City Engineer reports on tender submissions received.

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

1 accepts the following tender as outlined in Attachment 1 to Report No TS37-02/95:

<u>Tender No</u>	<u>Company</u>	<u>Price</u>
094-94/95	Major Motors Pty Ltd (supply only)	\$84,984.00
094-94/95	Raytone Motors Ltd (outright purchase)	\$51,290.00CR
096-94/95	Wacker Australia	\$17,500.00

2 endorses the inclusion of plate compactor, plant number 98 730 in the 1995/96 Plant Replacement Programme.

CARRIED

Appendix VI refers

TS38-02/95 **PREFUNDING PROPOSAL FOR STREET LIGHTING -
CONNOLLY DRIVE, MERRIWA - [510-2151]**

CITY ENGINEER'S REPORT

T & C Management Pty Ltd, developer and estate agents for portion of Merriwa Subdivision east of Connolly Drive, has applied to Council to pre-fund the street lighting in Connolly Drive to enable the median landscaping to be completed.

The City Engineer reports on the progress with the street lighting for this subdivision and provides details of the costs as advised by SECWA (Western Power).

He gives reasons why he considers these works should proceed.

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

- 1 includes an amount of \$10,280 in the 1995/96 draft Budget for reimbursement of T&C Management for prefunding street lighting in Connolly Drive, Merriwa;
- 2 authorises the connection of the street lighting to the power network in Connolly Drive, Merriwa as shown on Attachment 1 to Report No TS38-02/95 with an increase in the tariff charges of 161.08 cents per day.

CARRIED

Appendix VII refers

TS39-02/95 **REQUEST FOR REMOVAL OF BUS SHELTER: ADJOINING 605
BEACH ROAD, WARWICK - [510-2143, 503-3]**

CITY ENGINEER'S REPORT

The owners of 605 Beach Road, Warwick have requested Council for the removal of a bus shelter adjoining their residence.

They have outlined the unpleasantries occurring at this stop in a two page letter.

The City Engineer reports on the result of a survey carried out by Transperth to ascertain the number of passengers that may be inconvenienced by the removal of the shelter and a sign was erected seeking public comment. One passenger has appealed against removal of the shelter.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council removes the bus shelter from the road verge adjoining 605 Beach Road, Warwick with the bus stop remaining at this location.

CARRIED

TS40-02/95 **PINNAROO POINT PARKING STATION - [765-23, 427-1, 765-20]**

CITY ENGINEER'S REPORT

The Engineering Department, in early 1994, constructed an access road, parking area and rigging area as part of the development of new recreation facilities at Pinnaroo Point, Hillarys.

However, since the construction of the facilities there has been an ongoing problem with vehicles parking incorrectly along the access roads instead of the designated parking areas.

The City Engineer seeks an amendment to Council's parking facilities By-laws to allow the inclusion of the Pinnaroo Point facility as an additional parking station location.

Approval is also required from the Minister for Local Government under Section 231(3) of the Local Government Act.

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

- 1 requests Ministerial approval, under Section 231(3) of the Local Government Act, for the Pinnaroo Point Recreation Facility area, as shown on Attachment 1, to Report TS40-02/95 to be established as a parking station;
- 2 subject to Pinnaroo Point Recreation Facility being approved as a parking station:
 - (a) amends its By-laws relating to parking facilities at the fifth schedule to include this facility 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 Pinnaroo Point Recreation facility being approved as a parking station:

- (a) installs "NO PARKING ANY TIME" signs on both sides of the main access road, from Whitfords Avenue to the existing car park eastern access point, as shown on Attachment 2 to Report No TS40-02/95;
- (b) installs "NO STANDING ANY TIME" signs at the Whitfords Avenue and Pinnaroo Point main access road junction, as shown on Attachment 2 to Report No TS40-02/95;
- (c) installs "NO STANDING ANY TIME" signs on both sides of the main access road, from the western boundary to the existing car park eastern access point, as shown on Attachment 2 to Report No TS40-02/95;
- (d) installs "NO PARKING, RIGGING AREA, SATURDAY AND SUNDAY" signs to the rigging area, as shown on Attachment 2 to Report No TS40-02/95.

CARRIED

Appendix VIII refers

**TS41-02/95 EXTRACTIVE INDUSTRY LOT 50 BERNARD ROAD,
CARABOODA - [30/4633]**

An application has been received from Steffanoni Ewing & Cruickshank Pty Ltd, on behalf of Lime Industries, for a limestone quarry on Lot 50 Bernard Road, Carabooda. The land is owned by Mr E Gibbs who lives on the adjoining lot to the north.

The proposed quarry extends onto Reserve 24637 to the west. This reserve is controlled by the Department of Minerals and Energy and has been a quarry reserve for many years. The site is considered a priority area in the State's Raw Materials Protection Strategy, which means that it is considered to be of regional significance.

The original proposal was received in May 1994 and included limestone block cutting, significant clearing on the Bernard Road frontage and truck access onto Bernard Road.

The applicant has modified this proposal by deleting block cutting and reducing the size of the quarry.

The City Engineer provides details of the site and supports the application subject to specified conditions.

CITY ENGINEER'S REPORT recommended that Council:

1 approves the application by Steffanoni Ewing & Cruickshank Pty Ltd, on behalf of Lime Industries for a limestone quarry on Lot 50 Bernard Road, Carabooda, in accordance with the provision of its Town Planning Scheme. The approval is for the period to 30 March 1997 subject to:

- (a) the use of the land for quarrying purposes, ceasing by 30 March 1997, unless a further approval is granted by Council;
- (b) the operator of the quarry maintaining a water allocation or secure water supply for dust control;
- (c) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- (d) submission of an annual, rehabilitation report incorporating an updated site contour plan and statement of quantity of material removed from the site;
- (e) no excavation or spoil dumps clearing etc, below or in front of the R L 40 contour within 75m of the northern boundary of Lot 50;
- (f) all stockpiles and work areas being stabilised and suitable dust suppression methods being used to prevent the movement of dust beyond the boundaries of the site;
- (g) hours of quarry operation being restricted to:

Monday to Friday	0700-1700
(except public holidays)	
Saturday	0700-1700
Sundays	(work not permitted)
Public Holidays	(work not permitted)
- (h) all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;

- (i) maintaining a sealed crossover onto Wanneroo Road and sealing up to the first 30m of the quarry access road from the crossover to the satisfaction of the City Engineer to stop dust and material being tracked onto the road;
- (j) operating in accordance with the submitted report and documentation accompanying the application for Development Approval, except as modified by Council's specific approval conditions;
- (k) before work commences a Section 18 clearance under the Aboriginal Heritage Act is to be obtained for the quarry area;
- (l) standard conditions.

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

2 approves an Extractive Industry Licence for Lime Industries for a limestone quarry on Lot 50 Bernard Road, Carabooda, with the following conditions:

- (a) annual fee - \$300;
- (b) period of licence - 2 years to 30 March 1997;
- (c) rehabilitation bond - \$20,000

ADDITIONAL INFORMATION

The City Engineer reported that he has been advised by Mr Roly Webb that several members of the WA Speleological Club ventured onto Lot 50 and the adjoining quarry reserve on the weekend of 11 and 12 February 1995. They located a sinkhole entry to a cave on the top area of the hill probably in the proposed quarry area, but could not advise if it was on Lot 50.

They also located a cave with an entrance from the northern slope in the area that I recommended not be quarried. Five other small caves were identified.

The Club calls this area Wanneroo, as distinct from the Yanchep area. In the Yanchep area the Club has inspected and documented over 300 caves.

The possible presence of caves on Lot 50 is not a direct issue for Council, however, it would be desirable to ensure that the applicant has any caves checked in relation to rare or protected

fauna and for the museum to have an opportunity to check for items of interest. The State bodies would initiate site protection action if they determined it was necessary.

The following could be added to the Development Approval Conditions.

RECOMMENDATION

That no caves be disturbed until they have been inspected for rare or endangered species and the WA Museum has had the opportunity to inspect the cave and collect and document items of interest.

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

- 1 defers consideration of the application by Steffanoni Ewing & Cruickshank Pty Ltd for a limestone quarry on Lot 50 and Reserve 24637 Bernard Road, Carabooda;
- 2 seeks advice from the Minister for Lands regarding the vesting of Swan Location Reserve 6155 as public open space linking Neerabup and Yanchep National Parks.

CARRIED

Cr Moloney entered the Chamber at this point, the time being 7.52 pm.

TS42-02/95 **PLAIN ENGLISH NATIONAL ROAD TRAFFIC CODE - [312-2, 510-0]**

CITY ENGINEER'S REPORT

The Western Australian Municipal Association has written to Council advising that the organisation representing all Australian Road Authorities (AUSTROADS) has prepared a draft National Road Traffic Code written in "Plain English" language. The intent of this code is to provide national road laws which will apply uniformly in all States and Territories.

It has been further advised that Western Australia has been involved in this project to date through representatives of the key transport and enforcement agencies, namely Main Roads WA, the Department of Transport and the Police Department. However, the State Government has made no commitment to adopt this, or any other, item of national transport legislation.

The City Engineer provides an overview of some of the specific issues. He advises that although the draft rules will provide a uniform approach and will benefit drivers travelling throughout

Australia, it appears that some of the proposed regulations are contentious from a safety point of view.

RECOMMENDATION

That Council advises Austroads that it:

- 1 supports in principle uniform road rules for Australia;
- 2 supports the major changed regulations for Western Australia as outlined on Attachments 2, 3 and 4 respectively to Report TS42-02/95 with the following exceptions that are considered to require further safety evaluations with the Police Department and Main Roads WA:
 - (a) Regulation 2.3(i)(b)(ii) Maximum speed limit of 100 Km/h;
 - (b) Part 2 Unrestricted speed limit for 'P' plate drivers;
 - (c) Regulation 3.6, 5.3, 5.4 'U' turns permitted at signalised intersections;
 - (d) Part 7 Drivers not required to give way to pedestrians at unsignalised intersections;
 - (e) Regulation 7.12 Bus Priority in built up areas only;
 - (f) Regulation 18.10 Allowing use of "wheeled toys" on minor roads.

ADDITIONAL INFORMATION

Cr Cooper submitted additional information from Cr Curtis. Cr Curtis requested that the Regulation relating to turning left from trafficated intersection when light is red provided the clearway is free of traffic be applied to Western Australia. This regulation applies to all other states.

MOVED Cr Cooper, **SECONDED** Cr Curtis that Council advises Austroads that it:

- 1 supports in principle uniform road rules for Australia;
- 2 supports the major changed regulations for Western Australia as outlined on Attachments 2, 3 and 4 respectively to Report TS42-02/95 with the following exceptions that are considered to require further safety

evaluations with the Police Department and Main Roads WA;

- (a) Regulation 2.3(i)(b)(ii) Maximum speed limit of 100 Km/h;
- (b) Part 2 Unrestricted speed limit for 'P' plate drivers;
- (c) Regulation 3.6, 5.3, 5.4 'U' turns permitted at signalised intersections;
- (d) Part 7 Drivers not required to give way to pedestrians at unsignalised intersections;
- (e) Regulation 7.12 Bus Priority in built up areas only;
- (f) Regulation 18.10 Allowing use of "wheeled toys" on minor roads;
- (g) seeks the addition of the regulation applied to all other states to turn left when traffic lights are showing red provided the clearway of the intersection is free of traffic.

CARRIED

Appendix IX refers.

**TS43-02/95 CARDBOARD RECYCLING SUBSIDY PROPOSAL BY
AUSTRALIAN PAPER LIMITED - [508-4]**

CITY ENGINEER'S REPORT

Australian Paper Ltd (formerly Australian Paper Manufacturers) operates a cardboard collection programme from properties to provide feedstock for its Spearwood cardboard manufacturing facility.

Collections of cardboard at present, within Council's area, are made by Australian Paper Ltd from businesses that invest in balers to compact material for transport. This leaves businesses with uncompacted cardboard with no recycling service due to the inefficiency in transporting loose cardboard.

The City Engineer reports on two options for Council to be involved in the collection of uncompacted cardboard from commercial businesses within the City of Wanneroo and seeks Council approval to negotiate a suitable agreement with Australian Paper Ltd for a commercial cardboard recycling programme.

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

- 1 resolves to implement a commercial cardboard recycling programme in conjunction with Australian Paper Ltd;
- 2 authorises the City Engineer to negotiate a suitable agreement with Australian Paper for a commercial cardboard recycling programme at a cost of up to \$12 per tonne during the 1994/95 financial year;
- 3 increases the rate applicable to the commercial and industrial improved zonings in the 1995/96 financial year to accommodate these costs;
- 4 authorises, in accordance with Section 547 (12) of the Local Government Act, the over expenditure of \$4,000 for costs relating to the commercial cardboard recycling programme for the period 1 March 1995 to 30 June 1995.

**CARRIED BY AN
ABSOLUTE**

MAJORITY

**TS44-02/95 REDUCED SPEED LIMIT IN JOONDALUP CITY CENTRE
PRECINCT - [730-8-1]**

Council resolved at its meeting on 21 December 1994 that a report be submitted on the feasibility of establishing a low speed limit for the Joondalup City Precinct to provide a safe environment for the wildlife which remained in the City. (Item I91279 refers).

As the Commissioner of Main Roads WA is responsible for the erection of regulatory signage in WA, comments on this proposal were sought from the Metropolitan and Traffic Operations Directorate.

The City Engineer reports that Main Roads WA would only consider the approval of 40 Km/h signs as part of an agreed traffic management plan for the area. This would involve construction of speed restriction devices.

He suggests that Main Roads WA be requested to erect kangaroo advisory signs at locations to assist in the protection of wildlife.

CITY ENGINEER'S REPORT recommended that Council requests Main Roads WA to review the need for erection of additional kangaroo advisory signs in the Joondalup City Centre road network.

RECOMMENDATION

That Council requests Main Roads WA to erect additional kangaroo advisory signs in the Joondalup City Centre road network.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council seeks a meeting with the Main Roads WA to discuss the feasibility of establishing a reduced speed limit for the Joondalup City precinct.

CARRIED

TS45-02/95 SELECT COMMITTEE ON RECYCLING AND WASTE
MANAGEMENT - [508-4]

CITY ENGINEER'S REPORT

Council has requested a report detailing a draft submission to the Select Committee on Recycling and Waste Management in Western Australia (Item I91277 refers).

The specific references of the Committee are:

- 1 techniques and opportunities for the recycling of domestic and industrial waste;
- 2 the availability of markets for the disposal of recycled materials;
- 3 ways in which the State Government can encourage recycling and the development of markets for recycled materials;
- 4 review methods of waste management in Western Australia and compare them with world practices and determine the current and future environmental impacts of such methods and recommend changes where appropriate.

The City Engineer advises that Council has budgeted to spend \$1,581,460.00 on recycling and \$1,460,000.00 on tipping fees for waste disposal.

A draft submission has been prepared.

RECOMMENDATION

That Council makes a submission to the Select Committee on Recycling and Waste Management as detailed in Attachment 1 to Report TS45-02/95.

ADDITIONAL INFORMATION

Cr Magyar requested an amendment to Council's submission to Select Committee on Recycling and Waste Management in Western Australia and seeks the following change to the first paragraph as follows:

"It supports effective use of resources and recognises that waste disposal requires thoughtful, economic and environmental management to properly service the community's current and future needs."

MOVED Cr Magyar, **SECONDED** Cr Curtis that Council makes a submission to the Select Committee on Recycling and Waste Management as detailed in Attachment 1 to Report TS45-02/95, with the following amendment to paragraph 1:

"It supports effective use of resources and recognises that waste disposal requires thoughtful, economic and environmental management to properly service the community's current and future needs."

CARRIED

Appendix X refers.

TS46-02/95 **MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]**

CITY BUILDING SURVEYOR'S REPORT

The City Building Surveyor reports on the number and value of building licences issued in January 1995, building control activity, swimming pool inspection and Council's building works programme.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council endorses the action taken in relation to the issuing of licenses as set out in Attachment 'A' to Report No TS46-02/95.

CARRIED

Appendix XI refers.

TS47-02/95 **FAILURE TO PROVIDE REQUIRED RETAINING WALLS: LOT 211 (23) LISFORD AVENUE, TWO ROCKS - [572/211/23]**

CITY BUILDING SURVEYOR'S REPORT

The owner of Lot 211 (23) Lisford Avenue, Two Rocks, has completed a dwelling on the property. The carport attached to the dwelling has been constructed on the edge of a steep

embankment. Erosion threatens to undermine the carport and loose sand and limestone is falling on the adjoining property.

The City Building Surveyor reports that despite service of a site instruction, the retaining wall as indicated on the approved plans has not been constructed.

He seeks Council approval to serve a Notice under Section 401 (1) (b) of the Local Government Act on the owners.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council serves a Notice under Section 401 (1) (b) of the Local Government Act on the owner of Lot 211 (23) Lisford Avenue, Two Rocks, requiring that a suitable retaining wall be constructed on the left hand boundary of the property.

CARRIED

TS48-02/95 **PROPOSED RETAINING WALLS: LOT 261 (6) IBIZA COURT, MINDARIE - [2957/261/6]**

The owners of Lot 261 (6) Ibiza Court, Mindarie are seeking Council approval to construct a two storey dwelling with limestone retaining walls which exceed 2 metres in height.

The City Building Surveyor reports that the retaining walls will blend in with adjoining properties and will lose some height impact by the introduction of suitable landscaping to the Public Open Space.

CITY BUILDING SURVEYOR'S REPORT recommended that Council approves the proposed retaining walls to be constructed at Lot 261 (6) Ibiza Court, Mindarie to a maximum height of 5 metres subject to the provision of landscaping to the public open space immediately adjoining the wall, to the satisfaction of the City Parks Manager.

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

- 1 defers consideration of the proposed retaining walls at Lot 261 (6) Ibiza Court, Mindarie;
- 2 arranges an on-site meeting with the owner of Lot 260 and his consultant, the builder of Lot 261, Councillors and Building department staff.

CARRIED

TS49-02/95 **FENCE FORWARD OF BUILDING LINE: LOT 12 (7) THE GLEN, KINGSLEY - [2738/12/7]**

CITY BUILDING SURVEYOR'S REPORT

A fence has been erected forward of the building line at Lot 12 (7) The Glen, Kingsley, which does not meet the requirements of Council's By-laws relating to Fencing and Private Tennis Court Floodlighting.

The City Building Surveyor advises that the fence has been provided without truncations.

He seeks Council approval for the non-complying fence as it is located at the end of a cul-de-sac and there will be little if any pedestrians using the verge.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council approves the fence under construction at Lot 12 (7) The Glen, Kingsley without the 1.5 metre truncations from the fence to the internal driveway.

CARRIED

TS50-02/95 **DEPARTURE FROM APPROVED PLANS: DWELLING: LOT 921**
(4) HELSALL COURT, SORRENTO - [2490/921/4]

CITY BUILDING SURVEYOR'S REPORT

A routine inspection of the dwelling under construction at Lot 921 (4) Helsall Court, Sorrento on 19 September 1994 revealed that the roof was not anchored down in accordance with the approved plans.

Despite the service of a site instruction, requesting engineers certification for the structural stability of the roof, no response has been received from the builder or certification provided.

The City Building Surveyor seeks Council approval to instigate prosecution proceedings against the builder under Section 374 (1) (b) of the Local Government Act.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council instigates prosecution proceedings under Section 374 (1)(b) of the Local Government Act against the builder of the dwelling at Lot 921 (4) Helsall Court, Sorrento for departure from the approved plans.

CARRIED

TS51-02/95 **INSTALLATION OF FANS - WANNEROO YOUTH ACTIVITY**
CENTRE - [854-1]

CITY BUILDING SURVEYOR'S REPORT

Council leases to the Department of Community Services a building constructed on Lot 2 Corner Ariti Avenue and Wanneroo Roads referred to as the Wanneroo Youth Activity Centre. The Centre was entirely funded by the Department and the lease agreement provides for the Department to meet all maintenance, operating and other costs associated with the Centre.

The City Building Surveyor reports on a request for the installation of fans in the Centre and advises that although funding has not been provided for in the 1994/95 Budget, a provision of \$2,000 to carry out these works in the 1995/96 financial year is available.

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

- 1 agrees to the bringing forward of the installation of ceiling fans at the Wanneroo Youth Activity Centre to the 1994/95 financial year;
- 2 authorises, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$1,300 from Account No 30930 to install ceiling fans in the Wanneroo Youth Activity Centre.

**CARRIED BY AN
ABSOLUTE**

MAJORITY

TS52-02/95 **REQUEST FOR REFUND: LOT 1 (15) COCKPIT WAY,
OCEAN REEF - [2638/1/15]**

CITY BUILDING SURVEYOR'S REPORT

A letter has been received from the owners of a proposed dwelling which was to have been erected at Lot 1 (15) Cockpit Way, Ocean Reef.

The City Building Surveyor reports that the owners are not proceeding with the proposed dwelling due to additional costs and a tenuous employment situation. He suggests that the building licence fees of \$632 less 25% be refunded.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council refunds building licence fees of \$474.00 to the owners for the cancelled building licence for a proposed dwelling at Lot 1 (15) Cockpit Way, Ocean Reef.

CARRIED

TS53-02/95 **PARKING - PARKSIDE PARK, WOODVALE - [061-283]**

CITY PARKS MANAGER'S REPORT

The President of the Parish Pastoral Council of St Lukes Catholic Church in Woodvale has requested permission for 500 vehicles to be parked on Parkside Park, Woodvale on Sunday, 2 April 1995.

The purpose of the request is that the Church is being officially opened on this day and they anticipate large numbers of people will be in attendance and additional overflow parking of vehicles on Parkside Park is requested so as to move them off the surrounding streets.

The City Parks Manager reports that the park is not in a very good condition due to major problems with the bore. He considers the oval could accommodate 500 vehicles.

MOVED Cr O'Grady, **SECONDED** Cr Freame that Council approves the use of Parkside Park, Woodvale as a temporary parking station for 500 vehicles on Sunday, 2 April 1995.

CARRIED

TS54-02/95

MERRIWA PARK JOINT FUNDING AGREEMENT TOWN AND COUNTRY AND COUNCIL - [061-418]

Council at its meeting of 14 October, 1991 adopted a resolution that Town and Country Bank Ltd pre-fund development of Merriwa Park, Merriwa.

Town and Country Bank Ltd has notified Council this payment is now due and requests payment of \$177,630 for development of Merriwa Park.

Within the initial agreement Town and Country Bank Ltd agreed to install various items, i.e. floodlighting \$14,000, play equipment \$24,000 which were subsequently not provided by that organisation. Floodlighting was installed by Council under a separate budget allocation totalling \$14,000; the play equipment has not been provided as of January 1995. Therefore these items should be deducted from the agreed repayment total or provided by Town and Country Bank Ltd prior to settlement of this debt.

Taking cognisance of these amounts the total payment to Town and Country Bank should be \$139,630 (\$177,630 less \$38,000 for floodlighting and play equipment).

As this amount was omitted from Council's 1994/95 Budget payment will need to be authorised by absolute majority in accordance with the provisions of Section 547 (12) of the Local Government Act.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that Council authorises, in accordance with the provisions of Section 547 (12) of the Local Government Act the over expenditure of \$139,630 payable to Town and Country Bank Ltd for the development of Merriwa Park.

**CARRIED BY AN
ABSOLUTE**

MAJORITY

TS55-02/95 **CALEDONIA PARK CURRAMBINE - [061-434]**

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

- 1 Council rescinds its Resolution TS28-02/95, viz:
 - "1 develops Caledonia Park as an active park;
 - 2 reverts to the original concept plan and sites the toilet/changeroom facilities and car park in the south-west corner of the reserve with access off Caledonia Avenue, opposite Westwind Place, Currambine."
- 2 a further report be submitted to General Purposes Committee.

CARRIED

TS56-02/95 **LIONS CLUB OF WANNEROO - SPECIAL VEHICLE LICENCE
PLATES - [507-1]**

The Town Clerk reported that he had been approached by Mr Alan Bryant of the Lions Club of Wanneroo in connection with Council's approval of the auction by them of the City of Wanneroo Special Series Number Plates 101-WN to 200-WN. Mr Bryant stated that the provision of these particular numbers is not viable for the Lions Club and would prefer to be allocated numbers up to 100-WN.

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

- 1 rescinds its Resolution I51119, viz:
 - "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";
- 2 approves the use of the City of Wanneroo Special Series Number Plate 1-WN on the Council motor vehicle allocated to the Mayor;
- 3 authorises the Town Clerk to discuss with the Lions Club of Wanneroo alternative designs for the City of Wanneroo Special Series Number Plates.

CARRIED

FINANCE & ADMINISTRATIVE RESOURCES COMMITTEE

REPORT NO:

FA13-02/95 **CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

TOWN CLERK'S REPORT

The Town Clerk submits the following function for inclusion in the 1994/95 calendar of events:

<u>DATE</u> 1995	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
3 Mar 95	AFS International Exchange Students - tour and Mayoral morning tea	20	Council

MOVED Cr Moloney, **SECONDED** Cr Hall that Council approves a Mayoral Tea Function for 20 AFS International Exchange Students on 3 March 1995 in the 1994/95 calendar of events.

CARRIED

FA14-02/95 **OUTSTANDING GENERAL DEBTORS - JANUARY 1995 - [020-0]**

CITY TREASURER'S REPORT

The City Treasurer reports on the outstanding general debtors at the end of January 1995.

He makes comments on the action being taken with long outstanding accounts and recommends the write off of debts totalling \$1050.00 which are considered irrecoverable.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council writes out of its general debtors ledger an amount of \$1,050.00 representing debts considered irrecoverable as detailed in Attachment B to FA14-02/95 Report.

CARRIED

Appendix XII refers.

FA15-02/95 **AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]**

CITY TREASURER'S REPORT

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

The net result of these reallocations and adjustments is a Budget surplus of \$20,874.

MOVED Cr Cooper, **SECONDED** Cr Lynn that Council authorises, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 15 February 1995.

**CARRIED BY AN
ABSOLUTE**

MAJORITY

**FA16-02/95 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31
JANUARY 1995 - [021-1]**

CITY TREASURER'S REPORT

The City Treasurer submits a Warrant of Payments for the period ending 31 January 1995, covering Voucher Nos 7943 - 9056 relating to Treasurer's Advance Account No 1, Voucher Nos 69D - 79 relating to Municipal Fund and Voucher Nos 16 - 17A relating to Trust, the total sum expended was \$19,857,439.74.

Crs Wood and Gilmore declared an interest in this item.

MOVED Cr Freame, **SECONDED** Cr Maclean that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 January 1995, certified by the Mayor and City Treasurer, and totalling \$19,857,439.74:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	7943 - 9056	\$ 6,769,467.04
Municipal	69D - 79	\$ 13,042,783.01
Trust	16 - 17A	\$ 45,189.69

\$ 19,857,439.74

CARRIED

Crs Wood and Gilmore abstained from voting.

FA17-02/95 APPRECIATION FUNCTIONS FOR VOLUNTEERS - [703-4]

The Town Clerk reported on a previous request from Cr Ewen-Chappell that Council holds an appreciation dinner for a group of volunteers. In response to the request of the Committee, the Town Clerk reported on the number and type of appreciation functions which are held by Council for non-paid volunteers, organisations and groups who assist the City of Wanneroo.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council does not hold appreciation functions for community groups which receive funding from Council.

CARRIED

COMMUNITY SERVICES COMMITTEE

REPORT NO:

CS25-02/95 FOOD COMPLAINT 35 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

Council is advised of a complaint regarding a moth found in a meat and potato pie manufactured by a local bakery.

The City Environment Health Manager seeks Council approval to instigate legal proceedings against the bakery concerned.

Cr Gilmore declared an interest in this item.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against either:

- 1 the proprietor of Coles Supermarket, Girrawheen Store;
 or
- 2 the proprietors of Bakewell Foods Pty Ltd, 58-62 Collier
 Road, Morley 6062.

CARRIED

Cr Gilmore abstained from voting.

CS26-02/95 FOOD COMPLAINT NO 1207 - [851-7, 30/300-125]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

Council is advised of a complaint regarding a dead cockroach found in a bag of hamburger rolls manufactured and sold by Action Food Barns, Whitfords Store.

The City Environmental Health Manager seeks Council approval to instigate legal proceedings in accordance with the provisions of Health Act 1911, against the proprietors.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of Action Food Barn Supermarket, Whitford City Shopping Centre, Whitfords Avenue, Hillarys 6025.

CARRIED

CS27-02/95

APPLICATION FOR NON RECURRENT FUNDING THROUGH
HOME AND COMMUNITY CARE PROGRAMME - [880-8-7]

MANAGER WELFARE SERVICES' REPORT

The Home and Community Care Programme is inviting applications for one-off grants to assist in the provision of care for frail aged and disabled people. It is being proposed that Council submits two applications for the following:

- 1 to carry out an evaluation of the current practice of sub contracting home care services to clients to private agencies;
- 2 to employ a computer consultant to complete programming of the Welfare Management System.

The Manager, Welfare Services highlights the need to evaluate contract services which would assist Welfare Services in negotiating future funding contracts with Home and Community Care.

The client services records were converted to a computer data base in March 1994. Funding is being sought for a consultant to be employed to complete the statistical reporting and financial management of the programme.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council submits applications for non recurrent funding to the Home and Community Care Programme for the purpose of evaluating its provision of sub contracted home care services to the aged and disabled and for the completion of programming the Welfare Management Computer System.

CARRIED

CS28-02/95

DEVELOPMENT OF BOWLING GREENS AT WARWICK REGIONAL
OPEN SPACE - [439-1]

At its meeting on 13 July 1994, Council will recall that it agreed to contribute the full development costs of the first two greens as a basic provision for the newly created bowling clubs in the City of Wanneroo.

Any additional developments over and above the basic provision would be the responsibility of the bowling club concerned.

The Acting City Recreation and Cultural Services Manager advises that a financial plan has been received from the Warwick Bowling Club outlining its commitment to the ongoing development of

facilities and seeking financial support from Council to aid in construction of two bowling greens on the Warwick Open Space.

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

- 1 accepts the financial plan submitted by the Warwick Bowling Club outlining its commitment to future development of the Bowling facilities at Warwick Open Space;
- 2 lists for consideration in the 1995/96 Draft Budget funds for the development of two bowling greens at the Warwick Regional Open Space at a cost of \$65,560.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council defers consideration of this report pending further information being obtained regarding the possible sharing of facilities at Warwick Open Space.

CARRIED

CS29-02/95 **CRAIGIE LEISURE CENTRE MEMBERS' FUNCTION - [680-11]**

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

Craigie Leisure Centre held a members' Christmas function at the Centre on Sunday, 4 December 1994 between 5.30 pm and 11.30 pm.

One of the major objections for the Craigie Leisure Centre's membership scheme is to continually improve member retention.

The Acting City Recreation and Cultural Services Manager reports on the budgetary details of the partly subsidised Christmas function and gives reasons why he supports the concept of an annual function for members as an appropriate and effective promotional method.

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

- 1 supports the concept of an annual Craigie Leisure Centre members' function;
- 2 partly subsidises this function to a maximum of \$5.00 per head per annum;
- 3 incorporates funds for the event in the Craigie Leisure Centre Fitness Centre Draft Budget for 1995/96.

CARRIED

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

The Wanneroo Districts Cricket Club has now indicated an intention to reduce its booking requirements and seeks a "write off" accordingly.

The Acting City Recreation and Cultural Services Manager provides details of the reduced booking requirements of Wanneroo Districts Cricket Club and Wanneroo Lacrosse Club. He advises that the reduction in commitment for these clubs "frees up" time in these venues for greater community access.

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

- 1 agrees to "write off" an amount of \$1304.94 representing an adjustment made to the booking requirements of the Wanneroo Districts Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years;
- 2 rescinds its previous decision in regard to the use of Penistone Clubrooms by the Wanneroo Lacrosse Club (Item I50810 refers);
- 3 agrees to "write off" an amount of \$2120.28 representing an adjustment made to the booking requirements of the Wanneroo Lacrosse Club for the 1991/92, 1992/93 and 1993/94 financial years.

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

- 1 agrees to "write off" an amount of \$1304.94 representing an adjustment made to the booking requirements of the Wanneroo Districts Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years;
- 2 rescinds its previous decision in regard to the use of Penistone Clubrooms by the Wanneroo Lacrosse Club (Item I50810 refers);
- 3 agrees to "write off" an amount of \$2120.28 representing an adjustment made to the booking requirements of the Wanneroo Lacrosse Club for the 1991/92, 1992/93 and 1993/94 financial years;

4 allocates available booking space at Kingsway Cricket/Hockey Clubrooms and Pennistone Reserve Clubrooms for use by interested groups and organisations and for leisure courses.

CARRIED

CS31-02/95 REDUCTION OF HIRE CHARGES - [261-2]

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

A request has been received from the Northern Metropolitan Health Service to reduce the hire charges of recreation facilities used for a mobile day hospital service for elderly citizens with a psychiatric illness residing in the northern suburbs.

The programme is currently operating in Council clubrooms in Kingsley, Girrawheen, Wanneroo and Quinns Rocks.

The Acting City Recreation and Cultural Services Manager advises that in accordance with Council's Policy on hire charges, the mobile day hospital does not qualify for a waiver of fees.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council does not waive the hire fees of recreation facilities by a mobile day hospital for elderly citizens with a psychiatric illness residing in the northern suburbs.

CARRIED

CS32-02/95 REQUEST FOR WAIVER OF HIRE FEES - [061-185, 261-2]

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

Whitford City Shopping Centre is seeking waiver of Council fees and charges in respect of the hire of James Cook Reserve for the free concert "Ballet in the Park" on 11 March 1995 and "Trading in Public Places" licence fee for food vendors who will be present at that performance.

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

1 as in previous years, supports the "Ballet in the Park";

- 2 waives the hire fee of \$350.00 for the use of James Cook Reserve for the "Ballet in the Park" to be held on 11 March 1994;
- 3 issues a licence to the Whitford City Shopping Centre permitting traders to operate at the "Ballet in the Park" and waives the "Trading in Public Places" licence fee of \$510.

CARRIED

CS33-02/95 "10-OVER" COMPETITION - WAIVER OF HIRE CHARGES - [250-1]

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

A "10-over" competition is being conducted by the Hamersley Carine Cricket Club Inc on Monday, 6 March 1995. Part proceeds of the event will be donated to Appealathon.

The competition will be held in parks throughout the City of Stirling and the City of Wanneroo. The Club anticipates there will be over fifty senior teams in the competition. The exact number of teams, however, will not be known until the end of February.

The Club has requested that Council waives the hire fees of up to 13 active parks for this event.

The Acting City Recreation and Cultural Services Manger provides details of the event and advises that in accordance with Council's Policy, recreation facilities are not free when used for fundraising purposes.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council does not waive the hire charges for grounds associated with the "10-over" cricket competition conducted by the Hamersley Carine Cricket Club Inc on Monday, 6 March 1995.

CARRIED

CS34-02/95 FORMATION OF COMMITTEE TO DEAL WITH FUTURE PLANNING OF CITY OF WANNEROO - [702-0]

Following the visit to Council of the Premier, Hon Richard Court on 15 February 1995, Cr Cooper believed it would be appropriate to form a sub/occasional committee to look at future plans for major issues relating to the City of Wanneroo.

The Town Clerk advised that a Policy Meeting is scheduled for 3 April 1995 and suggested that consideration of nominations of

representatives to this sub/occasional committee be dealt with at that meeting.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council forms a sub/occasional committee to look at future plans for major issues relating to the City of Wanneroo.

CARRIED

WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION - SMOKING IN RESTAURANTS - [312-2]

Cr Freame reported that Western Australian Municipal Association has advised that the Food Hygiene Regulations - Smoking in Restaurants - is open for comment until 31 March 1995.

CS35-02/95 REGISTER OF PEOPLE ATTENDING COMMITTEE AND COUNCIL MEETINGS - [702-0]

Cr Freame requested that a register be kept for members of the public attending Committee and Council meetings to record their name, address and area of particular interest.

MOVED Cr Moloney, **SECONDED** Cr Hall that a register be made available for members of the public to record their name, address and area of interest when attending Committee and Council meetings.

CARRIED

CS36-02/95 PEEL-OFF CITY OF WANNEROO CRESTS - [702-0]

Cr Freame requested that a report be submitted to General Purposes Committee on the feasibility of Councillors being supplied with peel-off City of Wanneroo crests to attach to vehicles for use on Council business.

MOVED Cr Moloney, **SECONDED** Cr Hall that a report be submitted to General Purposes Committee on the feasibility and cost of Council supplying peel-off City of Wanneroo crests to Councillors for use on Council business.

CARRIED

REVIEW OF COMMITTEE AND COUNCIL MEETINGS - [702-0]

Cr Freame requested that consideration be given to returning to the original system of meetings which calendarised four Committee meetings and one Council meeting per month. The existing number of meetings meant that Councillors had insufficient time to consider each item properly.

The Town Clerk advised he will follow up this matter.

**CS37-02/95 DEPUTATION - MR IVANKOVICH - HARDSTANDING FOR
POULTRY MANURE - [855-3]**

Further to the deputation earlier in the meeting by Mr Ivankovich, Cr Dammers sought Councillors' support for the Fly Control Committee and its recommendations.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council reiterates the policy recommended by the Fly Control Committee requiring stockpiles of poultry manure to be stored on hardstanding at market gardens.

CARRIED

**CS38-02/95 TAPING OF GENERAL PURPOSES COMMITTEE MEETINGS -
[702-0]**

MOVED Cr Moloney, **SECONDED** Cr Hall that Council authorises the taping of General Purposes Committee meetings for the purpose of preparation of minutes to enable validation prior to confirmation.

CARRIED

C56-02/95 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

**B18-02/95 DEVELOPMENT ENQUIRIES: DECEMBER 1994 AND JANUARY
1995 - [290-0]**

CITY PLANNER'S REPORT

The City Planner submits a schedule of development enquiries received during December 1994 and January 1995, together with a resumé of advice given by the Town Planning Department.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PLANNER'S REPORT B18-02/95 be received.

CARRIED

B19-02/95 ENGINEERING DEPARTMENT CURRENT WORKS - [210-2]

CITY ENGINEER'S REPORT

The City Engineer reports on Council works, drainage, pedestrian and dual pathways, traffic management treatments, car parks, kerbing, annual road resurfacing, street lighting, rubbish disposal and sub-divisional development for the period ending 3rd February 1995.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT B19-02/95 be received.

CARRIED

B20-02/95 **PETITION - GLENGARRY DRIVE/DOVERIDGE DRIVE
(NORTH) ROUNDABOUT - [510-0-8]**

CITY ENGINEER'S REPORT

A 10-signature petition from residents of Glengarry and Doveridge Drives, Duncraig requests Council consideration to the reinstatement of those verges affected by the construction of the roundabout at this location with brickpaving or similar material.

The City Engineer reports that stencil patterned concrete is proposed for the immediate vicinity of the roundabout and can be accommodated with remaining available funds.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT B20-02/95 be received.

CARRIED

B21-02/95 **SHADE PERGOLAS ON COUNCIL BUILT PLAY CENTRES -
[960-1-1]**

CITY PARKS MANAGER'S REPORT

Council at its meeting on Wednesday, 28 September 1994 resolved that a report be submitted to Policy and Special Purposes Committee outlining the "Duty of Care" with regard to shade pergolas over sandpits at Council built play centres.

The solicitors' view is that where Council has positively constructed facilities such as play centres for the purposes of use by children placed temporarily under Council's care then the duty of care would be quite substantial.

The City Parks Manager provides details of eight play areas which are utilised for after school and vacation care with various conditions of shade shelters.

He considers that funds be included in the 1995/96 draft budget to provide adequate shade shelters with colorbond roofing.

MOVED Cr Wood, **SECONDED** Cr Freame that a report be submitted to General Purposes Committee on the cost of providing shade pergolas over Council's built play centres, for consideration within the 1995/96 draft Budget.

CARRIED

B22-02/95 **STAFF AND OUTSIDE WORKERS' OVERTIME - JANUARY 1995 - [404-10]**

CITY TREASURER'S REPORT

The City Treasurer submits the staff overtime return for the month of January 1995 together with details of outside workers' overtime for the same period.

He includes comparative summaries showing monthly and cumulative totals for the same period last year.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY TREASURER'S REPORT B22-02/95 be received.

CARRIED

B23-02/95 **HEALTH ACT 1911 - FOOD COMPLAINT PROSECUTION - EX T41111 - [851-7]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The City Environmental Health Manager reports on the results of a recent prosecution resulting from a food complaint.

Cole Supermarket Australia Pty Ltd pleaded guilty to a charge of selling a packet of potato chips which was adulterated with rodent faeces and was fined \$400 and costs of \$273.91.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT B23-02/95 be received.

CARRIED

B24-02/95 **RURAL FLY CONTROL - [2359/50/21]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The City Environmental Health Manager reports on recent inspections to a market garden property at Lot 50 (21) Mariginiup Road, Mariginiup which have shown continual problems of fly breeding in and around a stockpile of chicken manure.

In accordance with Council's resolution (Item H40908 refers) legal proceedings have been instigated against the occupier under the provisions of the Fly Eradication Regulations.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT B24-02/95 be received.

CARRIED

B25-02/95 **LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE**
ANNUAL REPORT 1993-1994 - [851-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

Council is advised of the receipt of the Annual Report of the Local Health Authorities Analytical Committee for 1993-1994 which reports on the food sampling programmes of all Councils in Western Australia.

The City Environmental Health Manager provides details of the Report and the Committee's two new surveys recently carried out by the Western Australian Food Monitoring Programme:

- 1 summary of lead and cadmium in cappuccino machines and urns;
- 2 glycoalkaloids in potatoes.

He reports that the City's Health Staff continue to participate in the co-ordinated Sampling Group with the Cities of Stirling and Bayswater and the Shire of Swan. This group shares results in order to avoid over-sampling of brand name products.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT B25-02/95 be received.

CARRIED

B26-02/95 **CRAIGIE LEISURE CENTRE - KIOSK - [680-5]**

ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER'S REPORT

Staff at Craigie Leisure Centre have conducted an internal review of the kiosk operation and propose a series of initiatives for a one month trial period.

The Acting City Recreation and Cultural Services Manager outlines a proposal to extend the operating hours of the kiosk and to hold a series of "coffee tastings" promotions during mid week morning sessions.

An operational and financial assessment will be conducted at the completion of the trial.

MOVED Cr Wood, **SECONDED** Cr Freame that **ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT B26-02/95** be received.

CARRIED

B27-02/95

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

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

The Acting City Recreation and Cultural Services Manager reports on the major activities conducted by the Recreation Department during January 1995.

Beach inspectors/life guards have been busy patrolling the City's beaches. A full report evaluating the 1994/95 season will be submitted after March.

Vacation care operated without any problems with all child care places fully booked.

The Ministry for Sport and Recreation has announced that the State Government has set up a fund of \$26 million to further develop facilities for sport and recreation in WA over the next five years. 18 clubs/community groups are currently reviewing the necessary application kits for Ministry for Sport and Recreation grants. For the first round of grants, applications must be received by Council by 28 February 1995. These will be prioritised accordingly.

A number of initiatives have been proposed to boost attendances at Craigie Leisure Centre.

Renovations to the Reception/Foyer area of the Girrawheen/Koondoola Recreation Centre have been completed. Other areas of the complex are being upgraded.

New programmes have been initiated in the North Ward Zone with bookings towards the end of January indicating strong community response for these programmes.

The Sorrento/Duncraig Recreation Centre has been acting as a booking agent for the Sorrento Surf Club. At present the Surf Club is receiving approximately \$700 per quarter from bookings instigated by the Recreation Centre.

The Wanneroo Recreation Centre again conducted a successful Aussie Day Breakfast at Wanneroo Showground to commemorate

Australia Day. Attendances were slightly increased on last year.

MOVED Cr Wood, **SECONDED** Cr Freame that ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT B27-02/95 be received.

CARRIED

B28-02/95 **SINGLE OPERATOR DOMESTIC REFUSE COLLECTION TRUCKS**
- [508-1]

CITY ENGINEER'S REPORT

Council has requested a report on the effectiveness of the single operator domestic refuse collection trucks particularly in relation to overweight bins (Item I51206 refers).

The City Engineer provides details of the operating costs of the original collection system as opposed to single operator vehicles.

The single operator vehicles use a mechanised arm which is set to limit the weight of the cart to between 90kg and 110kg. This ensures that carts with up to 70kg of rubbish are collected.

The average ratepayer puts out 1000kg of rubbish per year which is less than 20kg per week. The 70kg limit generously covers for the times a ratepayer may have extra domestic rubbish.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT B28-02/95 be received.

CARRIED

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.

CODE OF CONDUCT FOR ELECTED MEMBERS AND STAFF - ex I91220

"consideration of this matter be deferred;

Councillors be invited to make written comments on the draft code to the Town Clerk;

a further report incorporating these comments be submitted by the Town Clerk to the next Council meeting."

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 to 1 March 1995 General Purposes Committee meeting.

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.

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."

CITY ENGINEER'S REPORT TS41-02/95

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 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 REQUESTING REPAVING OF VERGES - GLENGARRY/DOVERIDGE DRIVES, DUNCRAIG - ex I91207

"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."

CITY ENGINEER'S REPORT B20-02/95

EFFECTIVENESS OF ONE-MAN REFUSE TRUCKS - ex I51206

"a report be submitted to Council on the effectiveness of the existing one-man refuse trucks."

CITY ENGINEER'S REPORT B28-02/95

BANNER PROGRAMME FOR CITY OF WANNEROO - ex I91238

"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."

A report will be submitted to the next General Purposes Committee meeting.

PETITION REQUESTING IMPROVEMENT TO INTERSECTION - TRAILWOOD DRIVE AND TRACY TURN, WOODVALE - ex I91247

"that the petition requesting action to improve the intersection at Trailwood Drive and Tracy Turn 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.

TRAFFIC IMPROVEMENTS - VARIOUS LOCATIONS REALLOCATION OF FUNDS - ex I11215

"Council defers the construction of a roundabout at Admiral Grove/Channel Drive, pending investigation of alternative, cost effective, traffic management treatments for Admiral Grove and a further report be submitted to Council on funding requirements and budget reallocation."

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

REDUCED SPEED LIMIT IN JOONDALUP CITY CENTRE PRECINCT - ex I91279

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

- 1 establishing a low speed limit for the Joondalup City Precinct;
- 2 providing a safe environment for the wildlife which remained in the City."

CITY ENGINEER'S REPORT TS44-02/95

PETITION PARKING PROHIBITIONS - LITTERING - MERRIFIELD PLACE, MULLALOO - ex TS5-02/95

"Council defers consideration of the installation of parking prohibitions adjacent to the residential properties in Merrifield Place pending further liaison with local residents on the extent and type of prohibitions."

Liaison with affected residents is currently being undertaken; a report will be submitted in due course.

ROAD FUNDING FOR CITY OF WANNEROO - ex TS33-02/95

"a report be submitted to Council on the feasibility of employing a professional lobbyist in Canberra to lobby on behalf of Council in appropriate areas, including the increase from 7c to 14c the amount of the fuel levy which is returned to the State Government for maintenance and improvement of Australia's Road System."

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

SECURITY FOR PUBLIC ACCESSWAYS - ex TS34-02/95

"it be recommended that a report be submitted to Council on ways of making pedestrian accessways safer and thus reducing the need for closure."

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

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 OBJECTING TO PROPOSED COMMERCIAL RECREATION USE OF RESERVE 32858, CRAIGIE - ex I91246

"that the petition objecting to the proposed commercial recreation use of Reserve 32858, Craigie be received and referred to Parks Department for a report to Council."

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

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.

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 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 car parks 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.

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.

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.

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 was held on 20 December 1994; a report will be submitted in due course.

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.

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 in due course.

PETITION OBJECTING TO PROPOSED VETERINARY HOSPITAL ON LOT 2 WANNEROO ROAD, WANNEROO - ex I91203

"this petition 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.

DUNE DAMAGE, MULLALOO - ex I91204

"the letter from Dr Charles Stuart 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 ESTABLISHMENT OF A GYMNASIUM AT REAR OF 24 CANHAM WAY, GREENWOOD - ex I91244

"the petition opposing the establishment of a gymnasium at the rear of 24 Canham Way, Greenwood be received and referred to Town Planning for a report to Council."

CITY PLANNER'S REPORT TP46-02/95

PETITION - DOG EXERCISE BEACH AT MARMION - ex I21237

"requires a further report on this matter following the above public comment period."

A report will be submitted following the public comment period which closes on 3 February 1995.

SPECIAL MEETING OF ELECTORS HELD ON 6 DECEMBER 1994 - ex I91231

"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;"

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

SPECIAL ELECTORS MEETING 20 DECEMBER 1994 - PROPOSED GROUP DWELLING, LOT 40 (320) WEST COAST DRIVE, MARMION ex TP9-01/95

"acknowledges the concern expressed at the Special Meeting of Electors on 20 December 1994 and requires a report to be prepared proposing the inclusion of controls in Town Planning Scheme No 1 to address these concerns."

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

CLOSE OF ADVERTISING: AMENDMENT NO 696 TO RECODE/REZONE LOTS 10 AND 317-321 ST ANDREWS DRIVE, YANCHEP TO ACCOMMODATE GROUP HOUSING - ex TP30-01/95

"consideration of Amendment No 696 to Town Planning Scheme No 1 be deferred and referred back to the Town Planning Committee."

A report will be submitted following a response from objectors to clarify whether or not their objections still stand.

REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS 550 AND 551 MOFFAT PLACE AND WARWICK TRAIN STATION - ex TP32-01/95

"consideration of the application for the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place and Warwick Train Station be deferred."

A report will be submitted following a public meeting to be held on 28 March 1995.

PROBLEMS ASSOCIATES WITH REFLECTIVE GLARE FROM ZINCALUME ROOFS - ex TP39-01/95

"that a report be submitted to Town Planning committee on the feasibility of incorporating provisions within the Town Planning Scheme to address problems associated with reflective glare from zincalume roofs."

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

NOTICE OF MOTION - CR O'GRADY - [702-0] - ex C44-02/95

"that consideration of the proposed child care centres on Lot 217 (60) St Ives Drive, Yanchep and Lots 166 and 167 Lagoon Drive, Yanchep be referred back to Town Planning Committee for further consideration.

CITY PLANNER'S REPORTS TP56-02/95 AND TP57-02/95

YOUTH POLICY/FUTURE DIRECTIONS - ex I51128

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

A report will be submitted in due course.

BUSKING - CITY OF WANNEROO - ex I41205

"defers consideration of issuing a busking licence to Miss A Benfall until Busking By-laws have been received and adopted"

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

CHANGE OF NAME - GIRRAWHEEN/KOONDOOLA RECREATION CENTRE - ex CS14-02/95

"a report be submitted to General Purposes Committee on the cost and feasibility of replacing the cyclone/barbed wire fence at the front and rear of Girrawheen/Koondoola Recreation Centre with a metal swimming pool type fencing."

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

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.

DISPOSAL OF SURPLUS ASSETS - ex FA10-02/95

"defers disposal of Items 24 and 25 as listed in Report FA10-02/95."

A report will be submitted to the next General Purposes Committee meeting.

DONATION - LOW COST FOOD CENTRE - ex I50715

"a report be submitted to Council giving consideration to a donation of \$20,000 to The Wanneroo Community Projects Association Inc to assist in the operating costs of a low-cost food centre."

This matter is currently being investigated. The completion of this report is now pending the submission of a business plan from the Association.

MOVED Cr Wood, **SECONDED** Cr Lynn that the above matters be considered in the order in which they appear in the Agenda.

CARRIED

C57-02/95 **REPORT OF OCCASIONAL COMMITTEE**

MOVED Cr Wood, **SECONDED** Cr Lynn that the Report of the Joondalup Civic and Cultural Facilities Occasional Committee held on 10 February 1995, be received.

CARRIED

ATTENDANCES

ITEM OF BUSINESS

OC5-02/95 CONCEPT PLANS - LIBRARY AND CHAMBER BUILDINGS - [730-8-8-1]

James Christou presented Concept Plans for the Library and Chamber Buildings which he believed maintained the intent of the Master Plan, and went through the various details of these plans with the Committee.

Mr Christou stated that certain changes had been made since the last meeting, in particular to the lower level in the areas of the reference library, local history section and workshop, in order to open up the library. He stated the only extravagance he had allowed was the introduction of a public lobby and circulation space, allowing public to enter directly from the car park to access either the library or the administration area. He believed this would add interest to the library.

Mr Hunter Beattie went through cost analysis Comparison with Brief and pointed out that much more work needed to be done to achieve the budget.

Mr Beattie drew attention to the final figure which were shown as \$18.7 million. He advised that costs were indicated by the extent of the buildings, ie only items within the external walls were costed. The City Building Surveyor pointed out that therefore costs beyond the \$18.7 million would be expected, possibly in the order of \$20 million.

Mr Beattie also drew attention to the fact that costs related to February 1995, and an increase of some 3 per cent could be anticipated in the next 12 months.

Discussion took place regarding the balance of money required for the project. The City Building Surveyor will meet with James Christou to work through a number of areas which he felt required extra work. One area in particular was the size of the dining room on the Council Chamber level. This dining room was required to be larger than the one currently used in Administration Building, however it was debatable whether it needed to be the size shown on the plans.

The City Building Surveyor also saw the need for extra area for use for computer space and possibly the excess from the dining area would solve this problem.

The Town Clerk queried the need for four ward offices, and also discussion took place regarding the required size for the Council Chamber. In looking at the space allocated for retail

tenancy, it was felt this space was better utilised as storage space for the function area.

Mr Beattie advised he would provide a cash flow analysis to the City Treasurer.

In conclusion, Mr Christou advised that completion of the library and chamber buildings was anticipated in mid 1997.

Cr Dammers drew attention to the considerably increase in amounts required, and discussion took place regarding the need to place the issues of funding and the project details before Council. A Special Council meeting was proposed.

MOVED Cr Curtis, **SECONDED** Cr Wood that a meeting of Council be arranged to discuss the funding and project details with the Architects to make a presentation.

CARRIED

C58-02/95 TOWN CLERK'S REPORT

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

CARRIED

C59-02/95 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Deed
Parties: City of Wanneroo and L E & L J Searson
Description: Lot 250 (309) Badgerup Road, Wanneroo
Date: 07.02.95

Document: Easement
Parties: City of Wanneroo, Queen Elizabeth II and Minister for Lands
Description: Closed pedestrian accessway - Staff Court/Lateral Loop, Beldon
Date: 08.02.95

Document: Deed
Parties: City of Wanneroo and R H B & M T Tapley
Description: Deed
Date: 13.02.95

Document: Agreement
Parties: City of Wanneroo and Commonwealth of Australia
Description: Grant for JET Project - Family Day Care
Date: 14.02.95

MOVED Cr Moloney, **SECONDED** Cr Ewen-Chappell that the Schedule of Documents executed by means of Affixing the Common Seal, be received.

CARRIED

C60-02/95 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>Hosts</u>
01 Mar 95 Council	City of Cockburn - Councillors and Staff Tour of City and Lunch	15	
28 Mar 95 Council	1st Cub Group, Joondalup - tour of Council Chambers conducted by Cr S Magyar	28	
10 Jun 95 Council	1995 Classical Concert - civic reception at interval	200	

MOVED Cr Freame, **SECONDED** Cr Major that Council approves the following functions for inclusion in the 1995/96 calendar of events:

<u>Date</u> <u>1995</u>	<u>Function</u>	<u>Guests</u>	<u>Hosts</u>
01 Mar 95 Council	City of Cockburn - Councillors and Staff Tour of City and Lunch	15	
28 Mar 95 Council	1st Cub Group, Joondalup - tour of Council Chambers conducted by Cr S Magyar	28	
10 Jun 95 Council	1995 Classical Concert - civic reception at interval	200	

CARRIED

C61-02/95

WESTERN AUSTRALIAN PLANNING COMMISSION CONFERENCE
2 MARCH 1995 - [240-2]

The new Western Australian Planning Commission will host a one-day Conference 'Where will Western Australian's Live and Work in the 21st Century?' on 2 March 1995. Council is to be represented by Councillors Cooper and Magyar and staff from the Town Planning Department.

The Western Australian Local Government Librarian's Association (WALGLA) has now requested the City Librarian attend the Conference as their metropolitan delegate. WALGLA will be responsible for the registration fees.

The City Librarian is currently the WALGLA representative on the Library Board Standing Committee on Public Libraries. Ms Clifford's nomination was on the basis of Wanneroo's heavy involvement in the development of library services. WALGLA has identified statewide library development planning as a major issue.

MOVED Cr Moloney, **SECONDED** Cr Ewen-Chappell that Council accepts the Western Australian Local Government Librarian's Association registration for the City Librarian to attend, as its delegate, the Western Australian Planning Conference on 2 March 1995.

CARRIED

C62-02/95

MUNICIPAL WORKCARE SCHEME - BOARD OF MANAGEMENT -
[013-6]

Council is in receipt of a letter from WAMA seeking the appointment of the City Treasurer, Mr John Turkington, as a member of the inaugural Board of Management for the Municipal Workcare Scheme.

The appointment will be for a term of 2 years.

Councillors are advised that at its December 1994 meeting, WAMA, in a landmark decision, resolved to proceed with the formal establishment of self insurance schemes for Local Government in WA for workers compensation and liability.

Both schemes, which are scheduled to commence operations from 1 July 1995, will be managed by an eight person Board of Management comprising of elected members and senior officers of WA Local Government and non-Local Government representatives with appropriate skills and expertise. It is envisaged that the Board will meet monthly during the establishment phase and bi-monthly thereafter. Travelling expenses and a sitting fee

will be paid for all Board members when the Scheme becomes operational.

Enclosed as Appendix XIII is a copy of the report placed before WAMA in December 1994. When formal submissions regarding the schemes have been received by the City, an assessment will be made as to their suitability and placed before Council for consideration and decision.

WAMA advises that the appointment of Mr Turkington would in no way presume any decision by the Wanneroo City Council as to whether it will participate in the Scheme, once established.

Mr Turkington is willing to serve as a member of the inaugural Board.

MOVED Cr Moloney, **SECONDED** Cr Ewen-Chappell that Council approves the appointment of the City Treasurer, Mr John Turkington, to the inaugural Board of Management for the Municipal Workcare Scheme.

CARRIED

Appendix XIII refers

C63-02/95 VARIOUS WAMA VACANCIES - [312-2]

The Western Australian Municipal Association have advised Council on the outcome of several nominations submitted to them by Council.

At its meeting of 14 December 1994 Council resolved to nominate Cr Magyar to the position of Member - Mosquito Control Advisory committee. Cr Magyar was not successful in his nomination and Mr Bob Kelly has been selected as the Local Government Representative.

At its meeting of 21 December 1994 Council resolved to nominate Crs Cooper, Magyar, Waters and Dammers to the position of Member - Western Australian Planning Commission. Crs Magyar, Waters and Dammers were not successful in their nominations, but Cr Cooper's nomination has been forwarded to the Minister for Planning for consideration.

Also at its meeting of 21 December 1994 Council resolved to nominate Cr Cooper to the position of Member - WA Planning Commission Statutory Planning Committee and Member - WA Planning Commission Infrastructure Committee. Cr Cooper was unsuccessful in this instance.

MOVED Cr Moloney, **SECONDED** Cr Ewen-Chappell that the information regarding the outcome of various Western Australian Municipal Association vacancies be received.

CARRIED

C64-02/95 **VACANCY NATIONAL COMMITTEE ON REGIONAL
CO-OPERATION - [312-2]**

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Member - National Committee on Regional Co-operation.

At this stage the only information about the Committee meetings available is that the meetings will be held in Melbourne or Canberra and will require a full day. (Appointees will be reimbursed for all reasonable travel costs). The term of office will be for the life of the committee.

Committee Membership is as follows:

- WAMA nominee
- Two elected representatives of VROC Executive Officers
- ALGA Nominee
- Northern territory LGA Nominee
- Tasmanian LGA Nominee
- Queensland LGA Nominee
- NSW LGA Nominee
- South Australia LGA Nominee
- Municipal Association of Victoria Nominee
- Commonwealth Government Nominee

The proposed appointee must have a demonstrated commitment to the Voluntary Regional Council and have at least two years Voluntary Regional Organisation of Council's experience and/or be a current delegate.

Cr Dammers nominated Cr Cooper.

Cr Cooper declared an interest in this item.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Maclean that Council nominate Cr Cooper for appointment to position of Member - National Committee on Regional Co-operation.

CARRIED

Cr Cooper abstained from voting.

C65-02/95

PUBLIC MEETING - ACCESS TO "HELP OUR PRECIOUS ENVIRONMENT" (HOPE) RECYCLING UNIT: GLENGARRY PRIMARY SCHOOL - RESCISSION MOTION FOR ITEM TS10-02/95 REFERS - [510-1770, 218-1-1, 016-4]

A 108-signature petition has been received seeking a public meeting to discuss issues related to the access from Alfreton Way, Duncraig to the "HOPE" recycling activities at Glengarry Primary School.

With the current schedule of meetings through March, it has been necessary to schedule the public meeting for Tuesday 21 March 1995, commencing at 7.30 pm in the third floor Function Area. A copy of the first page of the petition showing the draft motion to be put to the meeting appears as Appendix XIV.

MOVED Cr Moloney, **SECONDED** Cr Ewen-Chappell that information regarding the Public Meeting to be held on Tuesday, 21 March 1995 in connection with access from Alfreton Way, Duncraig be received.

CARRIED

Appendix XIV refers.

C66-02/95

NORTH EAST REGION RECREATION ADVISORY COMMITTEE MEETING - 23 FEBRUARY 1995 - [260-0]

The North East Region Recreation Advisory Committee (NEERAC) consists of Councillor and Officer representatives from six local authorities, ie Wanneroo, Stirling, Bayswater, Bassendean, Swan and Mundaring, and the Ministry of Sport and Recreation. The group meets to discuss recreation issues of mutual interest. Meetings are held quarterly, on a rotation basis, at the respective Council offices. Dinner is usually provided by the host Council.

On Thursday, 23 February 1995, it is the City of Wanneroo's turn to host the meeting. Council has, on previous occasions, hosted the NEERAC meeting and provided a meal for delegates at the completion of the meeting.

It is anticipated there will be twelve delegates.

Council approval is sought to host this function on 23 February 1995.

MOVED Cr Major, **SECONDED** Cr Dammers that Council approves the function to be held for the North East Region Recreation Advisory Committee for approximately 12 persons.

CARRIED

MOVED Cr Dammers, **SECONDED** Cr Freame that Council sets aside its policy in this instance to allow this function to be held on 23 February 1995.

CARRIED

C67-02/95 REQUESTS FOR LEAVE OF ABSENCE - [702-3]

The following Councillors have requested leave of absence from Council duties:

Cr Dammers from 6 to 10 March 1995
Cr O'Grady from 9 to 19 March 1995
Cr Lynn from 7 to 10 March 1995
Cr Moloney from 8 to 15 March 1995
Cr Major from 6 to 9 March 1995

MOVED Cr Cooper, **SECONDED** Cr Hall that Council approves the following leave of absence:

Cr Dammers from 6 to 10 March 1995
Cr O'Grady from 9 to 19 March 1995
Cr Lynn from 7 to 10 March 1995
Cr Moloney from 8 to 15 March 1995
Cr Major from 6 to 9 March 1995

CARRIED

MOTIONS FOR FURTHER ACTION

Nil

MOTIONS FOR REPORT

C68-02/95 CRAIGIE OPEN SPACE - UPDATE - [745-4]

Cr Major requested a report on the current status of design plans for Craigie Open Space, with particular reference to the Golf Driving Range and the RSL Bowling Green.

MOVED Cr Lynn, **SECONDED** Cr Ewen-Chappell that a report be submitted to General Purposes Committee on the current status of design plans for Craigie Open Space with particular reference to the Golf Driving Range and the RSL Bowling Green.

CARRIED

**C69-02/95 MEDICAL PRACTITIONERS RESIDING AT CONSULTING
ROOMS - [30/4455]**

Cr Curtis requested a report on the effectiveness of the City of Wanneroo's policy to ensure that where a medical practitioner is required to reside on the premises as part of the agreement with Council, he does in fact do so. Also, what steps can be taken if this agreement is not adhered to.

MOVED Cr Lynn, **SECONDED** Cr Ewen-Chappell that a report be submitted to General Purposes Committee on the effectiveness of Council's policy in enforcing the requirement that a medical practitioner, as a condition of approval, is required to reside on the premises.

CARRIED

**C70-02/95 LIMESTONE QUARRY, LOT 8 (259) WATTLE AVENUE,
NOWERGUP - [469-8-259]**

Cr Dammers requested a report be submitted to General Purposes Committee on the current tender status for the purchase of limestone quarry at Lot 8 (259) Wattle Avenue, Nowergup.

MOVED Cr Lynn, **SECONDED** Cr Ewen-Chappell that a report be submitted to General Purposes Committee on the current tender status for the purchase of a limestone quarry at Lot 8 (259) Wattle Avenue, Nowergup.

CARRIED

C71-02/95 REQUIREMENT FOR DEVELOPERS TO MULCH - [250-1]

Cr Maclean requested a report on the feasibility of requiring developers to mulch green material removed from land being developed.

MOVED Cr Lynn, **SECONDED** Cr Ewen-Chappell that a report be submitted to General Purposes Committee on the feasibility of requiring developers to mulch green material removed from land being developed.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

C72-02/95 NOTICE OF MOTION - CR GILMORE - [702-0]

Cr Gilmore had given notice of his intention to move the following Motions at the next Ordinary Meeting of Council, to be held on Wednesday, 22 February 1995:

"That Council rescinds its Resolution TP1-01/95, viz:

"That Council:

- 1 does not amend its Consulting Rooms Policy to include an Arnisdale Road Precinct in Duncraig;
- 2 refuses the application (30/4643) for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig on the grounds that it is contrary to its Consulting Rooms Policy;
- 3 approves the development application (30/550) by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig, subject to standard and appropriate conditions;
- 4 refuses the development application (30/4381) by A Watt on behalf of D Henrisson for medical consulting rooms on Lot 368 (48) Arnisdale Road, Duncraig) on the grounds that it is not prepared to relax its normal standards."

MOVED Cr Gilmore, **SECONDED** Cr Freame that Council rescinds its Resolution TP1-01/95 viz:

"That Council:

- 1 does not amend its Consulting Rooms Policy to include an Arnisdale Road Precinct in Duncraig;
- 2 refuses the application (30/4643) for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig on the grounds that it is contrary to its Consulting Rooms Policy;
- 3 approves the development application (30/550) by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig, subject to standard and appropriate conditions;
- 4 refuses the development application (30/4381) by A Watt on behalf of D Henrisson for medical consulting rooms on

Lot 368 (48) Arnisdale Road, Duncraig) on the grounds that it is not prepared to relax its normal standards."

LOST

A Division was called with the following result:

In Favour of the MOTION: Crs Major, Freame, Magyar, Maclean
Ewen-Chappell, Moloney and Gilmore

Against the MOTION: Crs Waters, Cooper, Dammers,
O'Grady, Hall, Curtis, Wood and
Lynn

The Mayor declared the MOTION

LOST BY DIVISION

C73-02/95

**PROPOSED MEDICAL CONSULTING ROOM ON LOT 367 (50)
ARNISDALE ROAD, DUNCRAIG - [30/4455]**

MOVED Cr Dammers, **SECONDED** Cr Magyar that the application for a proposed medical consulting room on Lot 367 (50) Arnisdale Road, Duncraig be refused.

CARRIED

A Division was called with the following result:

In Favour of the MOTION: Crs Waters, Dammers, Cooper,
O'Grady Magyar, Curtis, Hall and
Wood

Against the MOTION: Crs Freame, Major, Moloney,
Gilmore, Ewen-Chappell, Lynn and
Maclean

The Mayor declared the MOTION

CARRIED BY DIVISION

C74-02/95

LETTER PUBLISHED IN WANNEROO TIMES - [702-0]

Cr Waters expressed disappointment at a letter published in the Wanneroo Times which criticised Cr Freame. The letter also referred to Council's method of perusing documents as "lick and flick" method. Cr Waters stated the public would be unaware of the mass of documentation which is studied and discussed by Councillors prior to Council meetings.

Cr Cooper reiterated Cr Water's remarks and stated that he considered Cr Freame to be the most community minded Councillor at the City of Wanneroo.

MOVED Cr Cooper, **SECONDED** Cr Hall that Council expresses a vote of total confidence in Cr Freame.

CARRIED

C75-02/95 **NOTICE OF MOTION - CR MAJOR - [702-0]**

Cr Major had given notice of his intention to move the following Motion at the next Ordinary Meeting of Council, to be held on Wednesday, 22 February 1995:

"That Council rescinds its Resolution TS10-02/95, viz:

"That Council:

- 1 closes access off Alfreton Way to the HOPE Group recycling shed and removes the existing limestone track across Alfreton Reserve;
- 2 requests the HOPE Group to relocate their recycling shed within Glengarry School property within the next twelve weeks;
- 3 advises all interested parties accordingly."

MOVED Cr Major, **SECONDED** Cr Curtis that Council rescinds its Resolution TS10-02/95 viz:

"That Council:

- 1 closes access off Alfreton Way to the HOPE Group recycling shed and removes the existing limestone track across Alfreton Reserve;
- 2 requests the HOPE Group to relocate their recycling shed within Glengarry School property within the next twelve weeks;
- 3 advises all interested parties accordingly." **LOST**

A Division was called with the following result:

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

The Mayor declared the MOTION

LOST BY DIVISION

MOVED Cr Maclean, **SECONDED** Cr O'Grady that Council takes no further action regarding site relocation options of the HOPE Group recycling unit until after the Special Electors' Meeting scheduled for 21 March 1995.

CARRIED

C76-02/95 NOTICE OF MOTION - CR MACLEAN - [702-0]

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, 22 February 1995:

"That Council rescinds its Resolution CS14-02/95, viz:

- "1 Council endorses the change of name from Girrawheen/Koondoola Recreation Centre to Hainsworth Leisure Centre."

Should this motion be successful, Cr MacLean will then move the following Motion:

"That Council lists the costs associated with the change of name of the Girrawheen/Koondoola Recreation Centre to Hainsworth Leisure Centre for consideration in the 1995/96 Budget."

MOVED Cr Maclean, **SECONDED** Cr Ewen-Chappell that Council rescinds Point 1 of its Resolution CS14-02/95, viz:

- "1 Council endorses the change of name from Girrawheen/Koondoola Recreation Centre to Hainsworth Leisure Centre."

CARRIED

MOVED Cr Maclean, **SECONDED** Cr Ewen-Chappell that Council lists the costs associated with the change of name of the Girrawheen/Koondoola Recreation Centre to Hainsworth Leisure Centre for consideration in the 1995/96 Budget."

CARRIED

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

Nil

COUNCIL MEETING PROCEDURES - [702-0]

Cr Magyar referred to the item raised by Cr Cooper regarding the letter from Mrs Taylor. Cr Magyar felt that whilst Mrs Taylor might not appreciate the volume of work put in by Councillors, he believed it would assist public perception if justice was seen to be done. He therefore requested that during Council meetings the subject being dealt with be announced and whether such was recommended for approval or refusal.

The Mayor stated that the public was welcome to attend committee meetings where this process occurred, but that this was not necessary at a Council meeting, and also pointed out that agendas were available at Council meetings for public information.

PUBLIC QUESTION TIME - [702-0]

Cr MacLean commented that it was becoming increasingly annoying that some members of the public were using valuable time allocated to all members of the public for their own "soap-box sojourns". He requested that guidelines be drawn up to give more members of the public the opportunity to speak, rather than the usual few.

The Mayor stated a timer would be made available at the next Council meeting.

PUBLIC QUESTION/COMMENT TIME

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

MOVED Cr Maclean, **SECONDED** Cr Moloney that the meeting be held behind closed doors, the time being 9.31 pm.

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

CONFIDENTIAL BUSINESS

C77-02/95 WARD BOUNDARIES AND REPRESENTATION - [801-5]

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council takes no further action in relation to obtaining information under the Freedom of Information Act regarding Resolution I91260.

CARRIED

MOVED Cr Wood, **SECONDED** Cr Curtis that the Meeting be held with the doors open.

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for
WEDNESDAY 8 MARCH 1995.

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.43 pm the following Councillors being present at that time:

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

CITY OF WANNEROO

TOWN PLANNING COMMITTEE REPORTS

13 FEBRUARY 1995

TP41-02/95

CITY OF WANNEROO : REPORT NO: TP41-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 290-1
SUBJECT: DEVELOPMENT ASSESSMENT UNIT -
1 DECEMBER 1994 TO 31 JANUARY 1995

Overleaf is a resumé of the development applications processed by the Development Assessment Unit from 1 December 1994 to 31 January 1995.

RECOMMENDATION:

That Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report TP41-02/95.

O G DRESCHER
City Planner

gap:rp
pat005

TP42-02/95

CITY OF WANNEROO REPORT NO: TP42-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 30/4455
WARD: SOUTH WEST
SUBJECT: PROPOSED MEDICAL CONSULTING ROOM ON LOT 367 (50)
ARNISDALE ROAD, DUNCRAIG

METRO SCHEME:	Urban
LOCAL SCHEME:	Residential
APPLICANT/OWNER:	GE & A Smeulders
APPLICATION RECEIVED:	9.1.95
DAU/SCU:	17.1.95
APPLICANT CONTACTED:	3.2.95
REPORT WRITTEN:	30.1.95

SUMMARY

This proposal for a medical consulting room relates to a lot within a precinct considered by Council for inclusion in its Medical Facilities/Consulting Rooms Policy which has not been adopted. Although Council's relaxation of lot size, plot ratio and side setback standards is required, and the area was not included in Council's policy, the proposal is capable of satisfying car parking, access and landscaping requirements and is supported.

BACKGROUND

Council considered a similar proposal for a consulting room in September 1993 (H20903). This was refused on the grounds that it contravened Council's Policy on Medical Facilities/Consulting Rooms in terms of location, lot size and setbacks and therefore represented ad hoc non-residential development in a residential area. The applicants were advised to re-apply at a later date since the subject area was being considered by Council for possible medical consulting room uses.

A need for medical consulting rooms near the Glengarry Hospital on Lot 412 Arnisdale Road has been identified and an Arnisdale Road consulting rooms precinct was considered by Council on 8 February 1995 (TP1-01/95) for inclusion in Council's policy following a deputation to the Minister. The new policy would encourage consulting room development within the precinct area. Relaxation of setbacks and minimum lot size, for example, could be considered as necessary to enable approvals in the precinct.

The Arnisdale Road precinct was not, however, included in Council's Medical Facilities/Consulting Rooms Policy.

ASSESSMENT

Lot 367 is 683m² and zoned Residential. The proposal is to convert an existing residence to a medical consulting room which is an AA use under the Town Planning Scheme, requiring Council's approval. Advertising for public comment has been achieved through advertising of the Arnisdale Road precinct when it was being considered for inclusion in Council's policy on medical centres. Objections have been addressed in the report on this precinct (TP1-01/95).

Six car bays have been provided on site which is in accordance with Council's policy for the operation of one practitioner. Access is achieved via an existing driveway. A medical clinic is proposed on adjacent Lot 263 but co-ordination of parking and access between the lots is not feasible given the one metre difference in levels between the two lots and the location of the residence on Lot 367.

Front and rear setbacks are satisfactory and the required landscaping, although not addressed, can be accommodated with minor modifications to the car parking and access arrangements, including relocation of car bay No 1.

Council's policy specifies a standard of a minimum lot size of 800m², a plot ratio and site coverage of 0.30 and side setbacks of 3.0m for each storey.

However, given that this lot was originally considered for inclusion in the Arnisdale Road precinct which was to receive special consideration in order to facilitate the development of medical rooms/clinics, and that the major requirements of access and parking are satisfied, it is considered that these standards could be relaxed without consequence. The proposal is therefore supported.

Council may wish, however, to advertise the proposal for specific comments on a consulting room on the subject lot which will be need to be reconsidered if any objections are received.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 to relax requirements relating to minimum lot size plot ratio, site coverage and side setback and approves the application for a medical consulting room on Lot 367 (50) Arnisdale Road, Duncraig submitted by G E and A Smeulders, subject to:

1only one practitioner operating from the premises at any one time;

2a minimum of six car bays being provided;

3provision of a 3 metre landscape buffer to Arnisdale Road and a total minimum 8% of site landscaped;

4standard and appropriate development conditions.

O G DRESCHER
City Planner

hg:gm
pre29505
6.2.95

TP43-02/95

CITY OF WANNEROO REPORT NO: TP43-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 30/4864
WARD: SOUTH-WEST
SUBJECT: PROPOSED WORSHIP/COMMUNITY CENTRE AND AGED PERSONS UNITS ON RESERVE 43136 (41) BEDDI ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential
OWNER: Duncraig Christian Fellowship
CONSULTANT: Ian Anderson Architect
APPLICATION RECEIVED: 10.8.94
DAU/SCU: 16.8.94
APPLICANT CONTACTED: 31.8.94, 2/9/94, 18/1/95
ADVICE RECEIVED: 12.1.95, 20.1.95
REPORT WRITTEN: 20.1.95

SUMMARY

This application for a worship/community centre and twelve aged persons dwellings requires Council's discretion to relax the amount of private open space per unit and Council's agreement to permit overflow parking on its adjacent Reserve 11720. It can comply with Council's requirements in all other aspects with minor modifications, and is supported.

ASSESSMENT

Reserve 43136 is zoned Residential Development and is 8206m² in area. The lot is adjacent to Reserves developed with aged persons units, a child care centre, community halls and recreation. It was vested in the Duncraig Christian Fellowship in August 1994.

The applicants approached Council staff with preliminary plans in 1992 for a similar development at which time the development was generally acceptable.

A church is an AA use under Town Planning Scheme No 1 in this zone and is not permitted without Council's approval.

Due to the vesting of the land in the Fellowship and the adjacent existing or proposed activities primarily non-residential in nature, the proposal has not been advertised.

The proposal is to develop a worship community centre at the Beddi Road end of the lot and eight single and four two storey aged units at the Marmion Avenue end of the lot. The units will comprise the first stage of development to commence early 1995.

WORSHIP/COMMUNITY CENTRE

The centre comprises an auditorium, halls, meeting rooms, offices and accompanying facilities.

Church services will be conducted 9.30am-11.30am and 6.30pm-9.00pm Sundays with an anticipated maximum attendance of 275 people.

The halls and meeting rooms will be utilised in the daytime and evenings weekdays. Youth group activities are planned for Friday evenings and are expected to cater for 40-50 youths. Other youth group activities may also occur on other evenings on a smaller scale.

The church currently runs a successful craft group which would supplement other community activities Monday to Friday. A maximum of 30 ladies is anticipated for the craft group and a maximum of 30 children would be cared for in a creche/playgroup situation during these times. Jobclub, a group focusing on the acquisition of interview and job seeking skills would be the major course available to the unemployed and disadvantaged and would vary in attendance to a maximum of 12 people from 8am-5pm. The offices are required for administration and reception purposes and would be staffed Monday to Friday by a maximum of three people during normal business hours.

The parking required for the centre totals 119 bays. Only 40 marked bays have been proposed and the applicant is seeking Council's approval to provide an additional grassed overflow area for 22 vehicles such that this area could be retained as a passive recreation for barbecues and the like when not being used.

It is unlikely that all rooms in the centre will be utilised at the same time. Church services would represent times of maximum occupancy when up to 72 car bays could be required. It would therefore be necessary to use the grassed area for parking purposes and the bays indicated in this area should consequently be sealed. In the event of more than the 62 proposed bays being required there is an opportunity to require the additional parking to be provided on the adjacent Reserve 41766 which is to be vested in Council for a gymnasium in the future. No concrete plans are available yet for this development and only a schematic car park intended as an extension of the existing community centre's car park is depicted at this time (see Attachment No 4).

Some minor amendments would need to be made to this part of the development to ensure compliance with Council's requirements. Specifically, end bays need to be increased to 2.8m in width, the internal access system may need islands or adjustments to island curves and the bin store may need to be amended to commercial standard to the satisfaction of the City Engineer.

The worship/community centre otherwise conforms to Council's requirements and is supported subject to sufficient car bays being constructed and marked to the satisfaction of Council.

AGED UNITS

Eight single and four two storey aged persons units are proposed. Setbacks are in accordance with the Residential Planning Codes.

As an R20 coded lot, an average of 150m² private open space is required per dwelling for grouped dwellings. Aged or dependent persons dwellings may be approved at a 50% increase in density above that provided for by the Codes. Furthermore, Council may vary any other provision under Clause 5.1.4 to enable this density increase to be achieved. This development proposes an average of approximately 80m² of private open space per unit and 500m² of open space for the development. The Fellowship is prepared to develop the 150m² of land to the north-east of the units with barbecues and seating for the specific use of the residents to partly supplement the shortfall in private open space. Given that the aged generally do not require large amounts of open space for their private use it would be reasonable for Council to accept a reduction in private open space as proposed.

The unit's development requires other minor amendments to comply with the R Codes. Two parking bays are provided for most units which is twice that required for aged persons dwellings. End bays and stores are slightly under-sized and a pedestrian link to the adjacent community centres will be required.

In addition, the units will need to demonstrate design features which service the special needs of the aged such as hand-rails in bathrooms and toilets. By definition, aged persons units need to be permanently occupied by at least one aged person.

In conclusion, the development of the worship/community centre is supported with the requirement for all 62 proposed car bays to be sealed and any additional parking being constructed on the adjacent reserve. The unit development is supported subject to minor amendments to the plans and Council exercising its discretion under Clause 5.1.4 of the R Codes to allow a reduction in the required amount of private open space.

RECOMMENDATION:

THAT Council:

5exercises its discretion under Clause 5.1.4 of the Residential Planning Codes and approves twelve aged persons dwellings on Reserve 43136 Beddi Road, Duncraig,

with a reduction in the average area of private open space, subject to:

.1 development of a communal area of open space at the north-east end of the units for the use of residents;

.2 standard and appropriate conditions;

6approves the development of a worship/community centre on the same site, subject to:

.1 the provision of 62 car bays being provided as indicated on the approved plan;

.2 the provision of a further ten parking bays on the adjacent Reserve 11720;

.3 standard and appropriate conditions.

O G DRESCHER
City Planner

hjc:gm
pre19542
25.1.95
TP44-02/95

CITY OF WANNEROO REPORT NO: TP44-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 30/5014
WARD: NORTH
SUBJECT: PROPOSED CHILD CARE CENTRE ON PT LOT 907
(PROPOSED LOTS 1248, 1249) (959) CONNOLLY
DRIVE, MERRIWA

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Smith Corporation Pty Ltd
APPLICATION RECEIVED: 20.12.94
DAU/SCU: 20.12.94
APPLICANT CONTACTED: 6.1.95
ADVICE RECEIVED: 9.1.95
REPORT WRITTEN: 19.1.95

SUMMARY

This proposal for a Child Care Centre has not been advertised because the number of car bays proposed does not comply with the standard proposed in Council's Draft Child Care Centre Policy. Accordingly, it is anticipated that the shortfall will result in vehicles parking on verges and congestion near the proposed roundabout adjacent to the development and the proposal is not supported.

ASSESSMENT

Part Lot 907 Connolly Drive is 11.2965 hectares in area and is zoned Residential Development. Stage 6F of subdivision of this superlot was approved by the Department of Planning and Urban Development on 1 February 1994 and is awaiting clearance of conditions of subdivision (see Attachment No 2). No application for clearance of the subject lots (1248 and 1249) has been received by Council but the developers have been approached by the applicants to make the land available for a child care centre.

The subject proposed Lots 1248 and 1249 on the corner of Deighton Way, would total 1218m² when created, according to the approved plan of subdivision.

The proposal is to develop a child care centre to cater for 38 children of the following breakdown:

0 - 2 year olds	=	8 children
2 - 3 year olds	=	10 children
3 - 6 year olds	=	20 children

The centre will operate 7.30am - 5.30 pm Monday-Friday for fifty weeks of the year and six staff will be required.

Child Care Centres are an AA use in the Residential Development zone and are not permitted without Council's approval.

The Structure Plan for Merriwa identifies Pt Lot 907 as Public Open Space (see Attachment No 3). This would provide a buffer to

some residential lots and complies with Council's draft Child Care Policy in this regard. However, the development would require a total of 14 bays under Council's draft policy - only 11 bays have been provided. The applicant is seeking Council's consideration of the proposal under the previous standards for Child Care Centres which would require only 11 bays. Also, a turning bay is proposed within the required 3 metre landscape buffer. This is not desirable in terms of maintaining good sight lines and would also require a relaxation of Council's standard practice.

In view of these issues of non-compliance the proposal has not been advertised for 30 days as is Council's requirement.

A roundabout is proposed at the junction of Baltimore Parade and Deighton Way and an island is proposed on the latter as indicated on the plan (see Attachment No 4). There is significant concern that the shortfall in the parking provision on site would result in vehicles being parked on Baltimore Parade or verges on the approach to the roundabout. This would cause unsafe traffic conditions exacerbated by vehicles queuing to enter the centre just after exiting the roundabout. Despite Council's deliberations on the ratio of one car bay per five children and one per staff member proposed in the draft policy, it has been established that the previous standard of one bay per eight children and one bay per staff member was inadequate. To approve this proposal which is based on this standard would be contradictory and a retrograde move. Since no opportunities exist on adjacent lots (some of which are also not created) for any reciprocal access or parking arrangements this proposal is not supported.

Should Council decide to support this proposal with the number of bays proposed and the intrusion of the turning bay into the 3m landscaping strip, the proposal will need to be advertised for 30 days and reconsidered by Council should any objections be received. In addition, the subject lots would need to be created on a certificate of title as one lot, with the lot size and dimensions as shown on the approved plan of subdivision. Minor amendments to the proposal to meet other Council requirements will also be needed.

RECOMMENDATION:

THAT Council refuses the application for a Child Care centre on Pt Lot 907 (proposed Lots 1248 and 1249) Connolly Drive, Merriwa on the grounds that insufficient provision is made for on site parking and this, combined with the proposed access, will give rise to unsafe traffic situations.

O G DRESCHER
City Planner

hjj:gm
pre29503
30.1.95
TP45-02/95

CITY OF WANNEROO REPORT NO: TP45-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 30/4829
WARD: SOUTH
SUBJECT: PROPOSED AMBULANCE DEPOT, RESERVES 34118 (37)
AND 32334 (92) EDDINGTON ROAD, WARWICK

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development and Public Use Reserve
APPLICANT/OWNER: St John Ambulance Australia
CONSULTANT: John Taylor Architect
APPLICATION RECEIVED: 10.1.95
DAU: 17.1.95
REPORT WRITTEN: 31.1.95

SUMMARY

This is a re-submitted application for an ambulance depot. The new proposal is not materially different to an earlier one and is supported as it addresses Council's concerns regarding excessive vehicle movements onto Eddington Road.

BACKGROUND

A previous application for this proposal was considered by Council at its meeting on 28 September 1994 (I20926) and was refused for the following reasons:

- (a) *the use is inappropriate in this location due to congestion of the residential streets caused by existing surrounding land uses;*
- (b) *the zoning of the two subject reserves differs and therefore would require a rezoning amendment to the town planning scheme to accommodate this proposed use.*

The Council further advised that it was prepared to consider a revised application if all vehicular access can be gained from Erindale Road via the area of the Police Station.

COMMENTS

An ambulance depot is an unlisted use in Town Planning Scheme No 1 and therefore requires Council's special approval.

The ambulance depot is proposed to be located over two reserves. The first, Reserve 34118 (37) Eddington Road, is zoned Residential Development and accommodates the Warwick Police Station and Road Traffic Licensing Division. The second reserve 32334 (92) Eddington Road is zoned Public Use Reserve and is Crown Land occupied by the Warwick Primary School. It would be possible to excise the relevant area from the existing reserves to create a new reserve which could be vested in St John Ambulance.

This proposal does not differ from the one previously submitted, being located adjacent to the Warwick Police Station and primary school. There are two accessways proposed onto Eddington Road, either side of the site, one of which is primarily for the use of departing ambulances.

When the proposal was first advertised for the Council meeting of 28 September 1994, a total of six submissions and a petition with 42 signatories were received against the ambulance depot in the subject location. The grounds of objection related to present traffic and noise problems created by the existing facilities and the incompatibility of learner drivers and present road widths to cope with ambulance movements.

The applicant has submitted documentation in support of this application. This includes approval from the Western Australian Police to allow returning ambulances and staff access to the ambulance depot via the Warwick Police Station car park, from Erindale Road. This access is provided so as to reduce vehicle congestion on Eddington Road by ambulance movements. Attachment No 3 indicates the path of movement of returning ambulance vehicles through the car park of the police station.

The applicant has supplied more details regarding the operation of the ambulance depot, and these are summarised as follows:

7The changeover times for officers are at 8.00am and 6.00pm, outside of regular office hours.

2. Two officers will be in attendance at any one time (therefore their traffic movements would total eight per 24 hour period).
3. St John Ambulance has undertaken not to activate sirens until such time as vehicles reach a major road artery.
4. Ambulance vehicle movements having to exit Eddington Road would be a total of seven, (three emergency vehicles between 8.00am and 6.00pm and four emergency vehicles between 6.00pm and 8.00am).
5. The arrangement for returning vehicles using the police station's car park has reduced the incidence of vehicles using Eddington Road.

As the use of the police station car park for staff access and returning ambulance vehicles will reduce the incidence of St John's vehicles using Eddington Road by 68%, I believe this proposal should now be supported.

RECOMMENDATION:

THAT Council approves the application for an ambulance depot on Reserves 34118 and 32334 Eddington Road, Warwick, submitted by John Taylor Architect on behalf of St John Ambulance Australia subject to the following conditions:

1. St John Ambulance undertaking that all staff vehicle movements and returning ambulance vehicle movements will be from Erindale Road via the Warwick Police Station car park;

8the reserve boundaries being modified to reflect the lot boundaries indicated on the approved plan;

9standard and appropriate conditions.

O G DRESCHER
City Planner

vc:gm
pre29507
1.2.95
TP46-02/95

CITY OF WANNEROO REPORT NO: TP46-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 30/404
WARD: SOUTH
SUBJECT: USE APPROVAL FOR MARTIAL ARTS CENTRE IN UNIT
3, LOT 430 (24) CANHAM WAY, GREENWOOD

SUMMARY

An application has been received for a use approval at Unit 3/24 Canham Way, Greenwood as a Martial Arts Academy and private training/tuition facility. The lot is zoned Service Industrial and the proposal requires Council determination as it is an AA use.

BACKGROUND

The Canham Way Service Industrial area has a history of parking problems in day time hours.

Use approvals granted previously at Lot 430 include auto repairs, plumbing agent, ice cream wholesaler, furniture manufacturer. These approvals have been approved under delegated authority.

ADVERTISING

In accordance with Council policy, the proposal was advertised on site for a period of 30 days.

Three submissions were received in the form of two letters and one petition. All objected to the proposal. Grounds of objection were parking problems, increased noise, vandalism and offensive behaviour.

ASSESSMENT

The applicant provided information on class times and sizes (see Attachment No 1).

Usage is to be predominantly at night with "one on one", or "two on one", private lessons being conducted during the day.

The possibility of parking congestion during day light hours appears to be minimal due to the restricted class sizes.

A written submission from the applicant detailed the daily parking requirements between 7.00am-5.00pm as a maximum of two cars. A site inspection revealed that parking facilities should be sufficient to meet these requirements. The unit's original approval appears to have had provision for two bays for this particular unit.

Night time activities within industrial areas seldom create parking problems and tend to reduce acts of vandalism with their presence.

RECOMMENDATION:

THAT Council approves the application for a Martial Arts Centre in Unit 3, Lot 430 (24) Canham Way, Greenwood as submitted by Mr Sean Allen subject to:

- 10permission being granted for a period of twelve months;
- 11the application being reassessed after twelve months;
- 12day-time classes being limited to one instructor and a maximum of two pupils at the premises at any one time.

O G DRESCHER
City Planner

rb:gm
pre19538
1.2.95
TP47-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 30/4773
WARD: SOUTH
SUBJECT: PROPOSED LUNCH BAR ON LOT 23 (8), UNIT 4
PARAMOUNT DRIVE, WANGARA

METRO SCHEME: Industrial
LOCAL SCHEME: General Industrial
OWNER: Chisholm Holdings Pty Ltd
CONSULTANT: Ray Jackson
APPLICATION RECEIVED: 24.11.94
DAU/SCU: 29.11.94
APPLICANT CONTACTED: 21.12.94
REPORT WRITTEN: 6.2.95

SUMMARY

This proposal for a lunch bar is located in a showroom/factory development with adequate parking and access.

No objections were received from advertising of the proposal and it is supported.

ASSESSMENT

Lot 23 is 4635m² and is zoned General Industrial. Eight showroom/factory units were approved on this lot on 4 July 1994 and have been constructed.

The proposal is to establish a lunch bar in Unit 4 at the corner of Paramount Drive and Challenge Boulevard.

Lunch bars are an AA use in the General Industrial zone under the Town Planning Scheme, which are not permitted without Council's approval. The proposal has been advertised on site for 30 days in accordance with Council's Policy and no objections were received.

Twelve car bays would be required for this development. A total of 63 car bays is supplied on site and parking for the lunch bar is incorporated in the total amount.

Access to the site is achieved from Paramount Drive and Challenge Boulevard, enabling a flow-through of vehicles past Unit 4 which is desirable for high traffic uses.

It is considered that a lunch bar use would be appropriately located in the Lot 23 development and this application is supported.

RECOMMENDATION:

THAT Council approves the application for a lunch bar in Unit 4, Lot 23 (8) Paramount Drive, Wangara, submitted by Ray Jackson on behalf of Chisholm Holdings Pty Ltd, subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

hjc:gm
pre29514
6.2.95
TP48-02/95

CITY OF WANNEROO REPORT NO: TP48-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 30/4345
WARD: CENTRAL
SUBJECT: PROPOSED PATIO ADDITION, LOT 216 (23/9)
WAKATIPU WAY, JOONDALUP

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: William & Louise Bartram
CONSULTANT: Heritage Outdoor
APPLICATION RECEIVED: 18.1.95
APPLICANT CONTACTED: 19.1.95
REPORT WRITTEN: 25.1.95

SUMMARY

An averaged minimum courtyard width is required for a patio proposal at Lot 216 (23/9) Wakatipu Way, Joondalup. Council is requested to exercise its discretion under Clause 5.9 of Town Planning Scheme No 1 and approve the averaged courtyard dimensions.

ASSESSMENT

The subject lot is located within a larger 25 unit development on Lot 216 (See Attachment No 1). The applicants propose a patio (see Attachment No 2) of 3.7m x 4.8m to provide outside cover to windows and doors located along the northern wall. The Residential Planning Codes of Western Australia require a courtyard area of 24m² with a minimum dimension of 4m, with no provision for concessions (Clause 3.3.3).

The application has provided 3.6m up to 4.4m as minimum dimensions and averages 4 metres over the length of the courtyard. As well, excess open space exists in two adjoining locations (see Attachment No 2). Adjoining owners' amenity will not be affected by the proposal.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves the patio addition with an averaged courtyard width of four metres, subject to standard conditions of development

O G DRESCHER
City Planner

pre29502/rb:gm/27.1.95

TP49-02/95

CITY OF WANNEROO REPORT NO: TP49-02/95

TO: TOWN CLERK

FROM: CITY PLANNER
FOR MEETING OF:TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 061-449
WARD: SOUTH WEST
SUBJECT:PROPOSED DISPOSAL OF PART OF ARISTRIDE PARK, KALLAROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: M G & R M Hicks and R F & S E Johnson

SUMMARY

Council, at its 23 November 1994 meeting (I21126), authorised preliminary advertising to gauge the public response to a proposal to dispose of a small area at the rear of this reserve to three adjoining properties.

The period allowed for the lodgement of objections has elapsed and one objection was received.

BACKGROUND

Aristride Park was created by subdivision in 1987 as a Section 20A Reserve for the purpose of Public Recreation and is vested in the control of Council.

The main body of the reserve is situated on the east side of Aristride Avenue and a smaller section, which the subject of this application forms part of, is situated on the west side.

The western section has been grassed for passive recreation except for its western edge which is formed by a low sand dune covered with native vegetation. This dune falls steeply into the rear of Lots 246, 247 and 248 Vaucluse Place.

The owners of those lots wish to acquire a narrow wedge of the dune which will be about 5 metres wide at its greatest width at the common boundary of the lots as shown on the attachment.

The disposal of this small section would not in any way diminish the public's enjoyment of the passive recreation park because it is a narrow isolated slope of a sand dune which runs into the rear fences of properties and is not visible from any part of the

reserve. Nor does it serve any purpose of providing public access to other parts of the reserve.

OBJECTION AND EVALUATION

The objection received was from Mrs M E Fearnley of Georges Close, Kallaroo which is not in the immediate vicinity of Aristride Park. Her objection is to the general principle of disposing of parkland. She believes that a precedent will be set that will lead to other areas of parkland being diminished. Furthermore, she states that on a recent inspection she found children playing on the subject area.

The prospect of a precedent being set is unlikely as there are strict guidelines laid down by the Department of Land Administration (DOLA) which ensure that the State's inventory of recreation land is not eroded. However, where small reserves, or small portions of other reserves are by their configuration, terrain, isolation or position relative to other reserves in a locality of no practical use or value for either active or passive recreation, the Minister for Lands may approve of their disposal.

The incident of children playing on the subject area would, I believe, be a rare coincidence that is unlikely to occur on a regular basis. The major part of the sand dune would continue to be available to children and other users.

The Crown imposes stringent accounting measures to ensure that the proceeds of sale of Crown Reserves will be applied to either purchasing other land within the general locality as replacement open space, or if it is more appropriate to constructing capital improvements on existing reserves within the general locality. Where the proceeds of sale are not sufficient by themselves to achieve either of those ends they may be placed in a trust account of pooled similar funds to be used when it has reached a sufficient level.

The proceeds of sale may not be used for reserves maintenance or for any other purpose.

RECOMMENDATION:

THAT Council:

13approves of the disposal of part of Aristride Park, Kallaroo adjacent to Lots 246 and 248 inclusive Vaucluse Place to the owners of those properties subject to the approval of the Minister for Lands;

14advises Mrs Fearnley of the reasons for its decision and forwards a copy of her objection to the Minister for Lands for his consideration.

O G DRESCHER
City Planner

twm:rp
pre29517
TP50-02/95

CITY OF WANNEROO : REPORT NO TP50-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 740-1
SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTHS OF
DECEMBER 1994 AND JANUARY 1995

Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council

- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION:

THAT Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in this Report TP50-02/95.

O G DRESCHER
City Planner

gap:gm
pat003

TP51-02/95

CITY OF WANNEROO REPORT NO: TP51-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 740-95730
WARD: SOUTH
SUBJECT: PROPOSED SUBDIVISION, PART SWAN LOCATIONS 1271
AND 2793 MADELEY STREET, LANDSDALE

METRO SCHEME: Industrial and Important Regional Roads
Reservation
LOCAL SCHEME: General Industrial and Important
Regional Roads Reservation
APPLICANT/OWNER: Zrinski Nominees
CONSULTANT: I M Gordon
APPLICATION RECEIVED: 10.10.94
DAU/SCU: 20.10.94
REPORT WRITTEN: 31.1.95

SUMMARY

This application proposes the subdivision of Part Swan Locations 1271 and 2793 Madeley Street, Landsdale into 67 lots. Although there is no objection in principle to subdividing the subject land, several design issues need to be addressed before the application can be supported.

SITE DESCRIPTION

The subject land comprises approximately 21 hectares (ha), as shown on Attachment No 1. Portion of that area is currently being used as a sand quarry, with the remainder consisting of uncleared land that includes a small area of swamp.

BACKGROUND

The subject land is located within the area of Council's Town Planning Scheme No 5 - Gngalara Road Industrial Area, which was gazetted on 8 June 1973. The scheme incorporates a text which provides for necessary infrastructure via the proportional

payment of scheme costs, and a map which designates the location of both that infrastructure and internal roads.

In 1985, all landowners party to the scheme entered into a Deed of Compromise and Arrangement which provided for the apportionment of all scheme costs and subdivisional costs incurred up to 30 September 1984 and the estimated scheme costs beyond that date to complete the scheme. In respect to land requirements for scheme purposes, the contributions required from each owner were quantified by valuation and debited or credited towards their total liability to scheme costs.

The subject landholding was required under the Scheme to set aside a 1.673ha holding pond/POS area and a road widening strip adjacent to Madeley Street (see Attachment No 2 - Scheme Map). The value of those areas was ascertained in accordance with the Deed of Compromise and Arrangement and the owner was allowed a credit against its aggregate Scheme Costs for the area set aside that was over and above its proportionate obligation.

Since the Scheme was prepared, the Madeley Street alignment has been replaced by an Important Regional Road reservation under the Metropolitan Region Scheme (MRS) that will accommodate a future extension of Mirrabooka Avenue.

The quarry currently operating on this lot was issued a two year approval by resolution of a meeting of Council held on 24 November 1993 (H11116). The recontouring plan which forms part of that approval takes the Scheme map into account by making provision for features such as the holding pond/public open space.

PROPOSAL

The applicant has retained the road layout determined by Town Planning Scheme No 5, with the addition of three culs-de-sac, a through road and service road (see Attachment No 3). In line with the increased road provision is a lower average lot size than that shown on the Scheme map, which nevertheless complies with the 2,000m² minimum required under Town Planning Scheme No 1.

The proposal also modifies the holding pond/POS, by reducing its area from 1.673ha to 4900m².

ASSESSMENT

The Scheme Text does provide (Clause 7) that Council may, with the consent of the State Planning Commission, permit alterations or variations to the Scheme Map if the changes do not impede the subdivision or development of the Scheme as a whole. While the proposed modifications to the road layout would not impede the

Scheme as a whole, there are several associated issues which are considered to need addressing.

15 Given the Important Regional Road Reservation over the future Mirrabooka Avenue alignment, the provision of two access points onto that road can no longer be supported.

It is suggested that the northernmost access point be retained.

16 Dual frontage would exist to several proposed lots, and in some cases may result in the rear of industrial developments facing the Mirrabooka Avenue extensions.

17 Culs-de-sac are not suited to industrial subdivisions, which are frequented by commercial transport.

18 A service road and buffer area should separate the application area from the Important Regional Road Reservation. The service road/Scheme road intersection should be setback adequately from the scheme road/future Mirrabooka Avenue intersection.

19 The extent of drainage easements within proposed lots.

20 The impact of existing quarrying activity upon the proposal.

In addition to these issues, the applicant has not demonstrated that the reduced holding pond/POS area can adequately meet its purpose. If a reduced area of holding pond/POS can be shown to be adequate the question arises as to what is to be done with the extra land that will be available for subdivision. On the principle that all Scheme land owners contributed to it on a pro rata valuation basis it must be considered as a Scheme asset and not as an asset of the applicant, even though it does fall within its landholding.

The Deed of Compromise and Arrangement did not contemplate this situation and therefore does not prescribe any method of valuing or apportioning the saving in area. It would therefore be a more satisfactory solution if the extra land could be absorbed as an embellishment in the proposed subdivision in the form of a landscaped buffer or some other improvement.

RECOMMENDATION:

THAT Council:

1. does not support the application submitted by I M Gordon on behalf of Zrinski Nominees for the subdivision of Part

Swan Locations 1271 and 2793 Madeley Street, Landsdale,
for the following reasons :

- .1 the two proposed road links to an Important Regional Roads Reservation is not considered appropriate;
 - .2 the proposed design does not provide a suitable interface to the adjacent Important Regional Road;
 - .3 culs-de-sac are not considered a suitable form of road for industrial subdivision;
2. upon receipt of suitably revised plans addressing the issues raised in Report _____ authorises the City Planner to advise the State Planning Commission of its support for the application, subject to conditions deemed appropriate by the City Planner.

O G DRESCHER
City Planner
sgw:gm/pre29506/1.2.95
TP52-02/95

CITY OF WANNEROO REPORT NO: TP52-02/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 13 FEBRUARY 1995

FILE REF: 740-94835

WARD: CENTRAL

SUBJECT: PROPOSED SUBDIVISION, LOT 7 (53) BURNS BEACH ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural

OWNER: H J Marshall & J C Dobbyn
CONSULTANT: Sorensen Short & Assoc
APPLICATION RECEIVED: 1.8.94
DAU/SCU: 25.8.94
REPORT WRITTEN: 17.1.95

SUMMARY

This application proposes to subdivide Lot 7 Burns Beach Road, Wanneroo into two lots. As the proposed lot sizes do not comply with Council's Rural Subdivision Policy and the proposal would prejudice the successful implementation of current planning intentions for the area, it is recommended the application not be supported.

SITE DESCRIPTION

The subject land comprises an area of 3.2960 hectares (ha) and backs onto the Yellagonga Regional Park (Attachment No 1). It contains two dwellings, together with associated outbuildings. The site is relatively level, the northern portion adjacent to Burns Beach Road has previously been used for market gardening purposes and the southern portion of the site contains scattered native vegetation.

PROPOSAL

The applicant seeks to subdivide Lot 7 into two lots, one of 2.1 ha with direct frontage to Burns Beach Road and a 1.2 ha rear battleaxe lot (Attachment No 2). Each proposed lot is intended to accommodate one of the existing dwellings together with their respective outbuildings.

ASSESSMENT

Council's current Rural Subdivision Policy requires a minimum lot size of 4ha in this area. The proposed lot sizes do not comply with this requirement.

The subject site is located within the draft East Wanneroo District Structure Plan area. This plan was prepared by the City's Town Planning Department in 1991 and recommended the future use of those lots located adjacent to the north-eastern corner of Lake Joondalup with access to Burns Beach and Wanneroo Roads as Special Residential.

The North West Corridor Structure Plan released by the Department of Planning and Urban Development (DPUD) in 1992 identified the future use of this land as 'Subject to City of Wanneroo Local Structure Planning'. In response to this, the Council prepared a report on draft planning proposals for the various areas of land

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

Although definitive plans have not substantially progressed since 1992, it is considered that the further subdivision of related land is likely to prejudice the successful implementation of an overall co-ordinated land use and development strategy for the area.

Development approval for the second dwelling on Lot 7 was granted in 1986. Council's current policy in respect of two dwellings on one lot requires a deed to be entered into whereby the landowner/s agree not to seek further subdivision of the lot. In this case the second dwelling was approved prior to Council's adoption of this requirement.

Should Council decide to support this application then conditions relating to the construction of the proposed battleaxe leg and the provision of the necessary boundary clearances should be applied.

RECOMMENDATION:

THAT Council does not support the application submitted by H J Marshall and J C Dobbyn for the subdivision of Lot 7 Burns Beach Road, Wanneroo, for the following reasons:

21the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in this area;

22the proposal is inconsistent with current planning intentions for this area which identify the subject lot as future Special Residential land;

23support for the proposal will lead to the further fragmentation of land in the area which will prejudice the successful implementation of an overall co-ordinated land use and management strategy;

24support for the proposal will establish an undesirable precedent for further subdivision in the area.

O G DRESCHER
City Planner

rmp:gm/pre19528
18.1.95
TP53-02/95

CITY OF WANNEROO REPORT NO: TP53-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 740-91525
WARD: SOUTH
SUBJECT: PROPOSED BUILDING ENVELOPES : SPECIAL RURAL
ZONE NO 19, BADGERUP ROAD, WANNEROO

METRO SCHEME: Special Rural
LOCAL SCHEME: Special Rural (Area No 19)
APPLICANT/OWNER: V Mobilia & M D'Uva
CONSULTANT: Ranieri, Bateman Surveying
REPORT WRITTEN: 6.2.95

SUMMARY

This application seeks Council's endorsement to building envelopes for Special Rural Zone No 19. The proposal incorporates a request for a reduction of the side setback requirement for proposed Lots 258, 259 and 262. It is recommended that Council supports the proposal as submitted.

BACKGROUND

The subject land was rezoned from Rural to Special Rural under Amendment No 437. This amendment was finalised in January 1994 and requires, inter alia, Council's endorsement to the siting of building envelopes on each proposed lot.

The State Planning Commission issued approval to subdivide the subject land in accordance with an approved Development Guide Plan in February 1994. Subdivisional clearances were issued in December 1994.

PROPOSAL

The applicant has submitted, for Council's endorsement, survey plans indicating proposed building envelopes to each of the proposed lots and has requested Council's consideration to relaxing its normal side setback requirement in three instances.

ASSESSMENT

Town Planning Scheme No 1 requires:

1. Building envelopes to be a maximum size of 2000m² and be located outside the transition zone adjacent to Lake Badgerup. (The transition zone is a strip of land around the lake. It is illustrated on the Development Guide Plan and building envelopes cannot encroach into it).
2. Buildings in Special Rural Zones to be set back 25 metres from a street and 15 metres from a side or rear lot boundary.
3. That vegetation outside building envelopes is generally not to be cleared.

The proposed building envelopes have been determined in accordance with the above criteria with the exception that 12 metre side setbacks are sought to Lots 258, 259 and 262. Relaxations are sought in these instances in order to provide an improved building envelope width and area.

The applicant has advised that the adjacent affected lots have not yet been sold. No planning objection to the relaxations is raised.

RECOMMENDATION:

THAT Council:

25exercises its discretion under Schedule 4, Part 1 (1) of Town Planning Scheme No 1 and allows a reduced side setback to 12 metres as submitted for proposed Lots 258, 259 and 262 Badgerup Road, Wanneroo;

26endorses the building envelopes for proposed Lots 250-263 Badgerup Road, Wanneroo, as shown in the

attachments to Report No _____, modified in
accordance with Point 1. above.

O G DRESCHER
City Planner

sgw:gm
pre19527
7.2.95
TP54-02/95

CITY OF WANNEROO REPORT NO: TP54-02/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 13 FEBRUARY 1995

FILE REF: 290-7

WARD: ALL

SUBJECT: PARLIAMENTARY SELECT COMMITTEE REPORT ON
METROPOLITAN DEVELOPMENT AND GROUNDWATER
SUPPLIES

SUMMARY

The Parliamentary Select Committee Report on Metropolitan Development and Groundwater Supplies was presented to Parliament in December of last year. The report has been examined to see what implications it has for the City of Wanneroo and recommendations made concerning comments to be made to the State Government on the matter.

BACKGROUND

At its meeting of 9 March 1994 (I20319), Council resolved to make a submission to the Select Committee with the main points being that:

1. The Select Committee needed to define the terms "groundwater reservoirs" and "underground water supplies" used in its Terms of Reference in a manner that the extent of land affected by them may be clearly understood.
2. The Select Committee was required to provide advice on the "optimum and best use" of land and a philosophical approach premised on the concepts of environmental suitability and sustainability would be appropriate.
3. The Select Committee needed to consider the relationship between its deliberations and the progression of the series of major amendments to the Metropolitan Region Scheme (MRS) which were in stream at that time.
4. There may be merit in developing a longer term strategy or vision for the metropolitan region (beyond the Metroplan horizon of 2021), or even an "ultimate development" or "end state" plan for the region.
5. Council was opposed to any further eastern extension of the urban area shown in the North West Corridor Structure Plan, located south of Flynn Drive and Neaves Road.

The Select Committee's report was presented to Parliament in December of last year. A copy of the report's recommendations were obtained and copies sent to all Councillors. Copies of the full report subsequently became available and copies were obtained and placed in the Councillors' Reading Room.

A brief report on the matter was presented to Council at its meeting of 21 December 1994 (I21256). That report indicated that though the Select Committee's report was still to be fully assessed, it was apparent that there was a need to make an early approach to the State Government, seeking involvement in Government deliberations upon the report's recommendations. Council resolved to "write to the Ministers for Water, Environment, Planning, Lands, Housing, Transport and Local Government, advising that Council is keen to be involved in deliberations concerning the recommendations of the Parliamentary Select Committee Report on Metropolitan Development and Groundwater Supplies, particularly with a view to integrating the plans, roles, functions etc of this City and the various relevant State agencies which are overseen by those Ministers".

Government Procedure for Considering Select Committee's Report

The Select Committee, under Standing Order 378, has directed that "... the Ministers for Water, Environment, Planning, Lands, Housing, Transport and Local Government be required within not

more than three months, or at the earliest opportunity after that time if Parliament is in adjournment or recess, to report to the House as to the action, if any, proposed to be taken by the Government with respect to any recommendations of the Committee which fall within their jurisdictions".

To co-ordinate the Government's response to Parliament on the matter, a senior level working group has been formed. This group has been convened by the Department of Planning and Urban Development (DPUD) and comprises senior officers of that department, the Water Authority of Western Australia (WAWA) and the Department of Environmental Protection (DEP). The working group will be aiming to meet the target of a Government response being presented to Parliament at the end of March this year.

Partly as a result of this City's request for involvement in Government deliberations on this matter, the Government has decided to seek local authority input in the preparation of its response. The working group held a meeting with relevant local authority officers on 3 February 1995 and written comments were invited to be submitted by no later than 17 February 1995. It is therefore intended to make a preliminary submission to the working group immediately following this meeting of the Town Planning Committee, with any change which may arise from full Council consideration of the matter at its meeting of 22 February 1995 being subsequently forwarded to the working group.

Assessment of the Select Committee's Report

Though copies of the Select Committee's recommendations have previously been sent to Councillors, for ease of reference, a further copy is included as Attachment No 1 to this report.

Firstly, in terms of how the Select Committee has responded to the points made in Council's submission to it as outlined earlier, I would make the following comments (referring to each point number outlined earlier):

- . Point 1: Terms used have still not been adequately defined. This is especially critical where the terms are used in recommendations and without being clear what the term means, one cannot be sure about the effect of that recommendation. Opportunity was taken at the meeting with the working group to seek clarification on this matter and in this regard, Councillors should note the following:
 - In Recommendation No 2: "public water supply groundwater areas" means the Priority 1, 2 and 3 Source Protection Areas as shown on Attachment No 2, subject to any changes to priority area boundaries which may eventuate from Recommendations No 4. In this regard, it should be noted

that the review of boundaries is not envisaged as leading to any significant expansion of priority areas, but rather is intended to involve an investigation into the possibility of contracting the priority area boundaries to increase the amount of developable land in the region.

- In Recommendation No 8: "groundwater catchments" (at the end of 8.1) means the Priority 1, 2 and 3 areas, subject to the same provisos as above.
- In Recommendation No 20: "groundwater resources" is used in a general sense.

"groundwater areas used for public water supply" means the Priority 1, 2 and 3 areas, subject to the same provisos as above.

- . Point 2: The approach taken by the Select Committee in considering the matter of "optimum and best use" of land appears to be largely based upon the concepts of environmental suitability and sustainability.
- . Point 3: The Select Committee does not appear to have explicitly addressed the relationship between its deliberations and the series of major MRS Amendments which were initiated last year.
- . Point 4: The Select Committee's recommendations concerning the recognition and protection which should be afforded to the Priority 1 areas could be seen to be partly satisfying the requirement for a longer term vision for the region. However, it still falls short of an adequate region-wide vision as indicated by Point 5. below.
- . Point 5: The Select Committee was advised of Council's opposition to any further eastern extension of the urban area south of Flynn Drive/Neaves Road as shown on the North West Corridor Structure Plan. The Select Committee has recommended against any urbanisation of Priority 1 and 2 areas. Referring to Attachment No 2, this means that for East Wanneroo, in groundwater supply protection terms, the Select Committee's report raises no real objection to urbanisation of any of the East Wanneroo area (south of Flynn Drive/Neaves Road) except for the relatively narrow priority 2 area running along the western edge of the State Forest (and, of course, except for the Priority 1 area). For the Priority 3 area, Recommendation No 2 would be applicable, ie prior to any major rezoning in this area, the EPA should carry out an environmental assessment and consult with WAWA on the potential impacts on the groundwater resources.

Recommendation No 6 would require the preparation of a Land Use and Water Management Strategy for the Gnangara Mound. The preparation of that Strategy, particularly insofar as it would deal with the East Wanneroo area, would be faced with the same difficulty this City faced in initiating the preparation of the Local Rural Strategy, that is, determining the long term future use of that area. The Select Committee does not appear to have suggested any changes to the planning framework which would give clearer direction in this regard.

Other comments on the Select Committee's report:

1. Recommendation No 1: part 1.2 - it is recommended that DPUD's Water Resources Policy D.C. No 6.3 be strengthened to afford greater protection to water supply. DPUD policies would not afford any real statutory protection. A Statement of Planning Policy under Section 5AA of the Town Planning and Development Act is the appropriate mechanism to do this and I suspect that this may have been what the Select Committee really had in mind.
2. Recommendation No 1: part 1.5: it is recommended that subject to Recommendation No 4, the boundaries of the Priority zones be made fixed and immutable. I doubt that it is possible to make the boundaries really immutable as any legal boundary can be changed through new legislation. The most that could be done would be to make it as difficult as possible to change the boundaries, eg by requiring that such changes only be possible through the introduction of new legislation.
3. Recommendation No 2: bearing in mind that "public water supply groundwater areas" includes the Priority 3 area running up the coast west of Wanneroo Road, this recommendation seems acceptable provided it is clear that it only relates to major developments and major amendments to the MRS and local authority Schemes.
4. Recommendation No 3: part 3.3 - as shown on Attachment No 2, substantial areas of private rural land fall within the Priority 1 area. This recommendation concerning public acquisition of such land therefore holds significant implications for the owners of that land and for the way that Council should deal with it in its planning strategies and determination of planning and building applications. Recommendations Nos 26 and 28 also relate to acquisition of private land and development rights in Priority zones.
5. Though not included as a formal recommendation, the Select Committee's report (on page 102, para 1) suggests that: "The Select Committee believes that in Priority areas zoned Urban

Deferred, where after urban development is completed and in the long term it is likely groundwater may become unusable, DPUD should consider recovering for the cost of relocation of any Water Authority production wells and installations, as part of the subdivision approval". This would not appear to be a practicable proposal.

6. Recommendation No 6: part 6.1 - this recommends the preparation of a Land Use and Water Management Strategy for the Gngangara Mound (as has been done for the Jandakot Mound), and that the strategy be incorporated into the Metropolitan Region Scheme. The preparation of the strategy should be supported, noting that it would mean that the Local Rural Strategy (LRS) currently being prepared will probably need to be regarded as an interim rural strategy, pending completion of the Gngangara Mound strategy. Alternatively, the Gngangara Mound strategy preparation process might even absorb the current LRS preparation process. The aspect of the above recommendation which does appear questionable however, is that the strategy be incorporated in the MRS. This seems a bit narrow and it may be better to say that the strategy should be implemented through appropriate statutory mechanisms such as Statements of Planning Policy (SPP), Environmental Protection Policy (EPP), the MRS and local authority Schemes.
7. Recommendation No 28: part 8.1 - as noted earlier in this report, "groundwater catchments" means the Priority 1, 2 and 3 areas, therefore including the coastal Priority 3 area running up the Corridor west of Wanneroo Road. As noted for Point 3 above, this recommendation appears reasonable provided it is only referring to major planning decisions and Scheme amendments.
8. Recommendation No 10: in making this recommendation, the report refers to the possibility of the proposed airport north of Perth coming under the Federal Airports Corporation and therefore the possibility existing of that Federal agency not being subject to State laws.
9. Recommendation No 13 : this relates specifically to local authorities. The recommendation seems reasonable.
10. Though not the subject of a formal recommendation, the report says in respect of contingency plans (page 129, para 4): "The Select Committee is concerned that knowledge about what alternative water supplies are available if there was a major contamination disaster, is not available to the community and urges the Water Authority to make more information available to the public". This suggestion should be treated with considerable caution as such an information campaign could

easily place ideas into the minds of elements in our society who may from time to time have a desire to cause disruption to society (in a similar manner that media coverage of extreme fire hazard days may well encourage arsonists).

11. Recommendation No 20: part 20.1 - the reference to "industry" in this recommendation should be taken to mean heavy industry (clarification provided by Select Committee research officer).
12. Recommendation No 20: part 20.4 - this recommends that horticulture not be permitted in Priority 1, 2 or 3 areas. However, Recommendation 24.3 does not specifically mention horticulture and therefore raises some doubts as to how horticulture in Priority 3 areas is viewed. (Recommendations 24.1, 24.2 and 24.3 generally provide clarification of the broader recommendations provided in Recommendation No 20).
13. Recommendation No 20: part 20.5 - this recommendation concludes with "..., Special Rural Zones are a sustainable land use over groundwater mounds." However, it is evident from Recommendations Nos 24.1 and 24.2 that Special Rural Zones are actually only supported in Priority 2 and 3 areas, and not in Priority 1 areas. Recommendation 20.5 requires clarification in this regard.
14. Recommendation No 20: part 20.7 - this states that "Urban land uses ... is not a compatible use of the important groundwater resources used for public water supply". However, as Recommendation No 24.3 says that urban uses are an acceptable activity in the Priority 3 areas, "important groundwater resources used for public water supply" presumably is not meant to include Priority 3 areas. This requires clarification and is a good example of the confusion which arises from inadequate definition of important terms and descriptions.
15. Recommendation No 23: this recommendation relates to transportation of dangerous goods along Gngalara and Neaves Roads. The report notes that in June 1992, Cabinet endorsed a recommendation of the W A Advisory Committee on Hazardous Substances that "through traffic of dangerous goods be prohibited along Neaves and Gngalara Roads across the Priority 1 Underground Water Pollution Control Area", but that no action in enforcing this recommendation has been taken.
16. Recommendation No 24.3: landfill is described as an unacceptable activity in Priority 3 areas. Tamala Park waste disposal facility is located within a Priority 3 area. However, being sited so close to the edge of the Gngalara

Mound such that any contaminants from the facility would be relatively quickly discharged to the ocean and be unlikely to interfere with any public water supply bores, some clarification of the Select Committee's recommendation on this point would seem appropriate.

17. Recommendation No 25: this recommendation particularly arises from WAWA's problem of monitoring changes in use in factory units (ie changes in tenants). Local authorities can assist in this regard through conditioning development approvals so that they include a list of the uses which WAWA is concerned about, and it being stated that such uses are only permitted subject to WAWA's approval first being obtained.

CONCLUSION

Subject to the above comments, the Select Committee's report is considered to be soundly based and warranting Council's support.

RECOMMENDATION:

THAT Council advises the Government working group co-ordinating the preparation of the Government's response to the Select Committee's report, and the various Ministers directed by the Select Committee to report to Parliament on the matter, that Council generally supports the recommendations of the Select Committee's report, subject to the comments contained in Report No being considered.

O G DRESCHER
City Planner

pjt:gm
pre29519
7.2.95
B18-02/95

CITY OF WANNEROO : REPORT NO B18-02/95

TO: TOWN CLERK
FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 FEBRUARY 1995
FILE REF: 290-0
SUBJECT: DEVELOPMENT ENQUIRIES: DECEMBER 1994 AND
JANUARY 1995

The following schedule lists those enquiries received during December 1994 and January 1995 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resumé of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

gap:gm
pat004a

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

15 FEBRUARY 1995

TS36-02/95

CITY OF WANNEROO REPORT NO TS36-02/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 208-6
WARD: ALL
SUBJECT: PLANT TENDERS - SALE OF SURPLUS REFUSE TRUCK
- TENDER NUMBER 099-94/95

Tenders were advertised on 14 and 17 January 1995 for the sale of surplus refuse truck plant number 96 560.

Tenders closed at 11.00am on Wednesday 25 January 1995 and the following tenders were received.

<u>Tenderer</u>	<u>Offer</u>
Waste Master	\$68,025.00
Avon Waste	\$30,000.00

This International low entry cab chassis fitted with a Waste Master compactor unit was purchased in 1991 and was used for the single, hydraulic arm, domestic refuse pick up operation. The design requires the driver to stand in the left hand side of the cab and to alight at each property and wheel the rubbish cart up to the lifting equipment for emptying.

Domestic rubbish trucks purchased after this unit incorporated extendable grab arms controlled from within the cabin and are much more efficient. Truck 96560 has been used as an emergency spare since it is not fast enough to complete a full run.

The vehicle was being retained because of its anticipated low resale value of about \$30,000. However, information became available on a market opportunity to get significantly more than this and tenders were called to test the market and an attractive tender was received.

The written down asset value of this vehicle is \$98,304.00.

Considering, however, the purpose this vehicle now serves and its low utilisation causing an excessive shortfall in recovery revenue (271 hours to date instead of an average 800 hours charged at \$30/hr) the loss of \$30,279.00 in asset value will soon be offset.

RECOMMENDATION

That Council accepts the tender of Waste Master of \$68,025.00 at Tender Number 099-94/95 for the purchase of International refuse truck plant number 96 560.

R T McNALLY
City Engineer

BD:PRG
dre021

TS37-02/95

CITY OF WANNEROO REPORT NO TS37-02/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 208-6
WARD: ALL
SUBJECT: PLANT REPLACEMENT RESERVE - TENDER NUMBERS 094 AND 096 - 94/95

Tenders were advertised on 14 and 17 January 1995 for the supply and delivery of the following:

Tender Nos:

094-94/95 One Full forward control 4WD Tip Truck of 12,500 GVM
096-94/95 Two Large Plate Compactors

To be Traded:

094-94/95	96114	Isuzu 4WD Tip Truck	WN25996	08/06/89
096-94/95	98699	Wacker Plate Compactor		05/05/89
"	98730	"		01/12/89

Tender closed at 11.00am on Wednesday, 25 January 1995 and are as per the attached schedules.

Generally, tenders providing the lowest changeover and to Council specifications are recommended with the following exceptions:

Tender No 096-94/95

The replacement of Council's plate compactors 98 699 and 98 730 as determined at budget required the supply of one remote controlled unit and one standard unit. Budget estimates had been set accordingly.

However, safety issues relating to the use of such equipment in trenches support the need for remote controlled units.

As the purchase of two (2) remote units would result in a budget shortfall of approximately \$10,000, it is appropriate to replace only one of the units at this time and the other early in the next financial year. The replacement of plate compactor unit 98 730 will therefore be included in the 1995/96 Plant Replacement Programme.

RECOMMENDATION

That Council:

- 1 accepts the following tender as outlined in Attachment 1 to Report No

<u>Tender No</u>	<u>Company</u>	<u>Price</u>
094-94/95	Major Motors Pty Ltd (supply only)	\$84,984.00
094-94/95	Raytone Motors Ltd (outright purchase)	\$51,290.00CR
096-94/95	Wacker Australia	\$17,500.00

- 2 endorses the inclusion of plate compactor, plant number 98 730 in the 1995/96 Plant Replacement Programme.

R T McNALLY
City Engineer

BD:PRG
dre03

TS38-02/95

CITY OF WANNEROO REPORT NO TS38-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 510-2151

WARD: NORTH

SUBJECT: PREFUNDING PROPOSAL FOR STREET LIGHTING
CONNOLLY DRIVE, MERRIWA

Council has received a request from T&C Management Pty Ltd developer and estate agents for portion of the Merriwa Subdivision east of Connolly Drive, to prefund the street lighting in Connolly Drive to enable the median landscaping to be completed.

T&C Management has further requested Council agreement to refund the cost of the works in the 1995/96 financial year, the year when the works would have expected to be undertaken by Council.

The location of the subdivision and the section of Connolly Drive is shown on Attachment 1. Council has recently expended 1994/95 budget funds to install junction lighting along Connolly Drive as far north as Jenolan Way.

T&C Management requested SECWA to extend the lighting scheme to Hinchinbrook Avenue. SECWA (now Western Power) advised T&C Management that the request must come from Council and this was arranged. SECWA advised Council that the capital cost of the works was \$10,230 plus a tariff increase of 161.08 cents per day.

Council would have been responsible for the street lighting and given the current progress of subdivisional works along Connolly Drive, allocated funds in the 1995/96 Budget. Council's five year plan includes an amount of \$130,000 in the 1995/96 year for installation of street lighting various roads/streets.

This programme is currently being prepared with the following road sections under consideration:

- (a) Marmion Avenue - Prendiville Drive to Shenton Avenue
- (b) Hester Avenue - Marmion Avenue to Mitchell Freeway
- (c) Mirrabooka Avenue - Marangaroo Drive to Hepburn Avenue
- (d) Connolly Drive - Shenton Avenue to Selkirk Drive
- Burns Beach Road to Moore Drive
- Hester Avenue to Hinchinbrook Avenue
- (e) Shenton Avenue - Ocean Reef Road to Joondalup Drive
- (f) Moore Drive - Joondalup Drive to Blue Mountain Dr

As there is no street lighting at the Connolly Drive - Hinchinbrook Avenue intersection, it is considered that these works should proceed and the reimbursement of the prefunded amount by T&C Management for street lighting in Connolly Drive be included as a priority in the draft 1995/96 Budget.

RECOMMENDATION

That Council:

27 includes an amount of \$10,280 in the 1995/96 draft Budget for reimbursement of T&C Management for prefunding street lighting in Connolly Drive Merriwa;

28 authorises the connection of the street lighting to the power network in Connolly Drive, Merriwa, as shown on Attachment 1 to Report No with an increase in the tariff charges of 161.08 cents per day.

R T McNALLY
City Engineer

TP:jc
Cere0213

TS39-02/95

CITY OF WANNEROO REPORT NO TS39-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 510-2143, 503-3

WARD: SOUTH

SUBJECT: REQUEST FOR REMOVAL OF BUS SHELTER :
ADJOINING 605 BEACH ROAD, WARWICK

A request was received 21 October 1994 from the owners of 605 Beach Road, Warwick for the removal of a bus shelter adjoining this residence.

The owners submitted a two page letter outlining the unpleasanties occurring at this stop. These include verbal abuse, damage to reticulation, rocks and stones thrown at bedroom windows and the congregation of youths. The owners further state:

"In the evening and especially late at night, we are disturbed by noisy louts who not only drink alcohol at the stop and disrupt the peace of our neighbourhood (usually at times when the bus service is not even operating) but fornicate, take drugs and use the shelter as a toilet. We have often found needles and condoms scattered onto our front lawn and we regularly hose the shelter and adjacent paving to disperse unpleasant odours."

These people have resided at this address for 17 years with such occurrences starting over twelve months ago. They contend that their health and quality of life is affected by these activities.

So as to ascertain the number of passengers that may be inconvenienced by removal of the shelter, Transperth was contacted and requested to provide patronage figures. The City also erected a sign requesting public comment (Attachment 1 refers).

Transperth's survey was conducted late in November 1994. The daily figures were as follows:

Passengers Boarding : Fourteen (14)
Passengers Alighting : Nil (0)

The sign was erected for a period of two weeks from 2 December 1994. One passenger appealed against removal due to the protection it provides in extremes of weather. No other submissions were received.

RECOMMENDATION

That Council removes the bus shelter from the road verge adjoining 605 Beach Road, Warwick with the bus stop remaining at this location.

R T McNALLY
City Engineer

HAS:AT
Cere0220

TS40-02/95

CITY OF WANNEROO REPORT NO TS40-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 765-23, 427-1, 765-20

WARD: SOUTH WEST

SUBJECT: PINNAROO POINT PARKING STATION

The Engineering Department, in early 1994, constructed an access road, parking area and rigging area as part of the development of new recreation facilities at Pinnaroo Point, Hillarys.

However, since the construction of the facilities there has been an ongoing problem with vehicles parking incorrectly along the access roads instead of the designated parking areas.

The City's Municipal Law and Fire Services Department is unable to issue infringements for these incorrectly parked vehicles due to the lack of gazetted by-laws for this purpose.

The gazettal of the site as a parking station, as shown on Attachment 1, along with appropriate parking restriction signs would allow the Municipal Law and Fire Services Department to issue infringement notices to illegally parked vehicles.

The extent of the proposed parking prohibition is shown on Attachment 2.

The parking controls will enable more effective use of the car park and rigging area for all users and particularly the Whitford Bay Sailing Club which operates sailing regattas on Saturdays and Sundays.

Approval for the Pinnaroo Point facility, 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 Pinnaroo Point facility as an additional parking station location.

RECOMMENDATION

That Council:

29requests Ministerial approval, under Section 231(3) of the Local Government Act, for the Pinnaroo Point Recreation Facility area, as shown on Attachment 1, to be established as a parking station;

30subject to Pinnaroo Point Recreation Facility being approved as a parking station:

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

31subject to Pinnaroo Point Recreation facility being approved as a parking station:

- (a) installs "NO PARKING ANY TIME" signs on both sides of the main access road, from Whitfords Avenue to the existing car park eastern access point, as shown on Attachment 2 to Report No
- (b) installs "NO STANDING ANY TIME" signs at the Whitfords Avenue and Pinnaroo Point main access road junction, as shown on Attachment 2 to Report No
- (c) installs "NO STANDING ANY TIME" signs on both sides of the main access road, from the western boundary to the existing car park eastern access point, as shown on Attachment 2 to Report No
- (d) installs "NO PARKING, RIGGING AREA, SATURDAY AND SUNDAY" signs to the rigging area, as shown on Attachment 2 to Report No

R T McNALLY
City Engineer

AP:AT
Cere0205

TS41-02/95

CITY OF WANNEROO REPORT NO TS41-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 30/4633

WARD: NORTH

SUBJECT: EXTRACTIVE INDUSTRY LOT 50 BERNARD ROAD,
CARABOODA

An application has been received from Steffanoni Ewing & Cruickshank Pty Ltd, on behalf of Lime Industries, for a limestone quarry on Lot 50 Bernard Road, Carabooda. The land is owned by Mr E Gibbs who lives on the adjoining lot to the north. The proposed quarry extends onto Reserve 24637 to the west. This reserve is controlled by the Department of Minerals and Energy and has been a quarry reserve for many years. The site is considered a priority area in the State's Raw Materials Protection Strategy, which means that it is considered to be of regional significance. The location is shown on Attachment 1.

The original proposal was received in May 1994 and included limestone block cutting, significant clearing on the Bernard Road frontage and truck access onto Bernard Road. When this was advertised there was significant opposition from local residents and a petition opposing the quarry was submitted to the September meeting of Council. (Item I90937 refers). Valid concerns relating to noise and dust from block cutting and the general level of concern resulted in the applicant modifying the proposal by deleting block cutting and reducing the size of the quarry. Access is proposed through Reserve 24637 so that there would be no activity adjacent to Bernard Road. Wanneroo Road is controlled by Main Roads WA and there is no need for a road maintenance agreement.

A cave on Reserve 24637 is being registered by the Department of Aboriginal Sites. There do not appear to be any Aboriginal Sites on the quarry area, but it would be appropriate to have this checked by including the requirement as a condition of approval.

The northern side of the hill is quite steep and visible from Bernard Road across a cleared paddock. The EPA in its

assessment suggested this crest be retained to shield residents from the noise of block cutting. Retaining the north face would totally shield quarry operations from Coogee Springs and residents travelling on that section of Bernard Road. This would protect the long term visual amenity of the area, but reduce the future usable area of Lot 50 because of the steep slopes. A slope of 1 in 2 for the quarry face against the back of the crest will match the existing topography.

The objectors have suggested that the land should be included in Neerabup National Park in linkage to Yanchep National Park. This has not been proposed in the current planning for the area. The proposed quarry area covers less than 10% of Lot 50 and consists of capstone with limited vegetation. The proposed rehabilitation would result in the land being suitable for such a proposal.

The City Planner has advised that, subject to the above issues, there is no objection on Town Planning grounds given that the reserve was intended for quarrying activities and the owner of Lot 50 Bernard Road is supportive.

RECOMMENDATION

That Council:

32approves the application by Steffanoni Ewing & Cruickshank Pty Ltd, on behalf of Lime Industries for a limestone quarry on Lot 50 Bernard Road, Carabooda, in accordance with the provision of its Town Planning Scheme. The approval is for the period to 30 March 1997 subject to:

.1The use of the land for quarrying purposes, ceasing by 30 March 1997, unless a further approval is granted by Council;

.2the operator of the quarry maintaining a water allocation or secure water supply for dust control;

.3all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;

.4submission of an annual, rehabilitation report incorporating an updated site contour plan and statement of quantity of material removed from the site;

.5no excavation or spoil dumps clearing etc, below or in front of the R L 40 contour within 75m of the northern boundary of Lot 50;

.6all stockpiles and work areas being stabilised and suitable dust suppression methods being used to prevent the movement of dust beyond the boundaries of the site;

.7hours of quarry operation being restricted to:

Monday to Friday 0700-1700
(except public holidays)
Saturday 0700-1700
Sundays (work not permitted)
Public Holidays (work not permitted)

.8all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;

.9maintaining a sealed crossover onto Wanneroo Road and sealing up to the first 30m of the quarry access road from the crossover to the satisfaction of the City Engineer to stop dust and material being tracked onto the road;

.10 operating in accordance with the submitted report and documentation accompanying the application for Development Approval, except as modified by Council's specific approval conditions;

.11 before work commences a Section 18 clearance under the Aboriginal Heritage Act is to be obtained for the quarry area;

.12 standard conditions.

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

33approves an Extractive Industry Licence for Lime Industries for a limestone quarry on Lot 50 Bernard Road, Carabooda, with the following conditions:

- .1 annual fee - \$300
- .2 period of licence - 2 years to 30 March 1997
- .3rehabilitation bond - \$20,000

R T McNALLY
City Engineer

RWE:AT
Cere0224

TS42-02/95

CITY OF WANNEROO REPORT NO TS42-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 312-2, 510-0

WARD: ALL

SUBJECT: PLAIN ENGLISH NATIONAL ROAD TRAFFIC CODE

The Western Australian Municipal Association has written to Council advising that the organisation representing all Australian Road Authorities (AUSTROADS) has prepared a draft National Road Traffic Code written in "Plain English" language. The intent of this code is to provide national road laws which will apply uniformly in all States and Territories.

The draft document has been made available for public comment until 3 March 1995.

It has been further advised that Western Australia has been involved in this project to date through representatives of the key transport and enforcement agencies, namely Main Roads WA, the Department of Transport and the Police Department. However, the State Government has made no commitment to adopt this, or any other, item of national transport legislation. Rather, it has indicated that it will consider each piece of legislation on its merits and the National Road Traffic Code will be treated in this manner.

This draft code does not cover all of the law that affects road users. Areas not covered and remaining for the time being in other State or Territory law, include:

- . the more serious offences, such as drink driving, culpable and dangerous driving and failing to stop and render assistance after an accident;
- . the list of offences for which an infringement notice can be issued, the level of fine for infringement notices and the demerit points systems;
- . detailed provisions relating to driver licensing and vehicle registration and roadworthiness standards.

The proposed changes include regulations of specific and general interests to Local Government. A summary of these issues provided by the Western Australian Municipal Association is shown on Attachment 1. The overall sections of the draft national code, that are considered major changes affecting Western Australia, are listed on Attachments 2, 3 and 4 respectively.

A copy of the proposed Australian Road Rules has been made available to Councillors in the Councillors' Reading Room.

Comments on some of the specific issues are as follows:

1 CYCLISTS (Item 5 at Attachment 1)

The proposed code regulations 15.8, 15.10, 15.11 and 18.4 will allow cycling on footpaths. This proposal has been actively supported by this Council.

The code will also permit cyclists to undertake the hook or "box" turn at intersections as shown on Attachment 5. This is considered a significant improvement for cyclists, particularly where bicycle lanes have been incorporated on the major road system, such as in the Joondalup City Centre.

2 PARKING (Item 11 at Attachments 1 and 3)

Part 12 proposes that the boundaries of an intersection are kerb lines and not property lines. The current term of "Standing" has been replaced with "Stopping". Also the definition of "Park" has been defined so that it accords with the public's general interpretation. Generally these changes are supported.

Some of the other general interest issues that have generated varying viewpoints at a Local Government workshop are as follows:

Maximum Unsigned Speed Limit of 100 Km/h (Regulation 2.3(i)b(ii) (Item 3 at Attachment 2)

It is proposed that a speed limit of 100 Km/h apply outside a built up area where there is no other posted speed limit.

This is a contentious issue given the unique state of Western Australia and the large distances in country areas.

Part 2 - Unrestricted Speed - 'P' Plate Drivers
(Item 5 at Attachment 2)

It is proposed that the 80 Km/h speed limit for drivers required to display a 'P' plate be dropped.

There is concern that the younger adults are already over represented in motor vehicle accidents and a lower speed control is warranted.

'U' Turns Permitted at Traffic Signals
(Regulations 3.6, 5.3, 5.4) (Item 6 at Attachment 2)

There is concern with the potential of accidents at intersections.

Part 7 - Drivers not required to Give Way to Pedestrians when turning at (unsignalised) Intersections
(Item 7 at Attachment 2)

There is concern that pedestrians such as the elderly, disabled and young children will be disadvantaged and that motorists will "rule" the road.

BUS PRIORITY MOVEMENT INTO TRAFFIC STREAM
(Regulation 7.12) (Item 8 at Attachment 2)

A compromise regulation suggested is for motorists to Give Way to a public bus moving into the traffic stream in a built up area.

The current requirement is for motorists to Give Way where the speed limit is 70 Km/h or less. It is to be noted that there are proposals for the speed limit in built up areas to be 50 Km/h instead of 60 Km/h and these changes may affect this proposed regulation.

"WHEELED TOYS" Usage of Minor Roads (Regulation 18.10)
(Item 21 at Attachment 4)

It is proposed to allow the use of roller blades, skateboards and other "wheeled toys" on minor roads during the day. The safety aspects of children playing on a road is of concern.

SUMMARY

The draft rules will provide a uniform approach and a major benefit is expected to be a lower level of road accidents. Examples are allowing cyclists to ride on footpaths and

requiring horse riders to wear helmets. There are also benefits for drivers travelling throughout Australia and being aware of special considerations. (Some of the rules that relate to specific situations, such as trams, are included in the draft.)

However, it appears that some of the proposed regulations, as indicated, are contentious from a safety point of view and further consideration on these issues appears warranted.

RECOMMENDATION

That Council advises Austroads that it:

34 supports in principle uniform road rules for Australia;

35 supports the major changed regulations for Western Australia as outlined on Attachments 2, 3 and 4 respectively with the following exceptions that are considered to require further safety evaluations with the Police Department and Main Roads WA.

- .1 Regulation 2.3(i)(b)(ii) Maximum speed limit of 100 Km/h.
- .2 Part 2 Unrestricted speed limit for 'P' plate drivers.
- .3 Regulation 3.6, 5.3, 5.4 'U' turns permitted at signalised intersections.
- .4 Part 7 Drivers not required to give way to pedestrians at crossings.
- .5 Regulation 7.12 Bus Priority in built up areas only.
- .6 Regulation 18.10 Allowing use of "wheeled toys" on minor roads.

R T McNALLY
City Engineer

PP:EMT
Cere0223

TS43-02/95

CITY OF WANNEROO REPORT NO TS43-02/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 508-4
WARD: ALL
SUBJECT: CARDBOARD RECYCLING SUBSIDY PROPOSAL BY
AUSTRALIAN PAPER LIMITED

Australian Paper Ltd (formerly Australian Paper Manufacturers) operates a cardboard collection programme from commercial properties to provide feedstock for its Spearwood cardboard manufacturing facility.

Collections of cardboard at present, within Council's area, are made by Australian Paper Ltd from businesses that invest in balers to compact material for transport. This leaves businesses with uncompacted cardboard with no recycling service due to the inefficiency in transporting loose cardboard.

Australian Paper Ltd suggests that Council becomes involved in subsidising the collection of uncompacted cardboard from businesses within the City of Wanneroo by:

- 1 Council collecting the cardboard and Australian Paper Ltd paying a higher price to reflect the high cost; or that
- 2 Australian Paper Ltd collecting the cardboard and entering into a joint venture with Council to subsidise the service.

The Company believes Option 2 would be the cheaper option for both parties with a subsidy of \$24 per tonne to be found by the two parties. Say, \$12 per tonne cost to Council.

Council currently operates a residential recycling programme which is funded from the domestic rubbish rate. Commercial properties do not pay a rubbish rate and are free to choose Council's commercial rubbish service or a private one for the removal of cardboard. Obviously, where there is enough cardboard, they install a compactor and have Australian Paper

Ltd collect the cardboard instead of paying for a rubbish collection.

Businesses are part of the same community as residential ratepayers and presumably have a similar level of responsibility to the environment. Council is currently charging residential ratepayers approximately \$154 per tonne to subsidise recycling. A charge of 10% of this level to support the recycling of a significant part of the business waste stream may be considered reasonable.

Funding would be from the general rate. Commercial/Industrial properties are presently rated at 87% of the domestic rate and contribute about \$4.97m (13% of the rates income).

Jamie Young from Australian Paper Ltd has advised that he estimates the quantity of cardboard discarded by businesses in Wanneroo to be between 25 and 30 tonnes per week and that 15 to 20 tonnes of this could be recovered depending upon the effectiveness of the collection programme. Optimistically at 20 tonnes per week a recycling subsidy of \$12 per tonne would cost \$12,500 per year to recycle 1050 tonnes of cardboard.

The Cities of Perth, Melville and Subiaco are involved in commercial cardboard collection. The collections are operated by day labour whereas the proposal would use private contractors.

RECOMMENDATION

That Council resolves to implement a commercial cardboard recycling programme in conjunction with Australian Paper Ltd and:

- a) authorises the City Engineer to negotiate a suitable agreement with Australian Paper for a commercial cardboard recycling programme at a cost of up to \$12 per tonne during the 1994/95 financial year;
- b) increases the rate applicable to the commercial and industrial improved zonings in the 1995/96 financial year to accommodate these costs;
- c) authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, the over expenditure of \$4,000 for costs relating to the commercial cardboard recycling programme for the period 1 March 1995 to 30 June 1995.

R T McNALLY
City Engineer

RWE:EMT
Cere0219

TS44-02/95

CITY OF WANNEROO REPORT NO TS44-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 730-8-1

WARD: CENTRAL

SUBJECT: REDUCED SPEED LIMIT IN JOONDALUP CITY CENTRE
PRECINCT

Council resolved at its meeting on 21 December 1994 that a report be submitted on the feasibility of establishing a low speed limit for the Joondalup City Precinct to provide a safe environment for the wildlife which remained in the City. (Item 91279 refers)

As the Commissioner of Main Roads WA is responsible for the erection of regulatory signage in WA, comments on this proposal were sought from the Metropolitan and Traffic Operations Directorate.

It has been confirmed that a prime requirement for the approval of a lower speed limit is that the existing operating speeds reflect the proposed speed limit. In the case of the Joondalup City Precinct, the operating speeds are currently in excess of 40 Km/h. Main Roads WA would only consider the approval of 40 Km/h signs as part of an integral part of an agreed traffic management plan for the area. This would involve considerable expenditure on the construction of speed restriction devices and could not be supported. The Joondalup City Centre has been designed for controlled congestion and as development reaches its peak the operational speeds should be substantially reduced.

Main Roads WA has further advised the implementation of 40 Km/h speed limit zones has been suspended pending the outcome of the Barbara Scott MLC report on Traffic Calming in Western Australia.

The speed limit in built up areas, including Joondalup City Centre Precinct is currently 60 Km/h. Austroads has been examining for some time a proposal to lower this limit to 50 Km/h throughout Australia. The Project Team has submitted

its draft final report for consideration by Austroads Council members with a recommendation for a general urban speed limit of 50 Km/h for adoption throughout Australia. Council previously supported the reduction of the current urban speed limit for built up areas from 60 Km/h to 50 Km/h at its meeting in November 1992 (Item G11113 refers).

Main Roads WA has erected a kangaroo advisory sign in Grande Boulevard at a location where kangaroos are regularly sighted.

It may be appropriate to request the Main Roads WA to review the situation and erect kangaroo advisory signs at other locations to assist in the protection of wildlife.

RECOMMENDATION

That Council requests Main Roads WA to review the need for erection of additional kangaroo advisory signs in the Joondalup City Centre road network.

R T McNALLY
City Engineer

DRB:EMT
Cere0222

TS45-02/95

CITY OF WANNEROO REPORT NO TS45-02/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 508-4
WARD: ALL
SUBJECT: SELECT COMMITTEE ON RECYCLING AND WASTE
MANAGEMENT

Council has requested a report detailing a draft submission to the Select Committee on Recycling and Waste Management in Western Australia (Item I91277 refers).

The specific references of the Committee are:

- 1 techniques and opportunities for the recycling of domestic and industrial waste;
- 2 the availability of markets for the disposal of recycled materials;
- 3 ways in which the State Government can encourage recycling and the development of markets for recycled materials;
- 4 review methods of waste management in Western Australia and compare them with world practices and determine the current and future environmental impacts of such methods and recommend changes where appropriate.

The Committee presents its final Report by 23 November 1995.

The Committee has invited submissions by the 3 March 1995. The Municipal Waste Advisory Council of WAMA has written to the Select Committee asking that the submission period be extended to 28 April 1995.

Council has budgeted to spend in this year's budget \$1,581,460.00 on recycling and \$1,460,000.00 on tipping fees for waste disposal. As a member of the Mindarie Regional Council, Council may be involved in a multi million dollar secondary treatment process.

A draft submission has been prepared and forms Attachment 1 to this report.

RECOMMENDATION

That Council makes a submission to the Select Committee on Recycling and Waste Management as detailed in Attachment 1 to Report

R T McNALLY
City Engineer

RWE/jc
Cere0217

DRAFT SUBMISSION TO SELECT COMMITTEE ON RECYCLING AND WASTE

The City of Wanneroo has taken an active interest in Waste Management and recycling for many years. It supports effective use of resources and recognises that waste disposal requires thoughtful and economic management to properly service the community's current and future needs.

There is concern that some issues relating to recycling and waste disposal are being promoted in Western Australia because they have been seen elsewhere when in fact they are not beneficial for our community. In particular there is a need to look at the whole process from manufacture rather than assuming all responsibility applies to the handling of the items when they are being discarded as waste.

The following comments are provided on the specific terms of reference:

- 1 Information on the processing aspects of recycling is readily available. There appears to be room for significant gains in the industrial area via processes such as "waste audits" to inform individual companies of the options available and of the cost benefits of reducing waste production.

The City of Wanneroo as a member of the Mindarie Regional Council has been involved in a major study on waste disposal particularly looking at composting and waste to energy options for recycling domestic and industrial waste. The markets for the end products and particularly the price of sale of electricity affects the viability of these options. Council considers composting or using rubbish for fuel to be attractive recycling options particularly when the front end sorting of aluminium,

steel, glass, etc, is included as a viable alternative to a separate kerbside collection.

The design of products for recycling is important. An example, is having bottles of common design so that they can be reused.

A major factor affecting the current recycling operations is that they are labour intensive. This may be attractive in relation to reducing unemployment but puts a significant cost on local councils. If recycling is to be encouraged in relation to job creation, then it would help greatly if some of the Commonwealth Government savings in social security payments could be directed to the local councils.

- 2 The market exists for most recycling products: the issue is the price for the material. This is tied to the price of raw materials. Production of raw materials is often subsidised by the community via establishment grants, reduced utility tariffs and low levels of royalty payments. The community is now being asked to subsidise recycling of the materials as well. This is generally considered to apply to wood products (wood chips, paper), aluminium and, at an international level, plastic.
- 3 An important part of recycling is enabling the general public to be aware of the cost of recycling different products via market forces. If one type of product is more difficult or expensive to recycle than another, then this can be reflected in the purchase price via a suitable levy. Each member of the community can then make an informed decision without any hidden costs.

Items such as tyres where recycling (retreading) is restricted by current state legislation can be directed into an environmentally suitable disposal system by a suitable levy collected when the tyre is first sold.

- 4 Waste Management and disposal is an activity that impacts on everyone in the State. The City of Wanneroo has budgeted to pay \$1,460,000.00 for disposal of 92% of its rubbish and \$1,339,460.00 (\$1,581,460.00 operating less \$242,000.00 from sale of recycled materials) to recycle 8% of the rubbish during the current financial year. The high cost of recycling is a concern particularly when the Office of Waste Management is not able to provide any information on the environmental and economic cost/benefits of recycling over other waste processing systems.

The sanitary landfill site at Tamala Park is considered to be a world class facility for handling domestic and non toxic industrial waste. The long term discharge of broken down organic material into the ocean will be at such a dilute level that it will be difficult to detect and is considered to have no effect on the environment. Some other sites in Perth are not so favourably located and may warrant the installation of special facilities such as liners. Site specific requirements are detailed in the Criteria for landfill Management 1993.

TS46-02/95

CITY OF WANNEROO : REPORT NO TS46-02/95

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: GENERAL PURPOSES COMMITTEE: TECHNICAL SERVICES SECTION
MEETING DATE: 15 FEBRUARY 1994
FILE REF: 201-0
SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of January 1995 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in January 1995 was 1% less than the number of permits issued in January 1994 and the value was 24% more. Compared to the four year average, the number of permits is 116% and the value is 155%.

The financial analysis of licence receipts is set out below:

<u>Month</u>	1994/95		1993/94	1994/95		Y-T-D
	1993/94	Month's	Month's	Year to Date		
<u>Actual</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Actual</u>	<u>Actual</u>	<u>Budgeted</u>	
	\$	\$	\$	\$	\$	\$
JUL	142,652	140,000	129,088	142,652	140,000	
	103,000					
AUG	145,232	150,000	162,488	287,884	290,000	
	213,000					
SEPT	162,287	154,000	152,497	450,171	444,000	
	326,000					
OCT	122,794	168,000	128,591	572,965	612,000	
	450,000					
NOV	155,161	163,000	146,503	728,126	775,000	
	570,000					
DEC	109,851	136,000	143,934	837,977	911,000	
	670,000					

JAN	75,910	112,000	99,035	913,887	1023,000
	752,000				

Actual year-to-date receipts to the end of January 1995 are 11 % more than the budgeted receipts.

The number of permits approved from July 1994 to January 1995 was 3% more than in July 1993 to January 1994 and the value was 2% more as shown on Attachment A.

BUILDING CONTROL ACTIVITY

This month 543 building applications were received and 556 building licenses were prepared for issue. 20 site instructions for building infringements were issued and 10 matters were satisfactorily resolved.

Inspections of newly installed pools resulted in 27 site instructions issued and 18 matters were resolved from 226 inspections. 450 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 5216.

MANDATORY SWIMMING POOL INSPECTION PROGRAMME

The private swimming pool inspection programme commenced on 14 January. On 10 and 11 January, a training workshop was conducted by Council's Training Officer. The workshop was held for the Private Swimming Pool Inspections Co-ordinator and two Pool Enclosure Inspectors. The workshop also included officers from four other Councils and a Council employee who is training under the rehabilitation scheme.

Inspections carried out in January resulted in 717 calls. 498 pool enclosures were inspected. 306 pool enclosures complied and 192 did not comply, a ratio of 61.5% to 38.5%.

COUNCIL BUILDINGS WORKS PROGRAMME

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

RECOMMENDATION

That Council endorses the action taken in relation to the issuing of licenses as set out in Attachment 'A' to Report No

R FISCHER
City Building Surveyor

LC:SE

bre02001

TS47-02/95

CITY OF WANNEROO REPORT NO: TS47-02/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 572/211/23

WARD: NORTH

SUBJECT: FAILURE TO PROVIDE REQUIRED RETAINING WALLS:
LOT 211 (23) LISFORD AVENUE, TWO ROCKS

BACKGROUND

The owner of Lot 211 (23) Lisford Avenue, Two Rocks, has completed a dwelling on the property. The carport attached to the dwelling has been constructed on the edge of a steep embankment. Erosion threatens to undermine the carport and loose sand and limestone is falling on the adjoining property.

Despite the service of a site instruction and promises that the required retaining wall will be provided as indicated on the approved plans, no action has been taken to provide the wall.

Following complaints from the adjoining owners, the owner was approached again and indicated that the walls would be constructed in early January. The walls were not constructed.

It is considered that a Notice under Section 401 (1)(b) of the Local Government Act should be served on the owner requiring that a suitable retaining wall be provided on the left hand boundary of the property.

RECOMMENDATION

That Council serve a Notice under Section 401 (1) (b) of the Local Government Act on the owner of Lot 211 (23) Lisford Avenue, Two Rocks, requiring that a suitable retaining wall be constructed on the left hand boundary of the property.

R.FISCHER
City Building Surveyor

LC:lc
bre02024

TS48-02/95

CITY OF WANNEROO REPORT NO: TS48-02/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE-TECHNICAL SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 2957/261/6

WARD: NORTH

SUBJECT: PROPOSED RETAINING WALLS: LOT 261 (6) IBIZA COURT, MINDARIE

APPLICATION

An application has been submitted for approval to construct a two storey dwelling at Lot 261 (6) Ibiza Court, Mindarie, together with limestone retaining walls which will exceed 2 metres in height (see Attachment 'A').

COUNCIL POLICY

Council requires that all applications for proposed retaining walls which will exceed 2 metres in height are to be submitted to Council for consideration.

BACKGROUND

The lot falls approximately 8 metres in height from the front to the rear boundary. The proposed retaining wall to be constructed on the rear boundary will be 5 metres high where it adjoins the same height wall on Lot 262 to .5 of a metre high where it adjoins the boundary of Lot 260.

Two internal walls as indicated on the attachment will be approximately 3 metres high. The builder spent several hours with Mr Talbot, the adjoining owner of Lot 260 to discuss the proposed dwelling and retaining walls.

As a result the builder submitted amended plans showing the retaining walls angled from the side boundaries in order to preserve views of the marina for Mr Talbot.

The retaining walls on the boundary adjoining lot 260 are .5 of a metre high steps, 2 metres wide. The dwelling has also been designed to give the owners of Lot 260, marina and harbour views.

The land immediately adjoining the rear boundary is Public Open Space. The builder has also agreed to landscape this area as requested by Council for the land adjoining the rear of Lot 262. The owners of Lots 261 and 262 are brothers-in-law.

COMMENTS

It is considered that the retaining walls will blend in with the adjoining properties and will lose some height impact by the introduction of suitable landscaping to the Public Open Space.

The appearance of the existing walls and the dwelling under construction on Lot 262 together with the proposed retaining walls of this application will look quite imposing and it is considered that the properties will enhance the area when they are completed.

It was intended to place this report before the General Purposes Committee at its last meeting, however Mr Talbot has employed an architect to examine the proposal and requested that it be deferred in order that he could comment on the proposed dwelling and retaining walls. He assured the Deputy City Building Surveyor that his comments would be submitted for this committee meeting.

The builder was advised of Mr Talbot's request and had no objection to the report being delayed for one meeting. Mr Talbot has since advised that his comments together with other material he wishes to submit will be available for the Committee Meeting. It is not clear why Mr Talbot is making a submission because the retaining walls adjoining his boundary do not exceed 1 metre in height and the dwelling complies with the requirements of the Residential Planning Codes.

RECOMMENDATION

That Council approve the proposed retaining walls to be constructed at Lot 261 (6) Ibiza Court, Mindarie, to a maximum height of 5 metres subject to the provision of landscaping to the public open space immediately adjoining the wall, to the satisfaction of the City Parks Manager.

R.FISCHER
City Building Surveyor

LC:lc
bre02019

TS49-02/95

CITY OF WANNEROO REPORT NO: TS49-02/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 2738/12/7

WARD: SOUTH

SUBJECT: FENCE FORWARD OF BUILDING LINE: LOT 12 (7) THE GLEN, KINGSLEY

FENCE CONSTRUCTION

A fence has been erected forward of the building line at Lot 12 (7) The Glen, Kingsley, which does not meet the requirements of Councils bylaws relating to Fencing and Private Tennis Court Floodlighting (see Attachment 'A').

BACKGROUND

The district Building Surveyor observed that the footings for the fence did not show the required 1.5 metre truncations at the junction of the fence and the driveway and served a site instruction on the builder requesting compliance with Councils bylaws.

Unfortunately the approved plans for the dwelling indicated the proposed fence without the truncations and it was missed by the approvals officers.

The architect for the project has requested that the fence, which has now had the brick piers constructed, be permitted to remain without the truncations and the matter be placed before Council for consideration.

The architects was unaware of Council's bylaws when he designed the fence and while he appreciates the requirement for the truncations considers that because the fence is located at the end of a cul-de-sac there would be little if any pedestrians using the verge.

COMMENTS

The fence is constructed of brick piers and wrought iron infill panels and the architect considers that the openings between the wrought iron balusters will provide a sufficient sight line.
COUNCIL'S BYLAWS

Councils bylaw 3 states: 'Where a fence, the subject of an application for approval to erect or construct the fence, would not comply with the requirements of the schedules to these bylaws, the Council may, by a simple majority resolution, and not withstanding that non-compliance, approve the application with or without conditions.'

RECOMMENDATION

That Council approve the fence under construction at Lot 12 (7) The Glen, Kingsley without the 1.5 metre truncations from the fence to the internal driveway.

R.FISCHER
City Building Surveyor

LC:lc
bre02022

TS50-02/95

CITY OF WANNEROO REPORT NO: TS50-02/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE-TECHNICAL SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 2490/921/4

WARD: SOUTH WEST

SUBJECT: DEPARTURE FROM APPROVED PLANS: DWELLING: LOT 921 (4) HELSALL COURT, SORRENTO

BACKGROUND

A routine inspection of the dwelling under construction at Lot 921 (4) Helsall Court, Sorrento, on 19 September, 1994, revealed that the roof was not anchored down in accordance with the approved plans.

Despite the service of a site instruction, requesting engineers certification for the structural stability of the roof, no response has been received from the builder or certification provided.

The dwelling is a Mediterranean style structure with a metal roof. The conventional method of providing roof anchorage for a metal roof is the provision of galvanised steel holding down straps spaced at 1.2 metres to the circumference of the building and extending down 15 courses (1.3 metres) and tied into the brickwork.

The metal framed roof designed for this dwelling indicated a method of using holding down bolts which the builder did not adhere to.

As the builder has not provided the certification requested it is considered that prosecution proceedings be implemented under Section 374 (1)(b) of the Local Government Act, departure from approved plans.

RECOMMENDATION

That Council instigate prosecution proceedings under Section 374 (1)(b) of the Local Government Act against the builder of the dwelling at Lot 921 (4) Helsall Court, Sorrento, for departure from the approved plans.

R.FISCHER
City Building Surveyor

LC:lc:bre02025

TS51-02/95

CITY OF WANNEROO REPORT NO: TS51-02/95

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL
MEETING DATE: 22 FEBRUARY 1995
FILE REF: 854-1
WARD: CENTRAL
SUBJECT: INSTALLATION OF FANS - WANNEROO YOUTH ACTIVITY CENTRE

Council leases to the Department of Community Services a building constructed on Lot 2 Corner Ariti Avenue and Wanneroo Roads referred to as the Wanneroo Youth Activity Centre. The Centre was entirely funded by the Department and the lease agreement provides for the Department to meet all maintenance, operating and other costs associated with the Centre.

The base agreement entered into provides for a term of 10 years commencing on 29 April 1993.

A Councillors Works/Services request has been received for the installation of fans in the Wanneroo Youth Activity Centre.

Funding has not been provided for in the 1994/95 budget. The five year plan indicates a provision of \$2,000 to carry out these works in the 1995/96 financial year, and a quotation of \$1,270 to carry out the works now has been received.

RECOMMENDATION

That Council:

36agrees to the bringing forward of the installation of ceiling fans at the Wanneroo Youth Activity Centre to the 1994/95 financial year, and

37authorises by ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$1,300 from Account 30930 to install ceiling fans in the Wanneroo Youth Activity Centre.

R FISCHER
City Building Surveyor

GW:HW:SE
bre12011

TS52-02/95

CITY OF WANNEROO REPORT NO: TS52-02/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE-TECHNICAL SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 2638/1/15

WARD: CENTRAL

SUBJECT: REQUEST FOR REFUND: LOT 1 (15) COCKPIT WAY, OCEAN REEF.

APPLICATION

A letter has been received from the owners of a proposed dwelling which was to have been erected at Lot 336 (9) Nicholas Avenue, Quinns Rocks seeking a refund of the building licence fees.

COUNCIL POLICY

Council's 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.'

The owners have explained that they have decided not to proceed with the construction of the dwelling. This is because the first builder went into liquidation prior to commencement despite the sum of \$9000.00 being paid to the builder.

The second builder found that he could not construct the dwelling for the price that the original builder had quoted. The additional cost of \$10,000.00 for retaining walls coupled with a tenuous employment situation has taken the project beyond the owners means.

As the second building licence was collected in October 1994 and no work has been carried out on site it is considered that the

building licence fees of \$632.00 less 25% or the sum of \$474.00.
be refunded.

RECOMMENDATION

That Council refund building licence fees of \$474.00 to the
owners for the cancelled building licence for a proposed dwelling
at Lot 1 (15) Cockpit Way, Ocean Reef.

R.FISCHER
City Building Surveyor

LC:lc:bre02023

TS53-02/95

CITY OF WANNEROO REPORT NO: TS53-02/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 061-283

WARD: SOUTH

SUBJECT: PARKING - PARKSIDE PARK, WOODVALE

The President of the Parish Pastoral Council of St Lukes Catholic Church in Woodvale has requested permission for 500 vehicles to be parked on Parkside Park, Woodvale on Sunday, 2 April 1995.

The purpose of the request is that the Church is being officially opened on this day and they anticipate large numbers of people will be in attendance and additional overflow parking of vehicles on Parkside Park is requested so as to move them off the surrounding streets.

The Church has indicated that they will provide twelve parking marshals under control of a police officer.

In regard to the park itself, I advise that currently it is not in very good condition with a number of large sandy spots and the condition of the turf could be considered as reasonable. The reasons for this is that major problems are being experienced with the bore with the result that the turf is not receiving a sufficient amount of water. Apart from this, I believe that with care the oval could accommodate 500 vehicles if Council agrees.

Council is also reminded that on previous occasions when approval has been given for vehicle parking on other parks throughout the municipality, local residents and ratepayers have objected. Whilst it is not known what the reaction will be from the residents surrounding Parkside Park, it is known that they do take an active interest in the oval and its condition in general.

Submitted for direction.

F GRIFFIN
City Parks Manager

FG:JW
gre02007

7 February 1995

FA13-02/95

CITY OF WANNEROO REPORT NO: FA13-02/95

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 22 FEBRUARY 1995
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

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

<u>DATE</u> <u>1995</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
3 Mar 95	AFS International Exchange Students - tour and Mayoral morning tea	20	Council

Submitted for consideration.

R F COFFEY
Town Clerk

prre0138

FA14-02/95

CITY OF WANNEROO : REPORT NO FA14-02/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 020-0
WARD: ALL
SUBJECT: OUTSTANDING GENERAL DEBTORS - JANUARY 1995

Detailed below is a summary of the outstanding general debtors at the end of January 1995 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 January 1995 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	249,679.72	29%
30 Days	111,323.43	13%
60 Days	81,780.00	9%
90 Days	138,067.58	16%
Deferred Debtors	5,314.48	1%
Deferred Sporting Club Debtors	281,717.72	32%
	<hr/>	
	\$867,882.93	100%
	<hr/>	

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
	<hr/>

\$ 5,314.48

Deferred Sporting Club Debtors are represented by:-

Quinns Rocks Bowling Club A/C No 1 \$ 23,500.00

Balance of \$30,000 Council grant funds expended by Club, being repaid by annual instalments of \$6,500.

Wanneroo Districts Rugby Union Football Club \$ 51,986.90

Principal and interest on self supporting loan as at 01/07/94. Loan matures 15/01/2008.

Wanneroo Trotting and Training Club \$ 2,125.37

Principal on self supporting loan as at 01/07/94. Loan matures 30/07/96.

WA Sporting Car Club \$ 1,011.12

Principal on self supporting loan as at 01/07/94. Loan matured 01/12/95.

Wanneroo Districts Basketball Association \$203,094.33

Variance as at 01/07/94 between principal and interest paid on self supporting loan and payments made by the Association under lease agreement. Principal on self supporting loan as at 01/07/94 was \$150,979. Loan matures 01/10/98. Lease agreement matures 30/06/2007.

\$281,717.72

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

\$

Sorrento Soccer Club	11,083.30
Wanneroo British Soccer Club	3,154.94

Wanneroo Basketball Association	15,000.00
Wanneroo Football Club	22,387.22
S.G.I.O.	10,322.00
Olympic Kingsway Soccer Club	2,400.89
Bovells Joondalup	2,878.30
Eating House Licences and Registrations 1994/95	1,650.00
Sporting Clubs Clubrooms Facilities Contributions	22,082.11
Mullaloo Surf Life Saving Club	5,233.34
Sundry	41,875.48

\$138,067.58

SORRENTO SOCCER CLUB - \$11,083.30

The Club's **total** outstanding debt is \$11,474.91 dissected as follows:

Loan Repayments	\$ 2,299.37
Property Rental	\$ 4,025.00
Commercial Refuse Charges	\$ 357.80
Utility Charges	\$ 914.68
Interest on Debt	\$ 3,878.06

\$11,474.91

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$11,474.91 in January 1995. The Club paid \$500.00 on 10 October 1994. The Club met with Council representatives on 30 January, 1995 and requested Council assistance with the clearing of this account. The Club's request was considered by Council's General Purposes Committee on 1 February, 1995. The Committee resolved that no assistance be granted and the Club be requested to immediately bring its account into line with the payment programme previously set.

WANNEROO BRITISH SOCCER CLUB - \$3,154.94

The Club's **total** outstanding debt is \$3,676.04 dissected as follows:-

Lease Fees	\$1,333.32
Property Rental	\$1,826.97
Commercial Refuse Charges	\$ 341.50

Utility Charges

\$ 174.25

\$3,676.04

A new Committee was elected on 6 October 1994 and it will work towards clearing this account. The Club paid \$666.66 on 1 November 1994. Council granted a new lease at \$1.00 per annum on the clubroom effective 1 November 1994. The Club will pay the account on receipt of amended notice incorporating adjustment for lease fees for November 1994 to January 1995 which have been credited. Awaiting letter from the Club.

WANNEROO BASKETBALL ASSOCIATION - \$15,000.00

Lease fee for the period 1 July 1994 to 31 December 1994. The Association made monthly payments of \$3,625.00 up to February 1994 to clear account.

The Association stopped making regular monthly payments in February 1994. These monthly payments have since resumed with \$5,000 being paid in August 1994 and \$2,500 in September and \$5,000 in October 1994.

A letter was sent to the Association on 14 September 1994 requesting an increase in the monthly payments to address the outstanding balance. Association paid \$2,500 in January 1995.

WANNEROO FOOTBALL CLUB - \$22,387.22

The **total** amount outstanding on this account is \$27,715.03 dissected as follows:-

	\$
Lease Fees	22,958.44
Commercial Refuse Charges	1,244.65
Utility Charges	388.77
Interest on Debt	2,335.17
Property Rental	788.00
	<hr/>
	\$27,715.03
	<hr/>

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club paid the \$500.00 weekly payments for May and July 1994 and a lump sum payment of \$10,000.00 in June 1994. No payments have been received since July 1994.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum).

A deputation from the Club addressed the Policy and Special Purposes Committee at its meeting on 5 October 1994. Report I51004 refers. This matter is the subject of a further report to Council in due course. As mentioned at the 1/2/95 General Purposes Committee, the Town Clerk and City Treasurer were working on a possible solution to this problem.

S.G.I.O. - \$10,322.00

General Claims - \$7,087.37

2 claims being processed for payment.

Workers Compensation - \$3,234.63

Various claims being processed for payment.

OLYMPIC KINGSWAY SOCCER CLUB - \$2,400.19

The Club's total outstanding debt is \$2,727.79 dissected as follows:-

	\$
Property Rental	1,270.00
Commercial Refuse Charges	642.35
Utility Charges	815.44
	<hr/>
	\$2,727.79
	<hr/>

BOVELLS JOONDALUP - \$2,878.30

Commercial refuse charges 7 May to 17 June 1994 (\$1,096.00 - account paid but cheque dishonoured) and 18 June to 31 August 1994 (\$1,782.30).

Company had Receiver and Manager (Ferrier Hodgson) appointed on 31 August 1994. They are paying account from 1 September 1994. Proof of Debt was submitted on 7 September 1994.

EATING HOUSE LICENCES AND REGISTRATIONS - \$1,650.00

1994/95 - \$1,650.00

11 of the 321 licences issued in June 1994 for the 1994/95 year remain unpaid. Reminder letters were forwarded on 14 October 1994 and again on 14 November 1994. 6 accounts to be written off. These accounts relate to Sorrento Quay Pizza and Mei Quei Asian Gourmet and Food (both of which were closed at the time of licence renewal) and 4 premises at the Wanneroo Markets (Le Ha Take Away, The Maja, Raj Indian Take-Away and Spero's Lebanese Food) all of which are closed.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$22,080.11

Contributions by various sporting clubs towards the use of clubrooms for 1991/92, 1992/93 and 1993/94 years. Accounts raised totalled \$57,059.59. An amount of \$20,196.38 was written off and \$14,781.10 paid to date.

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are continuing with Council's Recreation and Cultural Services Department.

When meeting with these clubs arrangements are being made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92, 1992/93 and 1993/94 years.

Eleven clubs have outstanding contributions, three of which are still negotiating with Council over the amount charged. Collection action will be taken against the remaining clubs. Council's Recreation and Cultural Services Manager is compiling a report on the status of these clubs.

MULLALOO SURF LIFE SAVING CLUB - \$5,233.34

Electricity consumption, including various adjustments for the period 31 May 1993 to 12 September 1994. Sub-meters at the Club were misread over this period, compared to accounts received from SECWA and this has now been rectified.

SUNDRY - \$41,875.48

Other Recoupables - \$641.00

Road and footpath repairs, other works.

Commercial Refuse - \$7,305.40

Payments being pursued.

Licences/Fines and Penalties - \$19,245.00

Dog registration fines and costs, food prosecutions and parking infringements and fish shop/offensive trade licence renewals.

Income from Property - \$6,185.15

Hire of various reserves and buildings.

Subsidies - \$ 94.80

Family day care fees and after school care fees.

General - \$7,333.21

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment

recoverable, development/building licence fee, child care fee relief overpayment recoverable, meals on wheels charges, after school care fees, building insurance premium renewals, subdivisional legal costs recoverable, sale of information sheets and refuse bin hire.

Utilities - \$812.56

Electricity charges recoverable.

Private Works - \$258.36

Engineering supervision fees.

An amount of \$1,050.00 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$1,050.00 representing debts considered irrecoverable as detailed in Attachment B to this report.

J B TURKINGTON
City Treasurer

HK:LR
6 February 1995

tre0303

FA15-02/95

CITY OF WANNEROO : REPORT NO FA15-02/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 15 FEBRUARY 1995

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 \$20,874.

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 - 15 February 1995.

J B TURKINGTON
City Treasurer

TO:LR
8 February 1995

tre0306

FA16-02/95

C I T Y O F W A N N E R O O R E P O R T N O : FA16-02/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
DATE: 15 FEBRUARY 1995
FILE REF: 021-1
WARD: ALL
SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
31 JANUARY 1995

WARRANT OF PAYMENTS TO COUNCIL ON 15 FEBRUARY 1995
INCORPORATING PAYMENTS TO 31 JANUARY 1995

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	7943 - 9056	\$ 6,769,467.04
Municipal 13,042,783.01	69D - 79	\$
Trust	16 - 17A	\$ 45,189.69
		<hr/>
		\$19,857,439.74

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of an pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 1 ACCOUNTING DIRECTIONS.

CERTIFICATE OF CITY TREASURER

This warrant of accounts to be passed for payment, covering voucher numbered as indicated and totalling \$19,857,439.74 which was submitted to each member of Council on 15 February 1995 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

CITY TREASURER

CERTIFICATE OF CHAIRMAN OF GENERAL PURPOSES COMMITTEE

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$19,857,439.74 as submitted on 15 February 1995 is recommended to Council for payment.

Cr B A COOPER
CHAIRMAN OF GENERAL PURPOSES COMMITTEE

RC:LR
tre0304

CS25-02/95

CITY OF WANNEROO REPORT NO: CS25-02/95

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 851-7

WARD: ALL

SUBJECT: FOOD COMPLAINT 35

Council is advised of a complaint regarding a moth found in a meat and potato pie manufactured by Bakewell Foods Pty Ltd and sold by Coles, Girrawheen. The moth was discovered by the complainant's wife whilst she was eating the pie.

Council's Analysts Inman & Farrell have reported that the moth was at the interface of the potato and meat filling in the pie (having fallen onto the meat filling prior to addition of the mashed potato).

A copy of a letter from the manufacturer Bakewell Foods Pty Ltd is attached to this report.

Section 246 of the Health Act states that 'a person who either prepares for sale or sells food that is:

- a) unfit for consumption by man;
- b) adulterated;
- c) damaged, deteriorated or perished;

commits an offence.'

RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against either:

- 1 the proprietor of Coles Supermarket, Girrawheen store;

or

2 the proprietors of Bakewell Foods Pty Ltd, 58-62 Collier
 Road, Morley 6062.

G A FLORANCE
City Environmental Health Manager

hre02009
mcp:rej

CS26-02/95

CITY OF WANNEROO REPORT NO: CS26-02/95

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
COMMUNITY SERVICES
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 851-7 C30/300-125
WARD: ALL
SUBJECT: FOOD COMPLAINT NO:1207

Council is advised of a complaint regarding a dead cockroach found in a bag of hamburger rolls manufactured and sold by Action Food Barns, Whitfords Store.

The district Environmental Health Officer had previously reported a cockroach infestation to the shop manager and treatment had been carried out on numerous occasions by a pest control company.

Following the complaint, Environmental Health Officers inspected the bakery and found one live and several dead cockroaches in the prover.

Section 246L of the Health Act 1911 states that "A person who sells food that is -

- (a) unfit for consumption by man;
- (b) adulterated; or
- (c) damaged, deteriorated or perished, commits an offence"

RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of Action Food Barn Supermarket, Whitford City Shopping Centre, Whitfords Avenue, Hillarys 6025.

G A FLORANCE
City Environmental Health Manager

GAS/jc
hre02016

CS27-02/95

CITY OF WANNEROO REPORT NO: CS27-02/95

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: GENERAL PURPOSES - COMMUNITY SERVICES

MEETING DATE: 8 FEBRUARY 1995

FILE REF: 880-8-7

WARD: ALL

SUBJECT: APPLICATION FOR NON RECURRENT FUNDING THROUGH HOME AND COMMUNITY CARE PROGRAMME

The Home and Community Care (HACC) Programme is inviting applications for one-off grants to assist in the provision of care for frail aged and disabled people. It is being proposed that Council submits two applications for the following:

- . To carry out an evaluation of the current practise of sub contracting home care services to clients to private agencies.
- . To employ a computer consultant to complete programming of the Welfare Management System (WEMS).

EVALUATION OF CONTRACT SERVICES

The City's Welfare Services receives brokerage funds through the HACC Programme to provide home help, respite and personal care to frail aged and disabled clients. These services are provided by casual employees of the City and/or private home care agencies who have successfully tendered to provide these services.

The rationale behind employing private agencies was to decrease the staff and administrative infrastructure needed to operate under this model. One of the disadvantages however is the inability to maintain quality control. There is also a level of administration required to process referrals and payments to agencies.

It would be an advantage to carry out a cost analysis which would include the "hidden costs", between the two models of service delivery.

It is proposed therefore that the evaluation would include:

- . a thorough cost comparison between employing casual care workers and the costs associated with providing care by private home care agencies;
- . a qualitative review of client satisfaction in terms of quality of care provided.

It is envisaged that an evaluation would greatly assist the Welfare Services in negotiating future funding contracts with HACC as the accurate cost per unit of service would be available.

Also the programme will be able to demonstrate that a quality and appropriate service is being offered to clients in compliance with HACC guidelines.

Funding Required

Consultant Fees -	\$
30 hours p/w @ \$50 p/h for 10 weeks	15,000

COMPUTER PROGRAMMING (WEMS)

In March 1994 all client service records were converted from manual to a computer data base through the introduction of WEMS.

It was intended that the system also provide statistical reporting on demographic profiles, as well as providing a financial management system for each service. The financial management system is considered a necessary tool in the management of brokerage funds.

Unfortunately, due to the resignation of the Programme Analyst in mid 1994 the statistical reporting and financial management programmes were not completed. Staff changes and the demand on the City's Computer Services section has resulted in limited work being done to the Programme.

It is being proposed that funding be sought for a consultant to be employed to complete the statistical reporting and financial management of the programme and to compile a manual of the system.

The success of all future funding negotiations will be dependant on accurate financial management records and forecasts, as well as accurate statistical reporting on the demographic profile of the aged and disabled population. This is particularly relevant in the move to a purchaser/provider model as opposed to the traditional funding agreements.

The City will be the provider in this system and as such will be in competition with other providers to provide cost effective and quality services to aged and disabled residents of the City of Wanneroo.

In order to successfully negotiate a contract with the purchaser (HACC), the City (as provider), must be able to accurately establish the cost per unit of service. Programmes must also be able to demonstrate effective financial management and reporting.

Funding Required

Consultants Fees	\$
38 hours per week @ \$50 per hour for 4 weeks	7,600

RECOMMENDATION

That Council submits applications for non recurrent funding to the Home and Community Care Programme for the purpose of evaluating its provision of sub contracted home care services to the aged and disabled and for the completion of programming the Welfare Management Computer System.

P STUART
Manager Welfare Services

PS:CJ
wre02001

CS28-02/95

CITY OF WANNEROO REPORT NO: CS28-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 439-1

WARD: ALL

SUBJECT: DEVELOPMENT OF BOWLING GREENS AT WARWICK
REGIONAL OPEN SPACE

Council will recall, at its meeting on 13 July 1994, it agreed to contribute the full development costs of the first two greens as outlined in Report No I50708 (Attachment 1 refers) as a basic provision for newly established bowling clubs in the City of Wanneroo. It was resolved that any development in addition to the basic provision would be the responsibility of the bowling club.

Council also adopted the recommendation that comprehensive plans be sought from the Warwick and Craigie Bowling Clubs for the ongoing development of facilities at Warwick and Craigie Regional Open Spaces prior to any further commitment from Council.

Recently, a financial plan was received from the Warwick Bowling Club outlining its commitment to the ongoing development of facilities at the above site (Attachment 2 refers).

In this submission the Warwick Bowling Club requested financial support from Council to fully construct and develop two bowling greens on the Warwick Open Space adjacent to the tennis courts and clubrooms.

RECOMMENDATION

That Council:

1 accepts the financial plan submitted by the Warwick Bowling Club outlining its commitment to future

development of the Bowling facilities at Warwick Open Space; and

- 2 lists for consideration in the 1995/96 Draft Budget funds for the development of two bowling greens at the Warwick Regional Open Space at a cost of \$65,560.

M A STANTON
Acting City Recreation and
Cultural Services Manager.

CS29-02/95

CITY OF WANNEROO REPORT NO: CS29-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 680-11

WARD: SOUTH WEST

SUBJECT: CRAIGIE LEISURE CENTRE MEMBERS' FUNCTION

Craigie Leisure Centre held a members' Christmas function at the Centre on Sunday, 4 December 1994 between 5.30pm and 11.30pm.

One of the major objectives for the Craigie Leisure Centre's membership scheme is to continually improve member retention rates. It is generally accepted that it is more cost effective and requires less resources to encourage a member to rejoin, as opposed to signing a new member. Long term members tend to be committed and provide an invaluable source of "word of mouth" advertising for the Centre.

In a highly competitive industry Craigie Leisure Centre needs to be innovative in its attempts to retain existing members. A partly subsidised Christmas function is seen as an appropriate and effective promotional method.

Budgetary details for the event are detailed below:

<u>EXPENDITURE</u>	\$
* Catering - 131 participants @ \$11.00 per head	1441.00
* Duke Box hire	120.00
* Door prize - CLC T-shirt	10.00
	<hr/> 1571.00
<u>INCOME</u>	\$
* 81 Members @ \$6.00 per head	486.00
* 50 Non-members @ \$8 per head	400.00

* Promotional Subsidy	685.00
81 Members @ \$5.00 per head	
50 Non-members and staff	
@ \$3.00 per head	
	<hr/>
	1571.00

No additional staff costs were incurred by the Centre and all cleaning was conducted by the staff at the conclusion of the function.

The gym, aerobic, aquarobic, pool, reception and creche staff have regular contact with the Centre's 800 members. The members enjoy and actively seek contact with the staff and they appreciate being greeted by name when in the Centre.

A high members' retention rate is crucial to the continued growth of Craigie Leisure Centre's membership base. Initiatives which add value to the membership at Craigie Leisure Centre are essential. This year's function was a great success and served to meet several of the Centre's objectives.

RECOMMENDATION

That Council:

- 1 supports the concept of an annual Craigie Leisure Centre members' function;
- 2 partly subsidises this function to a maximum of \$5.00 per head per annum;
- 4 incorporates funds for the event in the Craigie Leisure Centre Fitness Centre draft budget for 1995/96.

M A STANTON
Acting City Recreation and Cultural
Services Manager

DVR:LC:SS
rre50202

CITY OF WANNEROO REPORT NO: CS30-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 260-0

WARD: ALL

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

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

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

Wanneroo Districts Cricket Club
(Kingsway Cricket/Hockey Clubrooms)

Current entitlement	1669.2 hours per year
Adjusted requirements	1000 hours per year
Current outstanding	\$3254.94
Adjusted balance	\$1950.00 (1 year)

Request to "write off" \$1304.94

At its meeting on 24 August 1994 Council agreed to adjust the ongoing commitment of the Wanneroo Lacrosse Club, based at Penistone Clubrooms in Greenwood (Item I50810 refers). This club has subsequently further clarified and downgraded its requirements and submits the following request for adjustment.

Wanneroo Lacrosse Club
(Penistone Reserve Clubroom)

Current entitlement	327.6 hours per year
---------------------	----------------------

Adjusted requirements	66	hours per year
Current outstanding	\$2331.48	
* less junior status		
charges (1991-1993)	\$ 422.40	
Adjusted Balance	\$ 211.20	(1 year)

Request to "write off" \$2120.28

- * The club has now advised that only the junior component of the club operated during this period. Consequently, Council's "free use for juniors" policy applies)

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

RECOMMENDATION

That Council:

- 1 agrees to "write off" an amount of \$1304.94 representing an adjustment made to the booking requirements of the Wanneroo Districts Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years;
- 2 rescinds its previous decision in regard to the use of Penistone Clubrooms by the Wanneroo Lacrosse Club (Item I50810 refers); and,
- 3 agrees to "write off" an amount of \$2120.28 representing an adjustment made to the booking requirements of the Wanneroo Lacrosse Club for the 1991/92, 1992/93 and 1993/94 financial years.

M A STANTON
Acting City Recreation and
Cultural Services Manager

DI:SS
rre50229

CS31-02/95

CITY OF WANNEROO REPORT NO: CS31-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 261-2

WARD: NORTH, CENTRAL, SOUTH WEST

SUBJECT: REDUCTION OF HIRE CHARGES

A request has been received from the Northern Metropolitan Health Service to reduce the hire charges of recreation facilities used for a mobile day hospital service for elderly citizens with a psychiatric illness residing in the northern suburbs.

This medically oriented service allows patients over 65 with altered mental states to participate in therapeutic activities. These activities attempt to provide a measure of independence for patients.

The programme is currently operating in Council clubrooms in Kingsley, Girrawheen, Wanneroo and Quinns Rocks.

Council's policy on hire charges states:

"Senior citizen clubs resident within the City shall have free use of Council facilities except when used for fund raising purposes or when the activity is promoted by a commercial operator."

The mobile day hospital is not a senior citizens' club, so does not qualify for a waiver of fees.

RECOMMENDATION

That Council does not waive the hire fees of recreation facilities by a mobile day hospital for elderly citizens with a psychiatric illness residing in the northern suburbs.

M A STANTON
Acting City Recreation and
Cultural Services Manager

CS:SS
rre50231

CITY OF WANNEROO REPORT NO: CS32-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 061-185 c261-2

WARD: SOUTH WEST

SUBJECT: REQUEST FOR WAIVER OF HIRE FEES

Two requests have been received from the Whitford City Shopping Centre seeking waiver of Council fees and charges.

The first request is for the waiver of hire charges for James Cook Reserve which will host the popular free community concert "Ballet in the Park" on 11 March 1995.

The second is for the waiver of the "Trading in Public Places" licence fee for food vendors who will be present at the performance.

The popularity of this event has increased since it commenced in 1993 and provides enjoyment to many families in the area. The organisers have appreciated Council's support in 1993 and 1994 and, again, seek this support for the 1995 performance.

RECOMMENDATION

That Council:

- 1 as in previous years, supports the event;
- 2 waives the hire fee of \$350.00 for the use of James Cook Reserve for the "Ballet in the Park" to be held on 11 March 1994; and
- 3 issues a licence to the Whitford City Shopping Centre permitting traders to operate at the "Ballet in the Park" and waives the "Trading in Public Places" licence fee of \$510.

M A STANTON
Acting City Recreation and
Cultural Services Manager

CE:SS
rre50220

CITY OF WANNEROO REPORT NO CS33-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 250-1

WARD: ALL

SUBJECT: "10-OVER" COMPETITION - WAIVER OF HIRE CHARGES

A "10-over" competition is being conducted by the Hamersley Carine Cricket Club Inc. on Monday, 6 March 1995. Part proceeds of the event will be donated to Appealathon.

The competition will be held in parks throughout the City of Stirling and the City of Wanneroo. The Club anticipates there will be over fifty senior teams in the competition. The exact number of teams, however, will not be known until the end of February.

The Club will be using three of the City of Stirling's reserves. The City of Stirling has agreed not to charge the Club, as the event is a fund raising venture for Appealathon. The Club has also requested that this Council waives the hire fees of up to thirteen active parks for this event. The Club requires the grounds from 8.00am to 3.00pm.

The Club would take full responsibility for marking and clearing the grounds at the end of the day. Council will incur no costs.

Should Council wish to support Appealathon through this event it can do so through a waiver of hire charges or a reduction in the hire charges.

It is Council's normal policy that recreation facilities are not free when used for fundraising purposes.

For a one day sporting fixture, a community organisation is charged \$70.00 per day per reserve or \$35.00 for half a day per reserve.

RECOMMENDATION

That Council does not waive the hire charges for grounds associated with the "10-over" cricket competition conducted by the Hamersley Carine Cricket Club Inc. on Monday, 6 March 1995.

M A STANTON
Acting City Recreation and
Cultural Services Manager

CS:SS
rre50228

B19-02/95

CITY OF WANNEROO REPORT NO B19-02/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 210-2
WARD: ALL
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 3 February 1995.

A COUNCIL WORKS

38 MAJOR WORKS

.1Marmion Avenue Duplication

This project is now essentially complete. Asphalt resurfacing, between Windlass Avenue and Hodges Drive, was undertaken during mid January.

Landscaping works are now in progress and the brickpaving of the median island noses is near completion. The balance of outstanding linemarking and signing will be undertaken during February.

.2Beverley Crescent/Hall Road/Graham Road, Quinns Rocks

This project is now complete apart from kerbing on the west side of Hall Road.

The provision of this kerbing is dependent on a decision in regard to addressing the existing drainage problem in Hall Road.

.3Landsdale Road, Landsdale

The completion of this 790 metre long reconstruction of Landsdale Road, west of Alexander Drive, transpired during late January. However, due to some minor concerns expressed by affected local residents, minor remedial works are now in effect. These predominantly

relate to verge and crossover matters and should be fully resolved by mid February.

.4Hocking Road, Kingsley

The road and drainage components of this project are now complete including linemarking and signing. The construction of a dual use path and minor remedial works will be completed during February.

.5Coastal Dual Use Path, Hillarys

The outstanding 150 metre section of dual use path, adjacent to the Pinnaroo Point car park, is now under construction. These works include the construction of two concrete beach accessways at the animal exercise beach car park and two at the Whitford Sailing Club car park.

Fencing to the west side of the path, between Ern Halliday Camp and the access road at the Whitford Sailing Club, has now been completed. Beach accessway fencing will be undertaken immediately after the concrete access paths are completed in early February.

Due to the trial nature of the use of domestic prunings for dune stabilisation, further work has been suspended until the effectiveness of the new stabilisation is fully assessed.

.6Marmion Avenue Dual Use Path, Quinns Rocks

The dual use path project was completed in January.

39

DRAINAGE WORKS

.1Wangara Outfall Structure

The practical completion inspection was held at the end of January 1995. Minor modification of the functionality of the spillway and the stabilisation fabric has been arranged as a result of this assessment.

Topdressing of the fabric on the floor of the sump with seeded topsoil is programmed during February in an attempt to fully stabilise the sump floor before winter.

The manhole at the western end of the sump has been fully repaired and other clean up works are also now finished.

Illegal dumping of oil into the Wangara Industrial Estate drainage system continues to be a major problem. Fortunately the recent oil accumulation was contained within the outlet structure, due to a blockage. This enabled Engineering Department to arrange for a waste disposal company to pump out this oil emulsion at a cost of \$1,560.60 before the oil was deposited on the sump floor. The City's Health Department is continuing its efforts to detect and prosecute offenders.

.2Lot 24 Kingsway

The sump excavation and associated drainage works were completed before Christmas.

Kerbing of the low section of Kingsway Road has been undertaken and the associated road resurfacing work is programmed for completion by the end of February.

40 PEDESTRIAN AND CYCLE FACILITIES

.1 Private

Edgewater	Dual Use Path	Pioneer Drive (adjacent school)
Hillarys	Dual Use Path	Whitfords Ave (Cronulla Place to Lot 272 inc)
Iluka	Footpath	Pedilla Way (Silver Sands to Quincy Loop)
Iluka	Footpath	Quincy Loop (San Pedro Way to Delgada Parade)
Neerabup	Dual Use Path	Golf Links Drive (Wanneroo Road to Lot 577 inc)
Neerabup	Dual Use Path	Inverell Green (Golf Links Dr to Lot 562 inc)
Neerabup	Dual Use Path	Balladong Loop (Golf Links Drive to the south)
Neerabup	Dual Use Path	Mallina Court (Balladong Loop to Camelot Close)
Neerabup	PAW	Houghton Drive to Camelot Close
Neerabup	Footpath	Celadon Loop (Viridian

Drive to Lot 349)

Quinns Rocks	PAW	Saint Barnabus Blvd to White Fern Elbow
Quinns Rocks	PAW	Little Green Gardens to Duncombe Green
Quinns Rocks	PAW	Saint Barnabus Blvd to Duncombe Green
Quinns Rocks	PAW	Hunn Ct (adjacent Lot 283)
Quinns Rocks	PAW	Pier Place to Saint Barnabus Blvd

.2Council Contractor

Wanneroo	Footpath	Completion of slab replacement programme in Wanneroo Road
Woodvale	Dual Use Path	Althaea Way
Marmion	Footpath	Connect underpass to Sheppard Way
Padbury	Footpath	Leichhardt Park Stiles Court to shopping centre

41TRAFFIC MANAGEMENT

.1Lilburne Road Traffic Management Scheme, Duncraig

All installation phases of this project are complete. The modified verges in the immediate vicinity of the roundabout at the Guron Road junction will be paved by the end of February 1995.

.2Glengarry Drive Traffic Management Scheme, Duncraig

The bulk of installation works is complete with the outstanding works including installation of kerb ramps and minor embayment markings.

The modified verges at Guron Road and Doveridge Drive (north) intersections, in the immediate vicinity of the

roundabouts, will be paved during February to complete this project.

.3Constellation Drive, Ocean Reef

This project involved the installation of a pedestrian refuge island and associated works near the Beaumaris Boulevard junction. The median strip painting works were recently undertaken by Main Roads WA to complete this project.

.4St Stephens School, Duncraig

This privately funded project included the widening of the school access road and adjustments to the traffic island. The works were undertaken in conjunction with Glengarry Drive Traffic Management Scheme.

.5Parking Embayment - Currajong Crescent, Craigie

The construction of the six car parking embayments for Camberwarra Primary School was completed in early January 1995 during the school holidays. The project was jointly funded by the Education Department and Council.

.6Shaw Road/Kean Street intersection, Wanneroo

The modification works at this intersection included the change of road priority and the installation of modified speed hump to assist pedestrians in Shaw Road. The project commenced early January 1995 with the outstanding works including line marking by Main Roads WA, paving the traffic island and verge reinstatements.

.7Marlock Drive/Calectasia Street intersection, Greenwood

The intersection modification works involve minor road widenings, installation of a pedestrian refuge island, upgrading street lighting and other associated works. It is anticipated that the project will be completed by late February 1995.

.8Creaney Drive/New Cross intersection, Kingsley

The modification works of this intersection commenced late January 1995 with the upgrading of stormwater gullies. Minor road widenings have been carried out. The outstanding works, including installation of a paved

pedestrian refuge island and associated linemarking/signage works, will be undertaken during February 1995.

.9Prendiville Avenue, Ocean Reef

A pedestrian refuge island has been installed in Prendiville Avenue, west of Santiago Parkway, Ocean Reef to improve the safety of school children crossing this street.

42CAR PARKS

.1Mullaloo Foreshore Management Plan - Stage 2 - Animal Exercise Beach

The only outstanding work on this car park is line marking which is currently in progress and should be completed in mid February 1995.

.2Pinnaroo Point Car Park

The lighting of this car park is in progress. The completion of this lighting and the line marking work is programmed before the end of February.

43 KERBING WORKS

The following list shows the locations where Council's kerbing contractor has recently installed kerbing for the months of December/January:

Hocking Road, Kingsley
Kingsley Road, Landsdale
St Stephens School, Duncraig
Currajong Crescent, Craigie
Shaw Road/Kean Street intersection, Wanneroo
Landsdale Road/Alexander Drive intersection
Marlock Drive/Calectasia Street intersection
Creaney Drive/New Cross intersection, Kingsley
Prendiville Avenue, Ocean Reef

44 1994/95 ANNUAL ROAD RESURFACING PROGRAMME

The resurfacing of the following roads has been undertaken to date:

Two Rocks

Gretel Court

"	"	Madeleine Court
"	"	Genesta Place
"	"	Shamrock Court
Yanchep		Troon Court
"		Carnoustie Court
"		Hamilton Court
"		Truro Court
Craigie		Otway Place
"		Macedon Place
"		Oyster Court
"		Seaflower Court
"		Pirra Court
"		Rosette Court
"		Fenellia Crescent
"		Madana Place
"		Nyara Crescent
Beldon		Galleon Road
"		Dolphin Way
"		Cove Court
"		Tide Place

The remainder of the programme would be undertaken during February and March 1995.

45 1994/95 STREET LIGHTING PROGRAMME

The installation and connection works associated with all projects other than Hepburn Avenue (east of Wanneroo Road) have been carried out. The Hepburn Avenue street lighting works will be co-ordinated with the construction of this road by the adjoining shopping centre developer.

B WASTE MANAGEMENT

The hot weather during January continued to create some operating problems for the domestic collection service. Co-operation and goodwill from all involved has enabled the collection to be completed each day. Modifications and additional equipment recommended by the manufacturer has been installed on the trucks and will be evaluated during the next spell of hot weather.

The other sections have operated well.

Considerable attention is being directed towards the enterprise agreement negotiations with the work groups currently evaluating the proposed work practice and productivity changes to confirm that they would be able to

achieve them. It is hoped to start the formal approval process during February.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 1. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1994 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

PWC:AT
Cere0221

B20-02/95

CITY OF WANNEROO REPORT NO B20-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 510-0-8

WARD: SOUTH WEST

SUBJECT: PETITION - GLENGARRY DRIVE/DOVERIDGE DRIVE
(NORTH) ROUNDABOUT

A 10 signature petition was received from residents of Glengarry and Doveridge Drives, Duncraig requesting Council consideration to the reinstatement of those verges affected by the construction of the roundabout at this location with brickpaving or similar hardstanding material.

The roundabout was completed in January 1995 allowing an assessment to be made on available funds for these works. The proposed treatment of stencil patterned concrete will be carried out in the immediate vicinity of the roundabout only and can be accommodated with the remaining available funds. Stencil paving works will be programmed in consultation with residents.

The use of brickpaving or stencil patterned concrete to road verges has been used at other roundabout locations. It is considered an appropriate treatment for these verge areas and will be incorporated in the design and costing of future roundabout projects.

Submitted for information.

R T McNALLY
City Engineer

GR:EMT
Cere0209

B21-02/95

CITY OF WANNEROO REPORT NO: B21-02/95

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 15 FEBRUARY 1995
FILE REF: 960-1-1
WARD: ALL
SUBJECT: SHADE PERGOLAS ON COUNCIL BUILT PLAY CENTRES

Council at its meeting on Wednesday 28 September 1994 resolved that a report be submitted to Policy and Special Purposes Committee outlining the "Duty of Care" with regard to shade pergolas over sandpits at Council built play centres.

The solicitors view is that where Council has positively constructed facilities such as play centres for the purposes of use by children placed temporarily under Councils care then the duty of care would be quite substantial.

Currently Council has eight sites that fit this category and these are utilised for after school care and vacation care. Listed below are these centres and the standard of protection provided.

Craigie - Warrandyte Park Clubrooms

No shade shelter over sand pit.

Girrawheen - Recreation Centre

One sand pit with pine shade structure covered with aging polycarbonate sheeting.

Heathridge - Ocean Ridge Community Centre

Two sand pits - No shade shelters.

Padbury - McDonald Sports Complex

Three sand pits - All with pine shade structures and shadecloth.

Quinns Rocks - Gumblossom Hall

One sand pit with shade structure and shadecloth.

Wanneroo - Wanneroo Recreation Centre

One sand pit with no shade shelter

Duncraig - Sorrento Recreation Centre

Three sand pits - All covered with pine structures and shadecloth.

Greenwood - Penistone Park

Two sand pits - No shade shelter.

All the above shade shelters are of various ages and differ in condition from very good to unsatisfactory. The shade shelters covered with shade cloth do suffer at times from vandalism and are proving expensive to maintain.

It is considered that these sites already with shade shelters and those without should be standardised and with this in mind it is intended to include on the next budget provision to provide adequate shade shelters with colorbond roofing. This type of roofing has been selected because of its resistance to vandalism and will also allow the facility to be utilised in all types of weather.

Apart from this, there are at least fifteen other sand pits adjoining Council buildings that whilst, are not operated by Council, do have shade cover of some nature that do require bringing up to a more acceptable standard. It is considered that these sites should also be included on the 1995/96 draft budget for modification.

Submitted for Councils information.

F GRIFFIN
City Parks Manager

FG:VR
gre02006

B22-02/95

CITY OF WANNEROO : REPORT NO B22-02/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES AND COMMUNITY
SERVICES

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
JANUARY 1995

The staff overtime return for the month of January 1995 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year - Attachment A refers.

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1994/95 budget are also provided.

Submitted for information.

J B TURKINGTON
City Treasurer

LC:LR
8 January 1995

tre0305

B23-02/95

CITY OF WANNEROO REPORT NO: B23-02/95

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 851-7

WARD: ALL

SUBJECT: HEALTH ACT 1911 - FOOD COMPLAINT PROSECUTION -
ex I41111

Council is advised of the results of a recent prosecution resulting from a food complaint.

Coles Supermarket Australia Pty Ltd - Sample No 29 and 30.

On 10 January 1995 at the Joondalup Court of Petty Sessions, Coles Supermarket Pty Ltd entered a plea of guilty to a charge of selling a packet of potato chips which was adulterated with rodent faeces.

Coles Supermarket Pty Ltd was fined \$400 and costs of \$273.91.

Council's legal costs in this case amounted to \$312.91.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre02014
mn:rej

B24-02/95

CITY OF WANNEROO REPORT NO: B24-02/95

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 2359/50/21

WARD: CENTRAL/NORTH

SUBJECT: RURAL FLY CONTROL

Council is advised that recent inspections of a market garden property located at Lot 50 (21) Mariginiup Road, Mariginiup have shown continual problems of fly breeding in and around the stockpile of chicken manure which has been affected by overspray from nearby irrigation sprinklers.

The occupier of the market garden Mr D Hoang Nguyen has been requested to cover the stockpile of chicken manure to prevent it becoming wet. The cover used has proved inadequate.

In accordance with the Council resolution of 22 September 1993 (H40908) Council's solicitors have been requested to commence legal proceedings against Mr De Hoang Nguyen under the provisions of the Fly Eradication Regulations.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre02015
mcp:cs:rej

B25-02/95

CITY OF WANNEROO REPORT NO: B25-02/95

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 1 MARCH 1995
FILE REF: 851-1
WARD: ALL
SUBJECT: LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE
ANNUAL REPORT 1993-1994

Council is advised of the receipt of the Annual Report of the Local Health Authorities Analytical Committee for 1993-1994 which reports on the food sampling programmes of all Councils in Western Australia.

The Committee has requested that all Councillors be made aware of the contents of the report and the endeavours of the Analytical Committee.

The Chairman also draws attention to two surveys recently carried out by the Western Australian Food Monitoring Programme:

1 Survey of lead and cadmium in cappuccino machines and urns

Councils Environmental Health Department participated in this survey and is currently circulating information sheets on preventative measures which can be taken to avoid build-up of lead and cadmium in cappuccino machines and urns.

2 Glycoalkaloids in Potatoes

These naturally occurring poisons were found to be below the recommended limit in all potatoes sampled.

The Committee's Report is most comprehensive and is organised into four sections.

- 1 Report to the Hon. Minister for Health
- 2 Financial Statements
- 3 Details of all samples submitted by local authorities
- 4 Summary of Samples analysed

During the year 1993-1994, 5391 samples were submitted by the City of Wanneroo Environmental Health Department for analysis compared with 5603 for the previous year, representing a 3.9% decrease, there was, also a decrease of 2229 units (56252 compared to 58185 in 1992-1993). A coordinated approach by adjoining Councils is proving productive. (refer below)

The number of substandard samples (excluding those containing foreign matter) represented 12% of all samples submitted. The Chairman has commented that it is disappointing that foods like meat pies continue to show a high percentage of substandard samples (22% of meat pies submitted were substandard).

The highest number of units were contributed by the Cities of Perth, Wanneroo and Stirling:

	1993-1994	(1992-1993)
1 City of Perth	14,797	(13,757)
2 City of Wanneroo	5,852	(4,958)
3 City of Stirling	5,464	(8,322)

There was an increase of over 18% in the number of units used by the City of Wanneroo.

596 Samples were submitted by the City of Wanneroo (compared to 526 last year) 59 Samples were found to be substandard.

Four cautions were initiated following analysis of substandard samples; these all related to meat and meat products. In addition a further seven prosecutions were initiated in response to consumer complaints.

The types of food samples include:

- Cereal and Bread products
- Icecream and related products
- Milk and Milk products
- Fish and Fish products
- Cordial, Fruit Juices, Fruit Juice drinks
- Miscellaneous foods
- Meat and Meat products

Special purpose foods, infants foods
Tea, Coffee and Cocoa products

The City's Health Staff continue to participate in the coordinated Sampling Group with the Cities of Stirling and Bayswater and the Shire of Swan. This group shares results in order to avoid over-sampling of brand-name products.

The food section of Council's Environmental Health Department is continuing its involvement in State-wide Surveys including assessment of the level of pesticide residues in fruit and vegetables, quality of diced chicken and thick shakes, and salmonella in locally processed chickens.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

MP/jc
hre02017

B26-02/95

CITY OF WANNEROO REPORT NO: B26-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 680-5

WARD: SOUTH WEST

SUBJECT: CRAIGIE LEISURE CENTRE - KIOSK

Staff at Craigie Leisure Centre have conducted an internal review of the Kiosk operation. With the recent installation of the cappuccino machine, an opportunity was identified to initiate some new promotional strategies. A series of initiatives will be introduced for a one month trial period, details are listed below.

EXTENDED HOURS OF OPERATION

At present, the kiosk trades between 8.30am and approximately 7.30pm Monday to Friday. Participants in the evening sporting programmes and other Centre run activities have requested a kiosk service in the evenings. The aquatic area also operates until 9.45pm, and neither group has access to a kiosk service after 7.30pm.

The kiosk will serve both the aquatic and dry side until approximately 9.30pm with a full menu available.

Weekend trading hours are currently 9.00am to approximately 5.00pm. The Saturday evening rollerblading group has also requested a service. A similar trial will be introduced in an effort to encourage the participants to buy from the kiosk.

PROMOTIONS

Harris Coffee has agreed to hold a series of 'coffee tastings' during mid week morning sessions, targeted directly towards the competition and aerobic participants.

The kiosk staff will prepare home-made cakes or cookies and offer a daily coffee and cake special.

Discount coupons, promoting the extended hours of operation and the daily specials, will be the main promotional tool.

The trial period will commence in the week beginning 13 February 1995, through until 11 March 1995. It is anticipated that income generated from sales will more than offset any costs. An operational and financial assessment will be conducted at the end of that period.

Submitted for information.

M A STANTON
Acting City Recreation and
Cultural Services Manager

DVR:LC
rre50230

B27-02/95

CITY OF WANNEROO REPORT NO: B27-02/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 260-0

WARD: ALL

SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT
MONTHLY ACTIVITIES REPORT

CULTURAL SERVICES

GLOUCESTER LODGE MUSEUM

Gloucester Lodge Museum Art Gallery will feature two artists, commencing 12 February 1995.

ART AWARD

The exhibition will include paintings by June Smith and hand turning by Ted Hadrill. The works will be on display until 8 April 1995.

RECREATION SERVICES

EDITH COWAN UNIVERSITY LEISURE SCIENCES DEPARTMENT

A workshop was organised for staff of the Recreation and Cultural Services Department and academic staff from the ECU Leisure Sciences Department to discuss opportunities for joint projects.

A number of ideas were generated for practicum, and assignment opportunities. This will be formalised over the coming weeks and implemented throughout the forthcoming year.

BEACHES

Surf Life Saving WA

The beach inspectors/lifeguards have been busy patrolling our beaches. A full report evaluating the 1994/95 season will be submitted after March. Further discussions have been held around a surf life saving strategy for City of Wanneroo beaches. A report from Surf Life Saving WA, submitted in October 1994, is to be amended and re-submitted in February 1995.

Surfriders Association WA

The Surfriders Association is keen to launch a can recycling programme and a "cans only on beaches" education project on our popular beaches. Discussions have been held and a written proposal is yet to be received. Negotiations will ensue.

Recreational Sandboarding

A committee of Council staff has been set up to look at the issue of recreational sandboarding and management opportunities within the City of Wanneroo.

VACATION CARE

Vacation Care operated without any hitches. All child care places were fully booked.

AFTER SCHOOL CARE

After School care is in full swing. A number of issues have arisen over the last few months, namely: the ongoing transport concern; full day care for six year olds; half day five year olds care; and lack of places available within certain areas, ie Greenwood and Kinross.

Information is being collated regarding the demand for these services as expressed to this department.

CLUB DEVELOPMENT

As outlined in December's Town Clerk's Report, the Ministry for Sport and Recreation (MSR) has announced that the State Government has set up a fund of \$26 million to further develop facilities for sport and recreation in WA over the next five years.

The types of projects that will be considered for funding include: upgrading of existing facilities to better suit current and future needs; modifications and additions to existing facilities to provide greater opportunities for participation; and the construction of new facilities.

Future projects identified by officers in the Recreation Services Section and needs identified by clubs will be investigated.

Clubs have been advised that they need to contribute to any future projects either financially or through human resources (labour) to enhance their chances of having their requests approved.

Eighteen clubs/community groups are currently reviewing the necessary application kits for MSR grants.

For the first round of grants, applications must be received by Council by 28 February 1995. These will then be ranked and prioritised accordingly. A report will be submitted to Council for endorsement at its second meeting in March.

CRAIGIE REGIONAL ZONE

Aquatic Centre

The pools re-opened on 27 December 1994, following a successful shutdown. Water quality has improved and several positive comments have been received from patrons. Vacation swimming ran successfully and the Term 1 "Learn to Swim" Programme is fully booked.

Fitness Centre

The Health and Fitness Suite has designed a full promotional schedule for the period January - June 1995. The February "Two for One" offer on a three month membership is expected to produce excellent returns.

Sports Halls

A disappointing response was received with the junior sporting holiday programmes; however, initial response to the new junior basketball season is very encouraging. All day time and evening competitions re-commence in February 1995.

Leisure Courses

Craigie Leisure Centre has initiated a series of courses in Term One 1995. It is envisaged the leisure courses will become an established programme throughout 1995.

Special Events

The Kingsley/Woodvale Recreation Association held a successful Australia Day Family Picnic at Craigie Leisure Centre on 26 January 1995. A series of events, including a PMFM Mars "Cool

It" pool event and a Wanneroo Bears promotion are scheduled early in the new year.

Kiosk

In an effort to boost kiosk sales, a one month trial will see Craigie Leisure Centre extending the mid week hours of operations to cater to the competition patrons. A series of Harris Coffee promotions will target day time participants, again encouraging further patronage to the kiosk.

GIRRAWHEEN/KOONDOOLA ZONE

Renovations

The renovations of the Reception/Foyer area of the Recreation Centre are completed. The sports hall is also currently undergoing a "facelift" with a complete sanding and remarking of the sports hall and installation of facilities for netball. Extra painting and other minor maintenance is also being undertaken.

Ethnic Community Projects

The staff at the Recreation Centre, in conjunction with the Council's Cultural Development Officer, the local Vietnamese community and the Office of Multicultural Interests, have taken steps to inform the local Vietnamese population about the Recreation Centre and recreational opportunities in the surrounding community. Other cultural groups are being targeted. Multi-lingual information flyers have been tried on a limited basis and are being considered to aid in disseminating information to the different ethnic communities.

Community Hall

The Community Hall in Alexander Heights has now been completed and the processing of regular bookings is under way. A great deal of interest has been expressed from the community regarding the use of this facility for casual functions

NORTH WARD ZONE

Leisure Course Programmes

New programmes have been initiated in the North Ward zone throughout the month of January with leisure programme courses for both the Yanchep-Two Rocks Recreation Centre and Gumblossom Community Centre being offered. Bookings towards the end of January indicate a strong community response for these programmes.

Other initiatives undertaken in the zone include the finalisation of permanent centre and winter reserve bookings; and an application for Healthway funding for the "Smoking No Way" women's badminton clinic; and the use of services of a third year recreation student from Edith Cowan University on extended practicum. Plans have also been developed to ensure the successful introduction of centre run programmes at the Jenolan Way Community Centre due for completion mid-year.

Australia Day

Australia Day breakfasts were held at the Yanchep-Two Rocks Recreation Centre, Gumblossom Community Centre and the Jack Kikeros Hall, Burns Beach. All were a great success and a credit to their organisers and the City of Wanneroo.

SORRENTO-DUNCRAIG ZONE

Sorrento-Duncraig Recreation Centre

Planning for the new year's programme is well underway and enrolments for the new term have commenced. There is an increase in the number of sporting competitions available to participants this year.

Sorrento Surf Club

The process of the Sorrento-Duncraig Recreation Centre acting as a booking agent for the Sorrento Surf Club has continued. At present, the Surf Club is receiving approximately \$700 per quarter from bookings instigated by the Recreation Centre.

Seacrest Park Clubrooms

An approach has been made by representatives of the Sorrento Junior Rugby League Club, Duncraig Senior Cricket Club and the Duncraig Junior Cricket Club for assistance and permission to build clubrooms at Seacrest Park in Sorrento.

It is proposed the Club will provide a registered builder and voluntary labour to complete the project, with Council to provide building materials. The clubs will be seeking assistance from the Ministry of Sport and Recreation through the CSRFF fund. Initial meetings with club representatives, south west ward Councillors and officers have been held.

WARWICK-GREENWOOD ZONE

Aquafest

The Aquafest programme was held during January and proved highly successful. One hundred children aged between 10-15 years, participated in a variety of water-based activities. This is the third year this programme has been run and each year it goes from strength to strength.

Warwick Bowling Club

Discussions are continuing between the Warwick Bowling club and Council with regard to the construction of clubroom facilities and bowling greens in the Warwick Open Space area.

WANNEROO TOWNSITE ZONE

Vacation Swimming

Attendances for Vacation Swimming increased slightly from 1994 with over 9,500 children attending the lessons for the four week period. With the associated parents and instructors of the programme, over 18,400 people attended the centre for Vacation Swimming.

Pool Lifeguard Courses

A Swimming Pool Lifeguard Course was held at Aquamotion Wanneroo during January. The Royal Lifesaving Society conducted the course for the Aquamotion Staff in order to increase the basic safety levels at the Centre. All participants were successful in completing the course.

Learn to Swim Programme

The Aquamotion Wanneroo Learn to Swim Programme has filled to capacity for Term 1, 1995. Extra sessions may be required to fully cater for demand.

WANNEROO RECREATION CENTRE

Vacation Care

The Christmas Vacation Care programme operated from Wanneroo Recreation Centre was very successful, with most days filled to capacity. Children enjoyed various programmes including excursions to Adventure World and Botanic Golf.

Great Aussie Breakfast

The Wanneroo Recreation Association again conducted its Aussie Day Breakfast at Wanneroo Showground to commemorate Australia Day. Wanneroo residents were invited to enjoy a free breakfast and bush band in a relaxed family atmosphere. From all reports numbers were slightly increased on last year (over 80 dozen eggs were eaten).

Term One 1995 Leisure Experiences Programme

Wanneroo Recreation Centre's Term 1, Leisure Course Programme is currently being offered to the public. There are over 60 courses for people to choose from including a multitude of new courses including home brewing, Spanish dancing, basketball coaching and junior soccer. A new look flyer has been distributed to ratepayers in the Wanneroo Townsite area.

M A STANTON
Acting City Recreation and
Cultural Services Manager

CS:SS
rre50204

B28-02/95

CITY OF WANNEROO REPORT NO B28-02/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 FEBRUARY 1995

FILE REF: 508-1

WARD: ALL

SUBJECT: SINGLE OPERATOR DOMESTIC REFUSE COLLECTION TRUCKS

Council has requested a report on the effectiveness of the single operator domestic refuse collection trucks particularly in relation to overweight bins. (Item I51206 refers)

In 1988 Council introduced 2401 carts for its domestic rubbish collection. At the time it also adopted bylaws setting a 70kg weight limit on the amount of rubbish that could be placed in a cart.

The original collection system used rear loading trucks. The cart was wheeled to the truck and attached to the lifting equipment by a rubbish assistant. Overweight carts were a problem and the supervisor carried a set of scales for checking overweight carts reported by the crews.

Each truck required a 3 man crew and serviced 900 to 1000 properties per day.

The single operator vehicles were introduced during 1993. This resulted in a \$1m per year reduction in operating costs between 1991/92 and 1993/94. It has also greatly reduced the workers compensation costs of the Waste Management Section.

The single operator vehicles use a mechanical arm to pick up the carts. This has a hydraulic pressure valve set to limit the weights of the cart to between 90kg and 110kg. This ensures that carts with up to 70kg of rubbish are collected.

The average ratepayer in Wanneroo puts out 1000kg of rubbish a year. This is less than 20kg per week. The 70kg limit generously covers for the times a ratepayer may have extra domestic rubbish due to a party or other special events.

Australia is leading the world in single collection vehicle technology and the current generation of vehicles do have high maintenance requirements. Over the next 5 years as the current vehicles are replaced it is anticipated that improved vehicles will see operating costs drop even further.

Submitted for information.

R T McNALLY
City Engineer

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