

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, 8 MARCH 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
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G W CURTIS	South-West Ward

Acting Town Clerk:	R E DYMOCK
Acting City Planner:	A SHEPPARD
City Engineer:	R MCNALLY
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
Acting City Environmental Health Manager:	M AUSTIN
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T M TREWIN
Acting Manager, Welfare Services:	J MARTELLI
City Librarian:	N CLIFFORD
Committee Clerk:	J HARRISON

Apologies for absence were tendered by Crs Dammers, Major, Lynn and Moloney.

There were 16 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

C78-03/95
1995

MINUTES OF SPECIAL COUNCIL MEETING, 21 FEBRUARY

MOVED Cr Gilmore, **SECONDED** Cr O'Grady that the Minutes of the Special Council Meeting held on 21 February 1995 be confirmed as a true and correct record.

CARRIED

C79-03/95

MINUTES OF COUNCIL MEETING, 22 FEBRUARY 1995

Correction

Page 2, Point 1 be amended to read "1995".

MOVED Cr Gilmore, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 22 February 1995, amended as above, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Cr Freame stated that a question was asked at the last Council meeting regarding the Agenda being available at the libraries as normal. She has however been advised that this is not the case and put the question again.

The Acting Town Clerk advised that this matter would be attended to.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

LEO'S CLUB OF WANNEROO FORMATION

On Saturday, 25 February I attended the formation night of the Leo's Club of Wanneroo.

Concerned primarily with the development of our youth, the Leo's Club is one of the many excellent initiatives of Lions International and I am sure that the Leo's Club of Wanneroo will continue the fine tradition of community service established by the Lions.

VISIT BY CITY OF COCKBURN COUNCILLORS

Last Wednesday, March 1st, Councillors and senior officers of the City of Cockburn made the trip north to Joondalup to be

taken on a tour of our newer subdivisions and to have a look at the Edgewater train station development.

As the fastest growing local authority in the nation, Wanneroo often plays host to similarly developing Councils who are facing the challenges and opportunities associated with such rapid growth.

I'm sure the scale of our operation and the extent of our northern development was something of an eye-opener for the touring party.

AFS INTERNATIONAL EXCHANGE STUDENTS

Last Friday, March 3rd, the City received a visit from nine international exchange students being hosted by families throughout the City of Wanneroo.

Students from Venezuela, Denmark, Honduras, Indonesia, Germany, Thailand, Switzerland and Austria was taken on a tour of the Administration Centre before having morning tea with Councillors and senior officers.

The purpose of the tour was to familiarise the students with the Australian system of local government and was arranged by AFS International Exchanges, the world's most diverse student exchange organisation.

OPEN DAY - TWO ROCKS VOLUNTEER SEA RESCUE GROUP

Closer to home, I had the pleasure of attending the Open Day of the Two Rocks Volunteer Sea Rescue Group on Sunday March 5th.

The Open Day was well received by the public and proved both interesting and educational.

As members of the Volunteer Sea Search and Rescue Association of WA, the Two Rocks Group are a dedicated and capable organisation doing a fine job for our community.

PETITIONS, MEMORIALS AND DEPUTATIONS

C80-03/95

PETITION REQUESTING RETICULATION OF PARKS AND RESERVES WITHIN HEATHRIDGE - [250-6]

Cr Cooper tabled a 173-signature petition from residents indicating concern and discontent with the condition of certain parks and reserves within Heathridge and requesting that these be reticulated.

MOVED Cr Freame, **SECONDED** Cr Curtis that the petition requesting reticulation of certain parks and reserves within Heathridge be received and referred to Parks Department for a report to Council.

CARRIED

C81-03/95 **LETTERS SUPPORTING APPLICATION FOR PREMISES AT PINNAROO POINT - [427-1]**

Seven letters have been received in support of the application submitted by the Offshore Angling Club of WA, for premises at Pinnaroo Point.

These letters will be referred to Recreation and Cultural Services Department for a report to Council.

MOVED Cr Freame, **SECONDED** Cr Curtis that the letters in support of the application for premises at Pinnaroo Point submitted by the Offshore Angling Club of WA be received and referred to Recreation and Cultural Services Department for a report to Council.

CARRIED

C82-03/95 **PETITION - ART MURAL AT NANIKA PARK, JOONDALUP - [061-442]**

Cr O'Grady submitted a 30-signature petition from young residents of the City of Wanneroo in appreciation of the urban art mural at Nanika Park, Joondalup.

This petition will be referred to Recreation and Cultural Services Department for action.

MOVED Cr Freame, **SECONDED** Cr Curtis that the petition from young residents of the City of Wanneroo expressing their appreciation of the urban art mural at Nanika Park, Joondalup be received and referred to Recreation and Cultural Services Department for action.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

A GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE
Meeting held 1 February 1995

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

CARRIED

ADVISORY COMMITTEES

A CHILDREN'S SERVICES ADVISORY COMMITTEE
Meeting held 6 February 1995

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

CARRIED

OTHER COMMITTEES

A RURAL FLY WORKING PARTY COMMITTEE
Meeting held 16 November 1994

B YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held 9 February 1995

C 6TH LOTTERIES HOUSE STEERING COMMITTEE
Meeting held 9 February 1995

D OUTSIDE SITE SAFETY COMMITTEE
Meeting held 22 February 1995

MOVED Cr Freame, **SECONDED** Cr Curtis that the Minutes listed at Item A to D 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.

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Hall declared an interest in Items TS66-03/95 and CS39-03/95

BUSINESS REQUIRING ACTION

Legend - Numbering System:

B - Business for Information
C - Council
CS - Community Services
FA - Finance & Admin Resources
SC - Special Council

OC - Occasional Committee
P - Policy
TP - Town Planning
TS - Technical Services

MOVED Cr Wood, **SECONDED** Cr Curtis that the Report of the Town Planning Committee Meeting, held on 27 February 1995, be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	H M WATERS, JP - Mayor, to 7.34 pm	North Ward
	L O'GRADY	North Ward
	K H WOOD	South Ward
	M E LYNN, JP	South-West Ward
	B A COOPER - Observer from 5.45 pm	Central Ward
	L A EWEN-CHAPPELL - Observer	Central Ward
		from 5.55 pm to 7.40 pm
	S P MAGYAR - Observer	Central Ward
	B J MOLONEY - Observer	South Ward
		from 5.41 pm to 7.32 pm
	A B HALL - Observer from 5.45 pm	South Ward
	F D FREAME - Observer	South-West Ward
	G A MAJOR - Observer	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
Deputy City Planner:	A C SHEPPARD
Committee Clerk:	J HARRISON
Minutes Clerk:	L TAYLOR

There were 5 members of the Public in attendance.

CONFIRMATION OF MINUTES

MINUTES OF TOWN PLANNING COMMITTEE MEETING HELD ON 13 FEBRUARY 1995

The Minutes of Town Planning Committee Meeting held on 13 February 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Dammers declared an interest in Item TP65-02/95.

MEETING TIMES

Commenced: 5.34 pm

Closed: 7.50 pm

REPORTS

TP59-02/95 FORTY-TWO BED HOSTEL FOR THE AGED, LOT 973 (95)
RAWLINSON DRIVE, MARANGAROO - [30/5006]

CITY PLANNER'S REPORT

Architekton on behalf of Uniting Church in Australia is seeking Council approval to build a forty-two bed hostel for the aged on Lot 973 (95) Rawlinson Drive, Marangaroo.

The applicant wishes Council to exercise discretion under Clause 5.9 of the Town Planning Scheme regarding setback and site coverage deficiencies. Given the proposal has been advertised with no objections being received, and the merits of its design, approval is recommended.

The City Planner provides background information to the subject matter.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves the 42 bed hostel for the aged submitted by Architekton on behalf of Uniting Church in Australia at Lot 973 (95) Rawlinson Drive, Marangaroo, subject to standard and appropriate conditions.

CARRIED

TP60-02/95 PROPOSED TELECOM MOBILE BASE STATION - COUNCIL
OFFICES, BOAS AVENUE, JOONDALUP - [605-3]

CITY PLANNER'S REPORT

Telecom Australia has proposed the establishment of a cellular telephone base station in the Council offices on Boas Avenue, Joondalup. The proposal is supported as preferable to the use of a new structure for this purpose.

The City Planner provides details of the subject matter and an assessment of the proposal. He states that under the Joondalup City Centre Plan and Manual, ancillary structures such as these should be located so as to be screened from view from public streets and other buildings. It is considered preferable from the streetscape point of view for the antennae to be mounted on the sides of an existing structure as proposed, rather than on a separate tower structure.

He considers that an appropriate lease agreement and fees should be concluded.

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

- 1 advises Telecom Australia that it agrees to the use of Council's office building in Boas Avenue, Joondalup to accommodate a cellular mobile telephone radio base station comprising the positioning of 9 antennae on the building and an additional equipment shelter on the roof for a lease payment of \$5,000 per annum;
- 2 seeks the approval of the Minister for Local Government to lease the land to Telecom Australia;
- 3 authorises the City Planner to respond administratively to proposals for mobile telephone facilities located in Commercial and Industrial type zones and not considered likely to have an impact on residential amenity.

CARRIED

TP61-02/95 WESTERN POWER (PREVIOUSLY SECWA) PROPOSED
INSULATOR POLLUTION MONITOR ON COUNCIL LAND (LOT
211 QUINNS ROAD, QUINNS ROCKS) - [30/62]

CITY PLANNER'S REPORT

Council has previously resolved to permit establishment of a insulator pollution monitor site within Lot 211 Quinns Road, Quinns Rocks in a position near the existing Quinns Rocks Caravan Park. If the monitor site is to be established within Lot 211, the site originally proposed (on Quinns Road adjacent to McPharlin Avenue) would, however, be regarded as the most appropriate, and Western Power has sought reconsideration of its original proposal.

The City Planner provides background information to the subject matter and advises that officers from the City and Western Power have met on-site to consider possible alternatives.

They concluded that there are really only two basic options, these being:

- 1 to accept establishment of the monitor site as originally proposed, subject to establishment of supplementary screening vegetation and rehabilitation of the site on completion of the investigation;
- 2 to reject Western Power's proposal, effectively requiring an alternative site beyond Lot 211 to be found.

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

1 rescinds Resolution I21244, viz:

"That Council permits SECWA to occupy an area of about 120m² within Part Lot 211 off Quinns Road, Quinns Rocks in the location of the existing caravan park, for a period of up to five years free of consideration for the purpose of an electricity insulator pollution monitor station";

2 approves establishment of the pollution monitor site within the already disturbed portion of Lot 211 adjacent to the junction of Quinns Road and McPharlin Avenue, subject to:

- (a) close liaison between Western Power and Council officers in identifying the specific area to be occupied by the monitor station;
- (b) establishment of supplementary screening with local indigenous vegetation (by Western Power) around the site, and rehabilitation of the site (by Western Power) on completion of the project.

CARRIED

TP62-02/95 **PROPOSED SHED, LOT 152 (71) SHILLINGTON WAY,**
WANNEROO - [30/5052]

CITY PLANNER'S REPORT

Jarvis and Rodgers on behalf of J G Thompson are seeking Council approval for a proposed shed with a reduced side setback on Lot 152 (71) Shillington Way, Wanneroo.

The City Planner provides background information to the subject site and an assessment of the proposal. He advises that the proposed location will retain a substantial proportion of quality vegetation and the adjoining owner has no objection to the setback variation.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council exercises its discretion under Part 1 of Schedule 4 of Town Planning Scheme No 1 and approves a side setback relaxation to 8.0 metres for the proposed shed on Lot 152 (71) Shillington Way, Wanneroo, submitted by Jarvis and Rodgers on behalf of Mr J H Thompson, subject to standard and appropriate conditions.

CARRIED

CITY PLANNER'S REPORT

N & S Trandos wish to experiment growing continental cucumbers using hydroponics and have erected framework for two large shadehouses on Lot 7 (810) Wanneroo Road, Dimitrios Court, Wanneroo.

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

He states that four residents have objected to the size and appearance of the proposed shadehouses.

RECOMMENDATION

That Council:

- 1 refuses the application for approval to commence the development of two shadehouses on Lot 7 (810) Wanneroo Road/Dimitrios Court, Wanneroo on the grounds that:
 - (a) the proposed use is considered to be a rural use which is not a use ancillary to the residential use of Lot 7;
 - (b) the structures concerned are excessively large and their obtrusive nature will have a detrimental effect on the amenity of the residential neighbourhood;
 - (c) residents in Dimitrios Court have raised valid objections against the proposal;
- 2 seeks information from the owners to ascertain whether or not a building licence should have been obtained for the existing shadehouse on Lot 7.

MOVED Cr Magyar, **SECONDED** Cr Curtis that Council uses its discretion and approves the application for two shadehouses on Lot 7 (810) Wanneroo Road/Dimitrios Court, Wanneroo on the grounds that:

- 1 the proposed use does not affect the amenity of the area as the activity does not produce any noise or odour or significant increase in traffic in the area;

- 2 the structures are smaller and less obtrusive than a two storey residential building which would be a permitted use of the land concerned;
- 3 the main grounds of objection from the residents in Dimitrios Court are noted but dismissed on the following grounds:
- (a) the size and nature of the structures are appropriate for a residential area as shadehouses are less likely to affect the lifestyle of adjoining residents than a two storey dwelling with windows overlooking a neighbour's house and backyard;
 - (b) the question of future property values cannot be quantified but any movements either up or down due to the existence of the shadehouses are likely to be small;
 - (c) the introduction of new technology by the applicant requires frequent monitoring and it would be unreasonable to expect the applicant to travel to and from his home to his market garden many times a day;
 - (d) the objections against the colour of the structures cannot be supported as other structures that could be permitted in the same location could be made of far more unsightly materials such as galvanised iron or unpainted fibro cement;
- 4 this Council supports hydroponics as a preferred method of vegetation production where possible as the urgency of moving towards Ecologically Sustainable Development is recognised as part of its responsibilities under Agenda 21 and Recommendation 15 in the House of Representative Standing Committee for Long Term Strategies for Australia INQUIRY into the Carrying Capacity of Australia. **LOST**

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

- 1 refuses the application for approval to commence the development of two shadehouses on Lot 7 (810) Wanneroo Road/Dimitrios Court, Wanneroo on the grounds that:
- (a) the proposed use is considered to be a rural use which is not a use ancillary to the residential use of Lot 7;

- (b) the structures concerned are excessively large and their obtrusive nature will have a detrimental effect on the amenity of the residential neighbourhood;
- (c) residents in Dimitrios Court have raised valid objections against the proposal;

2 seeks information from the owners to ascertain whether or not a building licence should have been obtained for the existing shadehouse on Lot 7.

CARRIED

TP64-02/95 CONSTRUCTION OF PONTOON SLABS, LOT 2001 MINDARIE HARBOUR (11L) SYROS COURT, MINDARIE - [30/1697]

H L Burn & Associates on behalf of Gumflower Pty Ltd are seeking Council approval for construction of foundations for nineteen private jetties into the Mindarie Harbour area, appurtenant to harbourside lots fronting Clarecastle Retreat.

The City Planner provides background information to the subject matter and an assessment of the proposal. He states that the application was referred to the Department of Transport and their concerns have been addressed by the consulting engineers.

CITY PLANNER'S REPORT recommended that Council approves the application for construction of nineteen pontoon slabs, as submitted by Gumflower Pty Ltd, on Lot 2001 Mindarie Harbour (11L) Syros Court, Mindarie, subject to:

- 1 the jetties being located and designed to the satisfaction of the Department of Transport;
- 2 the site of the facility for Lot 19 Clarecastle Retreat being positioned as far to the south as possible to minimise any impact on the children's swimming beach;
- 3 standard and appropriate development conditions.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council approves the application for construction of nineteen pontoon slabs, as submitted by Gumflower Pty Ltd, on Lot 2001 Mindarie Harbour (11L) Syros Court, Mindarie, subject to:

- 1 the jetties being located and designed to the satisfaction of the Department of Transport;
- 2 the site of the facility for Lot 19 Clarecastle Retreat being positioned as far to the south as possible to minimise any impact on the children's swimming beach;

- 3 relocation of the children's beach to the satisfaction of the City Planner;
- 4 standard and appropriate development conditions.

CARRIED

TP65-02/95 **PROPOSED SUBDIVISION, SWAN LOCATION 1981 PERRY ROAD, (CORNER ANDERSON ROAD) PINJAR - [740-96339]**

M & V Bond are seeking Council approval to subdivide Swan Location 1981 Perry Road, Pinjar into two lots.

The City Planner provides an assessment of the site and advises that this lot is subject to several environmental constraints. It is also located within a proposed Parks and Recreation Reservation under a draft Metropolitan Region Scheme Amendment.

CITY PLANNER'S REPORT recommended that Council does not support the application submitted by M and V Bond for the subdivision of Swan Location 1981 Perry Road, Pinjar as it considers that the Lake Pinjar Planning and Management Strategy, and appropriate provisions under City of Wanneroo Town Planning Scheme No 1 should be in place to provide effective control of land use and development within Lake Pinjar, prior to permitting further subdivision.

RECOMMENDATION

That Council:

- 1 Council supports the application submitted by M & V Bond for the subdivision of Swan Location 1981 Perry Road, Pinjar subject to:
- (a) land being graded and filled to the satisfaction of the local authority;
 - (b) provision of a flood secure area to a minimum of 1000m² and an accessway to the flood secure area to the satisfaction of Council;
- 2 should it be intended that the land be acquired for Government purposes, Council also supports this position.

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

- 1 consideration of the application submitted by M and V Bond for the subdivision of Swan Location 1981 Perry Road, Pinjar be deferred;

2 Council writes to the Ministers for Planning and the Environment informing them of the above subdivision application and requesting an urgent response regarding their plans for the area.

CARRIED

A Division was called with the following result:

In Favour of the MOTION: Crs Magyar, MacLean, Wood, O'Grady, Hall and Curtis.

Against the MOTION: Crs Waters, Freame, Gilmore, Cooper and Ewen-Chappell.

The Mayor declared the MOTION

CARRIED BY DIVISION

TP66-02/95 **PROPOSED SUBDIVISION: LOT 10 (93) SAFARI PLACE, CARABOODA - [740-96532]**

CITY PLANNER'S REPORT

A M & N I Radich are seeking Council approval to subdivide Lot 10 (93) Safari Place, Carabooda to create two lots.

The City Planner provides background information to the subject site and an assessment of the proposal. He states that a similar application was made in 1991 and was refused by Council and the State Planning Commission and subsequently dismissed by the Minister for Planning on appeal.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council does not support the application submitted by A M and N I Radich for the subdivision of Lot 10 Safari Place, Carabooda for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares;
- 2 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- 3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

TP67-02/95

PROPOSED SUBDIVISION, LOCATION 2477 FLYNN DRIVE,
NEERABUP - [740-96363]

CITY PLANNER'S REPORT

F Borrello on behalf of A & N Borrello is seeking Council approval to subdivide Lot 2477 Flynn Drive, Neerabup into two lots.

The City Planner provides background information to the subject matter and an assessment of the proposal. He gives reasons why the application is supported.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council supports the application submitted by F Borrello on behalf of A & N Borrello for the subdivision of Location 2477 Flynn Drive, Neerabup, subject to:

- 1 the ceding, free of cost to the Crown, that portion of the site required for road reserve widening purposes as per the Metropolitan Region Scheme Plan No 0.0638 which came into effect on 16 December 1992;
- 2 satisfactory arrangements being made with the Local Authority for the upgrading of Flynn Drive.

CARRIED

TP68-02/95

PROPOSED SUBDIVISION, SWAN LOCATION 2130 CECIL
ROAD, PINJAR - [740-96381]

CITY PLANNER'S REPORT

R G Lester & Associates on behalf of W Duffy are seeking Council approval to subdivide Swan Location 2130 Cecil Road, Pinjar into 36 lots.

The City Planner provides background information of the subject site and an assessment of the proposal. He states that the lot sizes do not comply with Council's Rural Subdivision Policy. As the lot is located within a Priority 1 Groundwater Source Protection Area it is subject to controls that have been applied by the Water Authority of Western Australia.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council does not support the application submitted by R G Lester & Associates on behalf of Mr W Duffy for the subdivision of Swan Location 2130 Cecil Road, Pinjar, for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares;
- 2 support for the proposal will establish an undesirable precedent for further subdivision in the locality;
- 3 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- 4 the location of the lot within a Priority 1 Groundwater Source Protection area indicates that the proposed lot sizes are environmentally unacceptable;
- 5 the lot is historically known to be subject to inundation.

CARRIED

TP69-02/95 **TOWN PLANNING SCHEME AMENDMENT NO 707 TO REZONE PART OF LOT M1722 SHENTON AVENUE, ILUKA - [790-707]**

CITY PLANNER'S REPORT

Feilman Planning Consultants on behalf of Beaumaris Land Sales, seek an R40 recoding for the proposed 2445m² group housing site on part of Lot M1722 Shenton Avenue, Iluka.

The site is proposed to be situated adjacent to public open space and is accessible to Shenton Avenue and Burns Beach Road where public transport is accessible.

The City Planner advises that the adopted local structure plan for Iluka which forms part of Amendment No 641, identifies a slightly different locality as higher density housing.

He states that the proposed site is suited to group housing and is considered acceptable in respect to the adopted local structure plan which has been prepared for the Iluka area.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council supports the application submitted by Feilman Planning Consultants on behalf of Beaumaris Land Sales to initiate Amendment No 707 to Town Planning Scheme No 1 to recode portion of Lot M1722 Shenton Avenue, Iluka from R20 to R40.

CARRIED

CLOSE OF ADVERTISING: AMENDMENT NO 607 TO REZONE
LOTS 101 AND 125 LUISINI ROAD, WANGARA FROM RURAL
TO LIGHT INDUSTRIAL - [790-607]

CITY PLANNER'S REPORT

An application to rezone Lots 101 and 125 Luisini Road, Wangara from Rural to Light Industrial has been received from Gray and Lewis Planning Consultants on behalf of Mr and Mrs Ricciardo.

The City Planner reports on this application and gives an assessment of the proposal.

He supports the proposed Amendment No 607 to Town Planning Scheme to rezone Lots 101 and 125 Luisini Road, Wangara subject to minor modifications to the draft local structure plan and specified conditions.

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

- 1 finally adopts Amendment No 607 to Town Planning Scheme No 1 to rezone Lots 101 and 125 Luisini Road, Wangara from Rural to Light Industrial;
- 2 advises the applicants that prior to the amendment documents being forwarded to the Minister for Planning for final approval, it will require:
 - (a) that a final local structure plan has been agreed to for the area to the satisfaction of the City Planner;
 - (b) arrangements, to the satisfaction of the City and State Planning Commission, being in place to ensure an equitable contribution is made by the landowner toward the provision of arterial roads and their associated underpasses and dual use paths, public open space, and drainage facilities required for the proper servicing of the industrial area of which this application forms part.

CARRIED

CLOSE OF ADVERTISING: AMENDMENT NO 578 TO TOWN
PLANNING SCHEME NO 1 TO REZONE AND RECODE LOTS 6
AND 7 WANNEROO ROAD, KINGSLEY FROM RURAL TO
RESIDENTIAL DEVELOPMENT R40 - [790-578]

CITY PLANNER'S REPORT

Amendment No 578 proposes the rezoning and recoding of Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40. Gray and Lewis, Planning Consultants are overseeing the proposal on behalf of Mr and Mrs Antulov, the landowners.

Advertising of the Amendment closed on 9 December 1994 with four submissions received. One from the Coalition of Wanneroo's Environment objected to the amendment.

The City Planner provides background information to the subject matter and an assessment of the proposal. He considers that Amendment No 578 can now be finalised subject to a final Development Guide Plan being in place relating to drainage concerns and the ceding of land for inclusion in Yellagonga Regional Park.

RECOMMENDATION

That Council:

- 1 finally adopts Amendment No 578 to Town Planning Scheme No 1 to:
 - (a) rezone Part Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development;
 - (b) modifies the Residential Density Code Map to code Parts Lots 6 and 7 Wanneroo Road, Kingsley to R40;

- 2 advises the applicants that prior to the amendment documents being forwarded to the Minister for Planning for final approval, it will require:
 - (a) that a Development Guide Plan has been agreed to for the area to the satisfaction of the City Planner, identifying:
 - (i) suitable drainage sites;
 - (ii) temporary and permanent access to the satisfaction of the Main Roads Department;
 - (b) detailed advice from the applicant addressing all aspects of drainage management for the proposed development, with particular reference to the Environmental Protection Authority and Water Authority of Western Australia requirements and

recommendations to the satisfaction of the City Planner and City Engineer;

- (c) the preparation and execution, entirely at the applicants' expense, of a deed whereby the applicants agree to cede, free of cost to the Crown, all land below the modified 30m AHD contour;
- (d) a mechanism being in place to ensure the closure of the temporary access/es to Wanneroo Road off Part Lots 6 and 7, when Lot 100 is developed. This may need to be in the form of a deed similar to (c) above;

3 advises the applicant that the present 'Market Garden Sales' use of these lots is to cease as soon as works commence as a result of subdivision approval.

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

- 1 finally adopts Amendment No 578 to Town Planning Scheme No 1 to:
 - (a) rezone Part Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development;
 - (b) modifies the Residential Density Code Map to code Parts Lots 6 and 7 Wanneroo Road, Kingsley to R60;
- 2 advises the applicants that prior to the amendment documents being forwarded to the Minister for Planning for final approval, it will require:
 - (a) that a Development Guide Plan has been agreed to for the area to the satisfaction of the City Planner, identifying:
 - (i) suitable drainage sites be located outside the Yellagonga Regional Park;
 - (ii) temporary and permanent access to the satisfaction of the Main Roads Department;
 - (b) detailed advice from the applicant addressing all aspects of drainage management for the proposed development dealing with nutrient stripping and oil spill traps, with particular reference to the Environmental Protection Authority and Water

Authority of Western Australia requirements and recommendations to the satisfaction of the City Planner and City Engineer;

- (c) the preparation and execution, entirely at the applicants' expense, of a deed whereby the applicants agree to cede, free of cost to the Crown, all land below the natural 30m AHD contour or 50 metres from the 27.5m AHD, whichever ensures a 50 metre, or more, buffer from the lakes edge to the roads edge;
- (d) a mechanism being in place to ensure the closure of the temporary access/es to Wanneroo Road off Part Lots 6 and 7, when Lot 100 is developed. This may need to be in the form of a deed similar to (c) above;
- (e) to help control midges in the area, a program of aided natural re-vegetation to be implemented prior to building approvals being issued;

3 advises the applicant that the present 'Market Garden Sales' use of these lots is to cease as soon as work commence as a result of subdivision approval. **LOST**

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

- 1 finally adopts Amendment No 578 to Town Planning Scheme No 1 to:
 - (a) rezone Part Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development;
 - (b) modifies the Residential Density Code Map to code Parts Lots 6 and 7 Wanneroo Road, Kingsley to R40;
- 2 advises the applicants that prior to the amendment documents being forwarded to the Minister for Planning for final approval, it will require:
 - (a) that a Development Guide Plan has been agreed to for the area to the satisfaction of the City Planner, identifying:
 - (i) suitable drainage sites;
 - (ii) temporary and permanent access to the satisfaction of the Main Roads Department;

- (b) detailed advice from the applicant addressing all aspects of drainage management for the proposed development, with particular reference to the Environmental Protection Authority and Water Authority of Western Australia requirements and recommendations to the satisfaction of the City Planner and City Engineer;
- (c) the preparation and execution, entirely at the applicants' expense, of a deed whereby the applicants agree to cede, free of cost to the Crown, all land below the modified 30m AHD contour;
- (d) a mechanism being in place to ensure the closure of the temporary access/es to Wanneroo Road off Part Lots 6 and 7, when Lot 100 is developed. This may need to be in the form of a deed similar to (c) above;

3 advises the applicant that the present 'Market Garden Sales' use of these lots is to cease as soon as works commence as a result of subdivision approval.

CARRIED

TP72-02/95 CLOSE OF ADVERTISING: AMENDMENT NO 696 TO RECODE/REZONE LOTS 10 AND 317-321 ST ANDREWS DRIVE, YANCHEP TO ACCOMMODATE GROUP HOUSING - [790-696]

Council as its meeting on 10 August 1994 resolved to support Amendment No 696 to rezone/recode Lots 10 and 317-321 St Andrews Drive, Yanchep to Residential Development R40 (Item I50814 refers).

Advertising closed on 20 December 1994 and an 18-signature petition and five submissions have been received; four of these objecting to the proposal. Objections relate to perceived detrimental effects on the amenity of the area and hence on properties which were purchased, assuming that the above lots would remain at R20 density.

The City Planner provides background information to the subject matter and an assessment of the submissions received.

He gives reasons why the Amendment should finally be adopted.

CITY PLANNER'S REPORT recommended that Council:

- 1 finally adopts Amendment No 696 to Town Planning Scheme No 1 to:
- (a) lift the Reservation "Local Road" from the land contained within the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep and zone the land Residential;
 - (b) rezone portion Lot 10 St Andrews Drive, Yanchep from Private Recreation to Residential;
 - (c) modify the Residential Density Code Map to recode the pedestrian accessway located between Lots 320 St Andrews Drive and Lots 317 to 321 St Andrews Drive, Yanchep from R20 to R40;
- 2 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 696;
- 3 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

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

- 1 finally adopts Amendment No 696 to Town Planning Scheme No 1 to:
- (a) lift the Reservation "Local Road" from the land contained within the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep and zone the land Residential;
 - (b) rezone portion Lot 10 St Andrews Drive, Yanchep from Private Recreation to Residential;
 - (c) modify the Residential Density Code Map to recode the pedestrian accessway located between Lots 320 St Andrews Drive and Lots 317 to 321 St Andrews Drive, Yanchep from R20 to R40;
- 2 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 696;
- 3 authorises the affixation of the Common Seal to, and the signing of, the amending documents;
- 4 the final development be generally in accordance with the original concept plans approved by Council.

CARRIED

Cr Waters dissented.

MINISTER WITHHOLDING CONSENT: AMENDMENT NO 691
TO REZONE FOR A RURAL STORE, MEADOWLANDS SPECIAL
RURAL ZONE - [790-691]

CITY PLANNER'S REPORT

Council, at its meeting of 27 July 1994 (Item I90747 refers) resolved to initiate Amendment No 691 in support of Mr W D Duffy's proposal to develop the rural store in Pt Loc 1866 Neaves Road. The Hon Minister for Planning has withheld consent for the amendment to be advertised for public inspection.

The City Planner provides background information to the subject matter and an assessment of the proposal. He suggests that this amendment be discussed as part of Councillors' Workshop to develop its Rural Strategy.

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

- 1 requests that the matter of rural stores in Special Rural zones be included in the forthcoming Rural Strategy Councillor Workshop;
- 2 defers any further consideration of Town Planning Scheme Amendment No 691 to rezone a 4000m² portion of Pt Loc 1866 at the corner of Neaves Road and Meadowlands Drive, Mariginiup from "Special Rural" to "Special Rural, Special Zone (Additional Use) Rural Store Not Exceeding 100m² GLA" until such time as the matter has been considered at the abovementioned workshop.

CARRIED

REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN
BENBULLEN BOULEVARD AND GURIAN GARDENS, KINGSLEY
- [510-1384]

CITY PLANNER'S REPORT

The adjoining owners of a pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley have requested Council to consider closing the accessway on the grounds of vandalism and antisocial behaviour. At the request of the residents, a public meeting was held to discuss the proposed closure. Residents supporting and not supporting the closure were represented at the meeting. A petition signed by 96 residents was handed over at the end of the meeting objecting to the closure. The accessway leads directly into a well patronised park and a large number of residents in the vicinity strongly oppose the closure.

The Acting City Planner provides background information to the subject matter and gives reasons why he recommends that Council does not agree to the closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Curtis that Council does not agree to the closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley.

CARRIED

Crs Wood and Waters dissented.

TP75-02/95 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS 320 AND 321 ST ANDREWS DRIVE, YANCHEP - [510-923]**

CITY PLANNER'S REPORT

The proposed closure of the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep was advertised in the Wanneroo Times and signs were erected at either end of the accessway. At the close of the 30 day advertising period no objections were received.

The City Planner provides background information to the subject matter and an evaluation of the proposal. He advises that as the accessway serves little purpose and pedestrian movement through the area will not be affected, closure of the accessway is supported.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council agrees to the closure of the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep subject to Sun City Country Club Incorporated meeting all costs associated with closing the accessway in accordance with Council's policy.

CARRIED

TP76-02/95 **WATER MAIN RESERVE: LOT 17 TAMALA PARK - [740-61]**

CITY PLANNER'S REPORT

The Water Authority of WA (WAWA) needs to soon commence construction of a water main along the southern boundary of Lot 17 Tamala Park. WAWA is working to a tight timeframe and needs urgent approval from the owners of Lot 17 (the Cities of Wanneroo, Stirling and Perth) and the Mindarie Regional Council to allow the construction to commence and for a reserve to accommodate the main to be created.

The City Planner provides background information to the subject matter and an assessment of the proposal following discussions with WAWA officers and the three owner-Councils. He supports the sale of portion of Lot 17 to accommodate these works.

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

- 1 agrees to the creation of the required water main reserves along the southern boundary of Lot 17 Tamala Park, being a 6m wide reserve west of Connolly Drive, and a 13m wide reserve east of Connolly Drive, subject to it being adequately compensated by the Water Authority of WA for the loss of that area of Lot 17;
- 2 agrees to the Water Authority constructing the water mains prior to the creation of the mains reserves and agrees to the Authority's contractor having access to the relevant portion of Lot 17 for that purpose;
- 3 agrees to the sale by private treaty to the Water Authority of WA of the land required for the water main as described in (1) above, subject to the Water Authority of WA meeting the cost of:
 - (a) survey and any other conveyancing expenses;
 - (b) relocation of the security fence along the new property boundary to a similar standard as the rest of the original fencing;
- 4 seeks valuations of the land referred to in (1) above;
- 5 agrees to the amendment of the Mindarie Regional Council lease area to excise the area referred to in (1) above.

CARRIED

TP77-02/95 **REQUEST FOR A DOG EXERCISE BEACH AT MARMION -**
[765-20]

CITY PLANNER'S REPORT

At its meeting on 21 December 1994, Council resolved to seek public comment on the possibility of establishing a dog exercise area on the beach between Troy Avenue and Ozone Road, Marmion for a period of six months each year from 1 May to 31 October (Item I21237 refers). The public comment period has now closed and a large number of submissions have been received.

The City Planner reports on the number of submissions which were received objecting to the establishment of the dog beach and

advises from a Town Planning viewpoint the proposed dog beach cannot be supported. He advises that a dog exercise beach currently exists at Waterman approximately 600 metres south of the proposed Marmion site.

MOVED Cr Wood, **SECONDED** Cr Curtis that Council advises Mr and Mrs Brotherson that their petition requesting the establishment of a dog exercise area on the beach between Troy Avenue and Ozone Road, Marmion is refused due to:

- 1 the subject stretch of beach being unsuitable for use as a dog exercise area due to its narrow rocky characteristics;
- 2 the likely conflict between dogs and other people using this section of beach;
- 3 lack of suitable public car parking and access;
- 4 availability of nearby alternative sites, at Waterman and Hillarys;
- 5 the large amount of public objection received when the proposal was advertised for comment.

CARRIED

TP78-02/95

SNAKE SWAMP MANAGEMENT PLAN - [750-1]

CITY PLANNER'S REPORT

Council's Environmental Advisory Committee is concerned that a management plan for Snake Swamp in Landsdale, being prepared as an adjunct of development proposals for the adjoining area, should properly address issues relating to management of the Southern Brown Bandicoot population which inhabits the area.

The City Planner provides background information to the subject matter and considers it appropriate to respond to the Committee's concerns as follows:

- 1 to note the Committee's recommendation and acknowledge its concerns about the Southern Brown Bandicoot;
- 2 to request a detailed report on the "final draft" of the Snake Swamp management plan when released for public review;
- 3 to indicate that, in the event that the "final draft" of the Snake Swamp management plan does not contain specific confirmation from the Department of Conservation and Land Management that issues relating to

the Southern Brown Bandicoot have been (or will be) resolved to the Department's satisfaction, Council will (through its written response to the management plan and such other actions as appropriate) seek to ensure that such issues are appropriately resolved prior to commencement of the development.

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

- 1 notes the Environmental Advisory Committee's recommendation, and acknowledges the Committee's concerns, about the Southern Brown Bandicoot at Snake Swamp;
- 2 requests a detailed report on the "final draft" of the Snake Swamp management plan when it is released for public review;
- 3 in the event that the "final draft" of the Snake Swamp management plan does not contain specific confirmation from the Department of Conservation and Land Management that issues relating to the Southern Brown bandicoot have been (or will be) resolved to the Department's satisfaction, will (through its written response to the management plan and such other actions as appropriate) seek to ensure that such issues are appropriately resolved prior to commencement of the development.

CARRIED

SHADEHOUSES IN RESIDENTIAL AREAS - [210-0]

Cr Dammers requested the City Planner to ascertain what size shadehouses were acceptable in residential areas.

The City Planner advised he would investigate this matter.

LETTER IN RELATION TO LOT 35 (42) WEST COAST DRIVE, MARMION - [2648/35/42]

Cr Cooper tabled a letter from C and E Gherstinich in relation to Lot 35 (42) West Coast Drive, Marmion, which raised a series of questions.

This letter to be referred to City Planner for action.

PROPOSED EXPANSION TO CHILD CARE CENTRE - LOT 500 (42) SCOTT ROAD, WANNEROO - [30/4467]

Cr Cooper tabled a letter received from B J Woodhead in relation to the proposed expansion to the Child Care Centre at Lot 500 (42) Scott Road, Wanneroo.

Cr Cooper wished it noted that Mr Woodhead was a previous employee of his.

The City Planner advised that a revised plan had been received and a report will be submitted to the next Town Planning Committee meeting.

UTILISATION OF POLICY COMMITTEES - [702-0]

Cr Major made comment that policy matters were being dealt with at Town Planning and General Purpose Committee meetings, and not referred to Policy Committee. He raised the point that if it was felt that a Policy Committee was needed, then it should be used accordingly.

The Town Clerk advised that Standing Orders provided for each Committee to make policy, and refer such to Council.

ART MURAL - NANIKA PARK, JOONDALUP - [061-442]

Cr O'Grady referred to a previous agreement for the painting of the inside of the wall at Nanika Park, Joondalup and, due to a breakdown in communication, the fact that both sides had been painted.

Cr O'Grady advised she had received complaints that the final art work was not suitable, and was therefore to be removed by Council officers by Thursday 2 March 1995. As she had received a 30-signature petition expressing thanks for this mural, she anticipated problems with its removal, and requested the Town Clerk to halt any action until further investigation could be made and options considered.

The Town Clerk advised he would take appropriate action in this matter bearing in mind residents in the vicinity did not want the mural to remain on the outside of the wall, particularly as this was never intended.

C84-03/95 GENERAL PURPOSES COMMITTEE

MOVED Cr Freame, **SECONDED** Cr O'Grady that the Report of the General Purposes Committee Meeting, held on 1 March 1995, be received.

CARRIED

ATTENDANCES

Councillors: B A COOPER - Chairman

Central Ward

L O'GRADY	North
Ward	
A B HALL - Deputising for Cr Gilmore	South Ward
B J MOLONEY - Observer from 5.41 pm	South
Ward	
	to 7.30 pm; Deputising
	for Cr Gilmore from 5.55 pm
	to 6.02 pm
F D FREAME	South-West
Ward	
A V DAMMERS - Observer	Central Ward
L A EWEN-CHAPPELL - Observer	Central Ward
S P MAGYAR - Observer	Central
Ward	
K H WOOD - Observer from 5.41 pm	South Ward
G A MAJOR - Observer to 6.55 pm	South-West Ward
M E LYNN, JP - Observer	South-West
Ward	

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Treasurer:	J 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
Acting Manager Welfare Services:	G MARTELLI
City Librarian:	N CLIFFORD
Minute Clerk:	V GOFF

APOLOGIES

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

PUBLIC/PRESS ATTENDANCE

Nil

CONFIRMATION OF MINUTES

MINUTES OF GENERAL PURPOSES COMMITTEE MEETING HELD ON 15
FEBRUARY 1995

That the Minutes of General Purposes Committee Meeting held on 15 February 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Hall declared an interest in Items TS66-03/95 and CS39-03/95.

Cr Dammers stated his intention to declare an interest in Item FA22-03/95.

MEETING TIMES

Commenced: 5.35 pm
Closed: 8.12 pm

TECHNICAL SERVICES SECTION

REPORT NO:

TS57-03/95 VEHICLE REPLACEMENT PROGRAMME - TENDER NUMBER
095-94/95 - [208-6]

CITY ENGINEER'S REPORT

Tenders were called, as part of the vehicle replacement programme, for the supply of two (2) twenty-two seat buses.

The City Engineer reports on the tender received for the supply of the Yanchep/Two Rocks Community Bus.

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

- 1 accepts the tender price of \$68,738 from Prestige Toyota at Tender No 095-94/95 Item 1 for the supply of a Toyota Coaster 22 seat bus;
- 2 accepts the tender of Wembley Downs Minibus Hire for the outright purchase of the trade vehicle, plant number 95 061 for the value of \$32,200.00.

CARRIED

TS58-03/95 INCREASE TO TENDER PRICE - TENDER NUMBER 059-
94/95 - [208-6]

CITY ENGINEER'S REPORT

Nuford of Wanneroo has advised that a manufacturer's price increase of 1.5% has applied to Ford Falcon GLI, Ford Falcon Futura/XR and Ford Fairmont/Fairmont Ghia from 1 January 1995.

The City Engineer reports that the replacement of four (4) Ford Falcon GLI sedans with upgraded Ford Fairmont sedans relating to Tender Number 059-94/95 will be affected by the increase. An amount of \$445.00 increase to the tender price will apply.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council, in accordance with its policy on manufacturers increased pricing, endorses the City Engineer's acceptance of the increase to the net changeover price, from \$11,168.00 to \$11,613.00, at Tender Number 059-94/95 for the supply of four Ford Fairmont sedans by Nuford.

CARRIED

CITY ENGINEER'S REPORT

Council, at its meeting of 21 December 1994, resolved to reallocate \$180,000 from Account No 32661 - Karoborup Road Lake Joondalup Wildlife Crossing on Ocean Reef Road, Wanneroo (Item I11225 refers).

The City Engineer provides background details to the subject matter and advises that the consultants Gutteridge Haskins and Davey have supervised and administered the tender procedures and recommend a successful Tenderer.

He seeks Council approval for reallocation of an additional \$30,000 from Account No 32661 to enable the project to be completed.

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

- 1 accepts the tender of Advanteeing Civil Engineers for the construction of the Lake Joondalup Wildlife Underpass extensions for its adjusted tendered sum of \$180,724.00 and for a construction period of 8 weeks subject to the following qualifications:
 - (a) installation of 2 test piles and other additional piles to be supplied and installed at a rate of \$932.00 per pile;
 - (b) no price variation to apply for the provision of a slot around the existing sewer main associated with the use of 1200mm long culvert units;
 - (c) stonepitching quantity to be measured as ordered and installed with the following applicable rates, unmortared - \$48.37/m² and mortared - \$64.37/m²;
 - (d) no additional price adjustment to apply for the increase of the Contingency Sum from \$10,000 to \$20,000;
 - (e) a price adjustment of \$1,000 to apply for an extension of the Defects Liability Period from 6 months to 12 months;
- 2 includes in the Letter of Acceptance of Tender, the above qualification, i.e. (a) to (e);

- 3 constructs a 1.2m high link mesh fence along both sides of Ocean Reef Road at an estimated cost of \$12,000 to ensure wildlife is directed to the underpass structure;
- 4 appoints Gutteridge Haskins and Davey Pty Ltd to supervise the construction of the Lake Joondalup Wildlife Crossing at an estimated cost of \$16,290;
- 5 authorises, in accordance with Section 547(12) of the Local Government Act the reallocation of \$30,000 from Account No 32661 Karoborup Road Upgrading, Carabooda, to enable the early construction of the Ocean Reef Road Wildlife Crossing.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Cr Gilmore dissented.

**TS60-03/95 AMENDMENT TO THE 1994/95 VEHICLE REPLACEMENT
PROGRAMME 1994/95 - [208-6]**

CITY ENGINEER'S REPORT

The criteria for the replacement of motor vehicles is 40,000 kms travelled or two year life of the vehicle, whichever is achieved first. The following vehicles are approaching 40,000 kilometres, however, they were not included in the 1994/95 Plant Replacement Programme as assessment prior to budget suggested that replacement would be in the 1995/96 programme:

<u>Plant No:</u>	<u>Description</u>	<u>Driver</u>
99 010	Ford Ltd sedan	Mayor
99 001	Ford Falcon sedan	Deputy Town Clerk
99 497	Ford Falcon sedan	City Treasurer
99 105	Ford Falcon sedan	City Parks Manager
99 982	Ford Falcon wagon	City Librarian
99 013	Ford Falcon sedan	City Bldg Surveyor

The City Engineer seeks Council approval to call for tenders for the replacement of these vehicles as it has been the experience that delivery from placement of order can take up to three months. On this basis, payment is not likely until the 1995/96 financial year.

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

- 1 endorses the calling of tenders for the replacement of plant numbers 99 010, 99 001, 99 497, 99 105, 99 982 and 99 013;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$27,000 from the Plant Replacement Reserve to vehicle replacement Account Numbers 20100 (\$7,000), 20200 (\$4,000), 20700 (\$4,000), 28900 (\$4,000), 31400 (\$4,000), 39900 (\$4,000) for the purchase of these vehicles.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**TS61-03/95 WANNEROO LIBRARY/LIMELIGHT THEATRE CAR PARK
LIGHTING - [636-1]**

CITY ENGINEER'S REPORT

Over the last few years patrons of the Limelight Theatre in Wanneroo have been experiencing an increasing problem with vandalism and theft of their vehicles at night time from the adjacent library car park. The car park is currently lit by a single light in the north west corner and this level of lighting fails to provide satisfactory security to car park users.

A previous proposal in 1991/92 to light the library car park did not receive budget funding.

The City Engineer seeks Council approval to upgrade the car park lighting as a matter of urgency. The cost of the works is estimated at \$7,000.

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

- 1 installs the lighting to the Limelight Theatre/Wanneroo Library car park at shown at Appendix I to Report No TS61-03/95 at an estimated cost of \$7,000;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$7,000 from Account No 39257 - Parking Facilities - Santiago Park to provide for lighting of the Limelight Theatre/Wanneroo Library car park;
- 3 advises the Wanneroo Repertory Inc accordingly.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix I refers.

CITY ENGINEER'S REPORT

Cossill and Webley, Consulting Engineers, have applied on behalf of Eclipse Resources Pty Ltd, for an Extractive Industry Licence and Development Approval for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup.

The City Engineer provides background details of the subject land and seeks Council approval for the application subject to certain specified conditions.

RECOMMENDATION

That Council:

- 1 approves the application by Cossill and Webley, Consulting Engineers, who have applied on behalf of Eclipse Resources Pty Ltd, for a sand quarry on Lot 505 and 508 Pederick Road, Neerabup in accordance with the provision of its Town Planning Scheme, subject to:
 - (a) the use of the land for quarrying purposes ceasing by 28 February 1996 unless a further approval is granted by Council. Renewal of the application should be submitted three months before the approval expires and should reflect the findings of the structure plan study for the area;
 - (b) 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, updated, site contour plan and rehabilitation report and quantity of material removed from the site;
 - (e) the applicant entering into an agreement with the City of Wanneroo, under Section 85 of the Road

Traffic act to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate of \$0.60 per cubic metre for material trucked via Pederick Road and \$0.32 per cubic metre for material trucked via Flynn Drive. Such payment to be made quarterly. Quarry operations are not to commence until this condition is finalised;

- (f) stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;
- (g) hours of quarry operation being restricted to:
 - Monday to Friday..... 0700-1900
(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) any proposed route through Pt lot 2477 Flynn Drive being at least 500 metres west of the eastern boundary or any such proposed truck route to be the subject of an acoustic consultant's report confirming it will not create a problem under the terms of the Environmental Protection Act 1986;
- (j) there being a clear understanding that, regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;
- (k) maintaining a sealed crossover and sealing up to the first 10m 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;
- (l) operating in accordance with the submitted report and documentation accompanying the application

for Development Approval, except as modified by Council's specific approval conditions;

- (m) no excavation within 20 metres of the property boundaries before submitting to Council a copy of consent from the adjoining property owner and no excavation within 40 metres of Pederick Road;
- (n) all fill areas shall be compacted to a 95% modified maximum dry density when tested in accordance with AS1289 E2.1-1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;
- (o) standard conditions;

2 approves an Extractive Industry Licence for Eclipse Resources Pty Ltd for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup with the following conditions:

- (a) annual fee - \$300;
- 1995; (b) period of licence - 1 year to 28 February
- (c) rehabilitation bond - \$10,000;
- (d) under By-law 21 of the Extractive Industry By-laws agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate of \$0.60 per cubic metre for material trucked via Pederick Road and \$0.32 per cubic metre for material trucked via Flynn Drive. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

ADDITIONAL INFORMATION

The City Engineer advised that the advertising period for this application closed on 6 March 1995. One objection was received from Dr T Houston, Senior Curator of Insects, Department of Terrestrial Invertebrates at the Western Australian Museum.

In his submission Dr Houston details the presence of a species of solitary bee (*Hylaeus globuliferus*) which he advises is now rare.

If the bee is confirmed as rare, or likely to become extinct, the proponent needs to prepare an Environmental Impact Review under the Wildlife Conservation Act 1950.

MOVED Cr Wood, **SECONDED** Cr Hall that the application by Cossill and Webley on behalf of Eclipse Resources Pty Ltd for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup be deferred for up to three months pending receipt for Council's consideration of an Environmental Impact Review in relation to the solitary bee species *Hylaeus globuliferus*.

CARRIED

TS63-03/95

**MINDARIE REGIONAL COUNCIL - ADMITTANCE OF THE
THREE NEW CITIES - [508-5-5]**

CITY ENGINEER'S REPORT

The Mindarie Regional Council was established covering the three Municipalities of Perth, Stirling and Wanneroo. Each municipality had a one-third "share" of the Regional Council.

The recent split up of the City of Perth has created four Councils in place of one. Council, at its meeting on 7 September 1994, confirmed its support for the new towns of Cambridge, Vincent and Victoria Park to be included as members of the Mindarie Regional Council.

The City Engineer outlines the options relating to representation by the three new towns on the Regional Council and the financial arrangements to be resolved.

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

- 1 supports the admission of the Towns of Vincent, Cambridge and Victoria Park as members of the Mindarie Regional Council on the basis of them negotiating with the City of Perth for a share of its current membership rights and obligations;
- 2 supports amendments to the constitution of the Mindarie Regional Council to allow for twelve Councillors instead of nine if required to enable the four municipalities formed from the previous City of Perth to each be represented by one Councillor.

CARRIED

TS64-03/95

PARKING PROHIBITIONS - GLENGARRY DRIVE, DUNCRAIG
- [510-0-8]

CITY ENGINEER'S REPORT

The North East Duncraig Traffic Study identified the need to encourage Glengarry Primary School vehicular traffic to utilise the School's Glengarry Drive perimeter more fully for parking.

In July 1994, Council subsequently supported the installation of embayments along Glengarry Drive to achieve this objective.

The City Engineer reports that construction of embayments, pedestrian refuge island and associated roundabout were completed in preparation for the 1995 school year.

He now seeks Council approval to revoke parking restrictions which have existed on the east side of Glengarry Drive since May 1985.

Cr Curtis offered thanks on behalf of himself and residents to the Engineering Department for their work in this matter.

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

- 1 revokes the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs on the east side of Glengarry Drive as shown on Appendix II to Report TS64-03/95;
- 2 amends the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs on the west side of Glengarry Drive to "NO STANDING ANYTIME" as shown on Appendix II to Report TS64-03/95.

CARRIED

Appendix II refers.

TS65-03/95

BUILDING LICENCES: CREDIT FACILITIES - [019-2]

CITY BUILDING SURVEYOR'S REPORT

At its meeting of 28 September, 1994 Council authorised a trial of payment of building licences by use of credit card facilities by Dale Alcock Homes Pty Ltd for a period of six months, with a report to be submitted prior to the conclusion of the trial on the outcome (Item I10937 refers).

The City Treasurer advises that payment of building licence fees by use of credit card has operated since October 1994 during which time no problems were experienced.

The City Building Surveyor reports on the administrative details and seeks Council approval to expand the credit facilities to include major builders.

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

- 1 expands the current credit card facility trial to include major builders;
- 2 at the end of six months seeks a further report to include a draft policy for Council's consideration.

CARRIED

TS66-03/95 **YANCHEP COMMUNITY CENTRE - OFFICE AND OCCASIONAL CARE - [890-8, 483-2]**

The Co-ordinator of the Yanchep Community Centre has written to Council seeking permission to subdivide the Centre's office to provide separate facilities for general office work and counselling/management of the Centre. The Co-ordinator has indicated that the Centre is applying for funding from an external source (probably the Lotteries Commission), and already has a local builder to complete the work.

The Member for Wanneroo, Mr Wayne Smith MLA, has written to Council on behalf of the Centre's Occasional Care Supervisor requesting consideration be given to funding assistance for permanent outdoor play equipment and another store room.

The City Building Surveyor provides background information to the subject matter and an assessment of the proposal. He considers that \$15,000 would be required for the purchase of suitable play equipment.

CITY BUILDING SURVEYOR'S REPORT recommended that Council:

- 1 approves in principle the subdivision of the office at the Yanchep Community Centre according to Appendix III to Report TS66-03/95, subject to:
 - (a) the Yanchep Community Centre Inc undertaking the work at no cost to Council, the work being supervised by a registered builder;
 - (b) the Yanchep Community Centre Inc or its contracted builder applying for and gaining and

paying all fees for a building licence for the work;

(c) all work being to the satisfaction of the City Building Surveyor;

2 lists for consideration in the 1995/96 Draft Budget the sum of \$15,000 for the purchase and installation of play equipment for the Yanchep Community Centre.

Cr Hall declared an interest in this item.

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

1 approves in principle the subdivision of the office at the Yanchep Community Centre according to Appendix III to Report TS66-03/95, subject to:

(a) the Yanchep Community Centre Inc undertaking the work at no cost to Council, the work being supervised by a registered builder;

(b) the Yanchep Community Centre Inc or its contracted builder applying for and gaining and paying all fees for a building licence for the work;

(c) all work being to the satisfaction of the City Building Surveyor;

2 endorses the immediate removal of play equipment considered to be unsafe from the Yanchep Community Centre;

3 lists for consideration in the 1995/96 Draft Budget the sum of \$15,000 for the purchase and installation of play equipment by Council for the Yanchep Community Centre.

CARRIED

Cr Hall abstained from voting.

Appendix III refers.

TS67-03/95 STORAGE AT OCEAN REEF COMMUNITY HALL - [894-0, 635-16]

CITY BUILDING SURVEYOR'S REPORT

Toddlers Ark Playgroup, regular users of the Ocean Reef Community Hall, have written to Council requesting permission

to erect a 2m x 1.5m colourbond storage shed in the northern courtyard at Ocean Reef Hall, as there is insufficient storage space within the Hall to accommodate all users.

The City Building Surveyor reports on the problem of storage at Ocean Reef Hall and other halls of comparable size. He considers the proposal by Toddlers Ark Playgroup will provide a temporary resolution to the problem until a more permanent facility can be provided.

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

- 1 approves in principle the application from Toddlers Ark Playgroup for permission to erect a 2m x 1.5m colourbond storage shed in the northern courtyard in the Ocean Reef Community Hall subject to:
 - (a) the Toddlers Ark Playgroup acknowledging in writing that the storage shed is temporary and will be removed from site within 2 weeks of any direction to remove the shed from the Town Clerk or City Building Surveyor;
 - (b) the Toddlers Ark Playgroup bearing all responsibility and liability for maintenance and repair of the shed;
 - (c) the Toddlers Ark Playgroup keeping the shed in good repair at all times;
 - (d) the Toddlers Ark Playgroup acknowledging in writing that the City of Wanneroo will not be liable for any loss or damage caused to the shed or its contents resulting from any act of vandalism, or any loss, damage or destruction caused by any person known or unknown;
 - (e) the shed height not exceeding the height of the courtyard wall;
- 2 lists the sum of \$45,000 for urgent consideration in the 1995/96 draft budget for the construction of additional storage facilities at the Ocean Reef Community Hall.

CARRIED

TS68-03/95

**ADDITIONS TO GUMBLOSSOM PARK CRAFT HALL, QUINNS
ROCKS - [208-91/94/95 (061-149-3)]**

CITY BUILDING SURVEYOR'S REPORT

Tenders have been called for additions to Gumblossom Park Craft Hall, Quinns Rocks.

The City Building Surveyor reports on the tender submissions received.

A reallocation of funds will be required to complete the works.

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

- 1 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$12,380 from Account No 23499 to Account No 30273 for the completion of the additions to Gumblossom Park Craft Hall in Quinns Rocks;
- 2 accepts the tender of \$83,680.00 from Creative Building and Development Co Pty Ltd for the construction and completion of additions to Gumblossom Park Craft Hall in Quinns Rocks;
- 3 agrees to the signing of the contract documents.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**TS69-03/95 PROPOSED DWELLING: LOT 35 (42) WEST COAST
DRIVE, MARMION - [2648/35/42]**

CITY BUILDING SURVEYOR'S REPORT

The owners of Lot 35 (42) West Coast Drive, Marmion wish to construct a dwelling which exceeds the height specified in Council's policy.

The City Building Surveyor reports that the average height of the dwelling over its four elevations is 7.710 metres. The dwelling setbacks comply with the requirements of the Residential Planning Codes in respect to length, height and major openings.

Adjoining owners have submitted favourable comments to the proposed retaining and screen walls. However, four letters of objection have been received.

Cr Ewen-Chappell left the Chamber at this point, the time being 8.20 pm.

RECOMMENDATION

That Council approves the proposed dwelling to be constructed at Lot 35 (42) West Coast Drive, Marmion.

MOVED Cr Curtis, **SECONDED** Cr Magyar that Council does not approve the proposed dwelling to be constructed at Lot 35 (42) West Coast Drive, Marmion.

LOST

Cr Ewen-Chappell entered the Chamber at this point, the time being 8.22 pm.

MOVED Cr Gilmore, **SECONDED** Cr MacLean that Council approves the proposed dwelling to be constructed at Lot 35 (42) West Coast Drive, Marmion.

CARRIED

TS70-03/95 **PROPOSED GARAGE: LOT 40 (2) PEIRSE WAY, MARMION**
- [1236/40/2]

CITY BUILDING SURVEYOR'S REPORT

The owners of Lot 40 (2) Peirse Way, Marmion are seeking Council approval to construct a garage with a zero building setback to the secondary street boundary.

The City Building Surveyor provides background information to the subject matter.

He advises that the area of the lot is 827m² and considers there is ample space on the property to locate a garage in a complying location.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council refuses the application for the proposed garage at Lot 40 (2) Peirse Way, Marmion and advises the applicant that it will consider an amended application showing the garage in a complying location.

CARRIED

TS71-03/95 **PROPOSED CARPORT: LOT 80 (21) GARRONG CLOSE,**
EDGEWATER - [1215/80/21]

CITY BUILDING SURVEYOR'S REPORT

The owners of Lot 80 (21) Garrong Close, Edgewater are seeking Council approval to construct a carport with a reduced front building setback.

The City Building Surveyor provides background information to the subject matter and advises that the location of the

property and the thickly landscaped vegetation on the adjoining lot will tend to make the proposed carport unobtrusive.

Written comments supporting the application have been received from adjoining owners.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council approves the proposed carport to be constructed at Lot 80 (21) Garrong Close, Edgewater with a front building setback of 2.2 metres.

CARRIED

TS72-03/95 **FENCING INFRINGEMENT: LOT 738 (6) TROON COVE,
CONNOLLY - [2463/738/6]**

CITY BUILDING SURVEYOR'S REPORT

Following a letter of complaint, an inspection of Lot 738 (6) Troon Cove, Connolly, revealed that a non-complying timber fence has been erected forward of the building line.

The City Building Surveyor advises that despite several site inspections, letters and discussions, the owner refuses to bring the fence into compliance. He seeks Council approval to instigate legal proceedings against the owner.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council instigates prosecution proceedings against the owner of Lot 738 (6) Troon Cove, Connolly for failing to bring the fence forward of the 7.5 metre building line into compliance with Council's By-laws.

CARRIED

TS73-03/95 **WANNEROO ROAD MEDIAN LANDSCAPE PROPOSED BY MAIN
ROADS DEPARTMENT - [313-7]**

The Parks Department has received concept proposals from Main Roads WA for landscaping of Wanneroo Road between Noonan Drive and Dundobar Road.

The City Parks Manager provides details of the proposal which was submitted to a community and business group by Main Roads Department's representative and has been generally accepted.

CITY PARKS MANAGER'S REPORT recommended that Council:

- 1 accepts the concept as submitted by Main Roads Department for landscape work within the Wanneroo Road median between Noonan Drive and Dundobar Road;
- 2 lists in the Engineering Department's 1995/96 Draft Budget the upgrading of verge between Dundobar Road and the Civic Centre Entrance Road.

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

- 1 Council:
 - (a) accepts the concept as submitted by Main Roads Department for landscape work within the Wanneroo Road median between Noonan Drive and Dundobar Road;
 - (b) requests Main Roads Western Australia to plant indigenous species where feature trees are proposed in the landscape plan;
- 2 a report be submitted to the next General Purposes meeting on the estimated cost to upgrade the verge between Dundobar Road and the Civic Centre Entrance Road.

CARRIED

TS74-03/95 CALEDONIA PARK, CURRAMBINE - [061-434]

At its meeting on 8 February 1995, Council considered a report on the development of Caledonia Park, Currambine as an active Public Open Space (Item TS28-02/95 refers). Council resolved to:

- 1 develop Caledonia Park as an active park;
- 2 revert to the original concept plan and site the toilet/changeroom facilities and car park in the south-west corner of the reserve with access off Caledonia Avenue, opposite Westwind Place, Currambine.

This resolution was rescinded at Council Meeting of 22 February 1995 and a further report was requested.

The City Engineer reports on the options for the car park location and access on the east side of the reserve.

CITY ENGINEER'S REPORT recommended that Council:

- 1 develops Caledonia Park as an active park;

- 2 sites the toilet/changeroom facilities and car park on the east side of the reserve with access from Caledonia Avenue in accordance with Option 2 as shown on Appendix IV to Report TS74-03/95;
- 3 advises the residents;
- 4 authorises the City Engineer to negotiate the funding of the additional costs associated with car park Option 2 with Beaumaris Land Sales Pty Ltd.

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

- 1 reaffirms Caledonia Park as a active park;
- 2 sites the toilet/changeroom facilities and car park on the east side of the reserve with access from Caledonia Avenue in accordance with Option 2 as shown on Appendix IV to Report TS74-03/95;
- 3 advises the residents;
- 4 authorises the City Engineer to negotiate the funding of the additional costs associated with car park OPTION 2 with Beaumaris Land Sales Pty Ltd;
- 5 recognises that Caledonia Park is to be provided for JUNIOR USE ONLY;
- 6 extends the hardstanding path which separates the grassed area of the oval from the bush to the back of the toilet block.

CARRIED

Appendix IV refers.

TS75-03/95 **ALL NIGHT STREET LIGHTING - [221-2]**

Council has, over the past five years, considered the introduction of all night street lighting as part of the annual budget deliberations. When the proposal was first considered in 1990/91, the increased cost, based on the existing tariff structure was approximately 15% for approximately 70% more hours of light.

Council resolved at its August 1993 meeting (Item H50816 refers) to:

- 1 amend its policy on street lighting to include provision for dusk to dawn street lighting;

- 2 list for consideration in the 1994/95 Budget the increased street lighting tariff;
- 3 request the Minister for Resources Development Energy to review the street lighting tariffs to encourage the use of dusk to dawn street lighting.

The Minister has now advised that the new corporatised Western Power is taking a commercial and innovative approach to business and recognises the safety and security benefits associated with all night street lighting. Western Power proposes, as from the 1995/96 financial year to reduce the range of tariffs, replacing them with a charge per kilometre for three different classes of roads, together with a mass globe replacement programme. The new tariffs are likely to increase costs 10-15% in total, inclusive of all night street lighting.

The City Engineer reports on the interim proposal submitted by Western Power for all night street lighting.

Cr Waters advised of a request from Cr Major that consideration of this matter be deferred.

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

- 1 accepts the proposal by Western Power to introduce all night lighting to the City of Wanneroo for the period 1 April 1995 to 30 June 1995 with the approximate increase in tariff charges being \$14,900 per calendar month;
- 2 advises Western Power that it will continue with all night street lighting from 1 July 1995 in accordance with the tariff structure at that time.

CARRIED

TS76-03/95 COUNCIL FUNDING POLICY - [003-1]

Cr Freame referred to Item TS66-03/95 - Yanchep Community Centre - Office and Occasional Care and requested that in view of previous grants from the Lotteries Commission and Council to purchase playground equipment being reallocated for other purposes, that a report be submitted to ensure that where funds are allocated for specific purposes by grants from other sources and supported by Council, that such funds be spent for the purpose originally allocated.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that a report be submitted to Policy Committee on a policy to ensure that where funds are allocated for specific purposes by grants from other

sources and supported by Council, that such funds be spent for the purpose originally allocated.

CARRIED

TS77-03/95 **COUNCIL'S POLICY HEIGHT OF BUILDINGS IN
RESIDENTIAL NEIGHBOURHOODS - [216-1]**

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that a report be submitted to Policy Committee of reviewing Council's Policy in relation to height of buildings in residential neighbourhoods.

CARRIED

TS78-03/95 **CONTROL OF RUBBISH ON BUILDING SITES - [508-1]**

Cr Freame reported that the City of Rockingham was using simple wire type holding pens to store rubbish on building sites, and requested that the Building Department explore the possibility of introducing similar methods to contain builders' rubbish on sites.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that a report be submitted to General Purposes Committee on the cost and feasibility of using holding pens to contain rubbish on building sites.

CARRIED

TS79-03/95 **REPLACEMENT OF CURTAINS AT WANNEROO CIVIC CENTRE
- [635-11]**

Cr Magyar requested that a report be submitted to General Purposes Committee on the cost and feasibility of replacing the curtains at Wanneroo Civic Centre which are in a dilapidated state.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that a report be submitted to General Purposes Committee on the cost of replacing the curtains at Wanneroo Civic Centre.

CARRIED

SHEDS ON RESIDENTIAL PROPERTIES - [210-0]

Cr O'Grady expressed the concern of residents at the proliferation and size of sheds being erected on residential properties. She will provide photographic examples of the types of sheds which were of concern.

FINANCE & ADMINISTRATIVE RESOURCES COMMITTEE

REPORT NO:

FA18-03/95 1995/96 BORROWING PROGRAMME - [015-0]

CITY TREASURER'S REPORT

Council is required, pursuant to Section 601 of the Local Government Act, to submit to State Treasury, an estimate of its 1995/96 loan borrowings.

In 1987/88 Council made a commitment to reduce loan borrowings by \$200,000 per annum. Since that date Council has progressively reduced its loan borrowings:-

1984/85	\$3,900,000
1985/86	\$2,500,000
1986/87	\$2,565,000
1987/88	\$2,000,000
1988/89	\$1,800,000
1989/90	\$ 600,000
1990/91	\$1,400,000
1991/92	\$1,200,000
1992/93	\$ 800,000
1993/94	Nil
1994/95	Nil

The City Treasurer reports on the difficulty in accurately predicting what portion of 1995/96 capital works programme can be funded direct from its own resources.

He suggests the following details be conveyed to State Treasury:

<u>1994/95</u>		<u>1995/96</u>
Nil	Roads and Drainage	\$200,000.00
Nil	Loan Conversion (Rollover)	\$482,077.91

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council advises the State Treasury that its 1995/96 anticipated borrowing programme is:

Anticipated Loan Borrowings (Roads & Drainage)	\$200,000.00
Loan Conversions	\$482,077.91

CARRIED

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 deficit of \$130,466.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell 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 - 1 March 1995.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix V refers.

CITY TREASURER'S REPORT

Pursuant to the provisions of Section 28(2) of the Rates and Charges (Rebates and Deferrals) Act, an Administrative Authority may apportion a rates rebate:

"Where although land is used as the ordinary place of residence of an applicant or registered person it is not the sole use of that land, the administrative authority may apportion the prescribed charge, and any rebate allowable, according to:

- (a) the extent to which land is so used as a place of residence;
- (b) any other use.

on a basis proportionate to the respective uses."

The City Treasurer provides details of four applications for registration as "eligible pensioners" for properties which are used for residential purposes. He proposes that rebates consistent with residential usage be apportioned accordingly.

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

1 apportions the rates rebates on the following properties as shown:

201 Mary Street, Wanneroo	- 25%
139 Gnangara Road, Gnangara	- 25%
18 Russell Road, Landsdale	- 25%
170 Dundeebar Road, Wanneroo	- 10%

2 advises the pensioner applicants accordingly.

CARRIED

FA21-03/95 **WRITE OFF - RATES - [018-13]**

CITY TREASURER'S REPORT

In accordance with Section 575 (1) (a) of the Local Government Act, Council may, with the approval of the Minister for Local Government, write off rates which have been imposed in respect of rateable property and payment of which is in arrears.

The City Treasurer reports on a schedule of amounts to be written off totalling \$266.49.

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

- 1 writes off rates levied, totalling \$266.49, in accordance with Section 575 (1) (a) of the Local Government Act 1960, as detailed in Appendix VI to Report FA21-03/95;
- 2 submits Appendix VI to Report FA21-03/95 to the Minister for Local Government for write off approval.

CARRIED

Appendix VI refers.

FA22-03/95 **DISPOSAL OF SURPLUS EQUIPMENT - [010-0-2]**

CITY TREASURER'S REPORT

Council has items of equipment which are surplus to requirements.

The City Treasurer reports on these items and suggests methods for disposal.

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

- 1 donates to local service organisations, Items 1 and 2 listed in Report FA22-03/95;

- 2 advertises for sale by tender, Items 3 and 4 listed in Report FA22-03/95;
- 3 makes the necessary entries in the Asset Register to reflect the disposal of these items.

CARRIED

Appendix VII refers.

FA23-03/95 DONATIONS - [009-1]

CITY TREASURER'S REPORT

The City Treasurer reports on two requests for financial assistance:

Jason Arblaster, 16 Channar Rise, Duncraig
School Sports Association Swimming Team - Hong Kong

Ryan Arblaster, 16 Channar Rise, Duncraig
School Sports Association Swimming Team - Hong Kong

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:

Jason Arblaster
Ryan Arblaster

such donations to be from Account No 29470 - Sundry Donations - Recreations Control.

CARRIED

WHITFORD RECREATION ASSOCIATION BUS - [264-1]

Cr Freame requested a report on the feasibility of the Whitford Recreation Association exchanging its community bus now and paying the additional changeover amount over a period of six months.

The Town Clerk advised that he and the City Treasurer were investigating this matter and a report would be submitted to General Purposes Committee in due course.

BURNS BEACH CARAVAN PARK - [940-3]

Cr Cooper advised he was still awaiting a report on the Burns Beach Caravan Park.

COMMUNITY SERVICES COMMITTEE

REPORT NO:

CS39-03/95 UPGRADE OF DUPLEX - LEACH ROAD, WANNEROO - [880-1, 645-02]

In September 1994 an approach was made to the Mayor regarding possible use of the duplex in Leach Road for accommodation for an agency offering support for disabled people. It was felt that it was an opportune time to carry out a general review of all possible uses of the facilities as well as carrying out a costing of works required to bring them up to a habitable standard.

The Manager Welfare Services provides details of the subject site and possible uses for the property.

The Building Department has provided costings for the building upgrade based on three possible uses.

It is suggested that funds be listed for consideration in the 1995/96 draft Budget to upgrade the building to a habitable state.

MANAGER, WELFARE SERVICES' REPORT recommended that Council lists for consideration in the 1995/96 Draft Budget an allocation of \$15,850 for the purpose of carrying out an upgrading of the duplex at number 9 and 11 Leach Street, Wanneroo.

Cr Hall declared an interest in this item.

MOVED Cr Wood, **SECONDED** Cr O'Grady that consideration of this matter be deferred for two months pending a decision being made on the area known as the Crisafulli Rectangle.

CARRIED

Cr Hall abstained from voting.

CS40-03/95 ANNUAL CONCERT - PERRY'S PADDOCK - [061-408]

The Kingsley Woodvale Recreation Association has written to the City with the following proposal for Perry's Paddock, Woodvale:

- 1 the holding of an annual concert on the western part of the Perry's Paddock area which comprises the large, sloping grassed area generally located between Streeton Promenade, Woodvale and the southern end of Lake Joondalup;

- 2 construction of a limestone-retained stage facility for the holding of the above concert;
- 3 provision of BBQ's, drink fountains, rubbish facilities and toilets for year round community use.

The City Planner and Acting City Recreation and Cultural Services Manager report on the proposal and advise that the consultancy for the preparation of the Development/Management Plan for Perry's Paddock should commence towards the end of March.

The consultant's brief requires consultation with the Kingsley Woodvale Recreation Association and will involve opportunity for comment by the public and subsequent consideration by Council.

The City Planner and Acting City Recreation and Cultural Services Manager gives reasons why the Association's request to hold a concert in the short term using temporary facilities is not supported.

CITY RECREATION & CULTURAL SERVICES MANAGER/CITY PLANNER'S REPORT recommends that Council:

- 1 requires that the Kingsley-Woodvale Recreation Association's request for the holding of an annual concert at the western portion of the Perry's Paddock area, and the provision of associated facilities, be considered during the preparation of the Development and Management Plan for Perry's Paddock;
- 2 advises the Kingsley-Woodvale Recreation Association that separate provision of funding for its proposal in the 1995/96 Budget is not necessary as the Perry's Paddock Reserve Fund has been established for such purposes;
- 3 does not approve the holding of a concert using temporary facilities, prior to the finalising of the Perry's Paddock Development/Management Plan, as the preparation of that plan provides the appropriate means of ensuring that such a proposal receives proper consideration by local residents, community groups, Council and other relevant agencies.

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

- 1 requires that the Kingsley-Woodvale Recreation Association's request for the holding of an annual concert at the western portion of the Perry's Paddock

area, and the provision of associated facilities, be considered during the preparation of the Development and Management Plan for Perry's Paddock;

- 2 advises the Kingsley-Woodvale Recreation Association that separate provision of funding for its proposal will be considered by Council in the 1995/96 Draft Budget;
- 3 does not approve the holding of a concert using temporary facilities, prior to the finalising of the Perry's Paddock Development/Management Plan, as the preparation of that plan provides the appropriate means of ensuring that such a proposal receives proper consideration by local residents, community groups, Council and other relevant agencies.

CARRIED

CS41-03/95 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT

The Acting City Recreation and Cultural Services Manager reports on matters arising from Management Meetings of the Historical Sites and Art Collection Advisory Committees.

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

- 1 (a) develops a "Wreck Trail" along the coast within the City of Wanneroo;
- (b) accepts the price of \$5,000 as submitted by the WA Maritime Museum for the establishment of the "Wreck Trail", plus \$1,000 to design and publish maps;
- (c) includes the sale of maps @ \$6 each in the 1995/96 Schedule of Hire Charges;
- (d) accepts Council's Building Department's estimate of \$11,200 for the provision of the above-water plinths and surrounds;
- (e) lists the sum of \$17,200 in the 1995/96 Draft Budget to develop a "Wreck Trail" off the coast within the City of Wanneroo;
- (f) seeks approval from the Minister for Local Government, in accordance with the provisions of Section 529(e) of the Local Government Act, for

expenditure on land not in the ownership or care and control of Council;

- 2 contacts the Department of Planning and Urban Development expressing its concerns about the care and condition of the Luisini Winery and enquires what its intentions are for the maintenance and ongoing use of the building;
- 3 (a) hosts the Pioneer Lunch during West Australia Week 1995;
- (b) endorses the compilation of a "flyer" promoting:
- (i) Council's heritage and historical facilities and other venues in the City of Wanneroo;
 - (ii) old pioneer town in Wangara;
 - (iii) Dizzylamb Park Military and Motor Museum;
 - (iv) Conti's Winery;
 - (v) WA Coach Service;
 - (vi) Yanchep National Park;
- (c) approaches Community Newspapers (Wanneroo Times) to do a feature page on "Heritage in Wanneroo" in the week prior to 2-9 April 1995;
- 4 re-submits an application for the restoration of the shed at Cockman House for consideration under the National Estates Grants Programme 1995/96;
- 5 lists the sum of \$20,000 for Art Purchases and the sum of \$5,000 for the Art Purchases Reserve fund in the 1995/96 Draft Budget.

CARRIED

CS42-03/95 VEHICLE ACCESS - YANCHEP LAGOON BEACH RESERVE - [765-16]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT

Mrs Heather Lorraine Jarvis of 101 Brazier Road, Yanchep seeks permission to gain vehicular access to the Yanchep Lagoon Beach reserve, via the Yanchep Districts Surf Club access ramp, to

launch and retrieve a small boat for amateur recreational crayfishing purposes.

The Manager - Municipal Law & Fire Services reports that Council has previously approved seven applications for vehicular access to Yanchep Beach reserve and advises that Council may grant the applicant an exemption from the Reserves and Foreshores By-laws subject to certain conditions.

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

- 1 grants permission in accordance with the provisions of its By-laws Relating to Reserves and Foreshores, for Mrs Heather Lorraine Jarvis of 101 Brazier Road, Yanchep to gain vehicular access to the Yanchep Lagoon beach reserve via the Yanchep Districts Surf Club access ramp subject to the following conditions:
 - (a) access to the beach reserve being solely for the purpose of launching and retrieving a small boat for amateur recreational fishing;
 - (b) permission being for the period between 5.00 am and 7.00 am only and any vehicle, trailer or boat being removed from the beach reserve by 7.00 am;
 - (c) a significant disturbance to other people using the beach reserve is not created by this activity;
 - (d) the applicant becoming and retaining paid membership of the Yanchep Districts Surf Club;
- 2 withdraws its permission the event of:
 - (a) substantial complaints being received;
 - (b) the conditions of approval being breached;
 - (c) Council receiving substantial pressure from other persons for similar permission;
 - (d) any motor vehicle or trailer used by the applicant not having a current valid combined motor vehicle licence and third party insurance policy in existence;
 - (e) the applicant not maintaining a current and valid WA motor driver's licence for the class and type of motor vehicle used on the beach reserve;

- (f) failure to produce this permit on demand by a duly Authorised Council Officer or member of the Western Australia Police Force.

CARRIED

CS43-03/95 REVIEW OF DOG ACT - [970-2-1]

Cr Hall expressed concern at the number of dogs which can be kept at a residence even though the lot sizes of residential properties have decreased.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that a letter be sent to the Minister for Local Government seeking a review of the Dog Act to include consideration of the number of dogs on residential properties with reduced lot sizes.

CARRIED

CS44-03/95 MULTICULTURAL FESTIVAL - [880-9-3]

Cr Lynn, a member of Multicultural Committee and involved in the organisation of Multicultural Week expressed disappointment that the Finale of the Multicultural Festival (to be hosted by City of Wanneroo) has been organised by the Cultural Services Section with no consultation or reference to the Multicultural Committee.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Acting City Recreation and Cultural Services Manager liaise with Cr Lynn to involve the Multicultural Committee in the arrangements for the Finale of the Multicultural Festival.

CARRIED

CS45-03/95 COMMUNITY ART MURAL - NANIKA PARK, JOONDALUP - [061-442]

Cr Magyar asked for an update on the art mural on Nanika Park, Joondalup.

The Acting City Recreation and Cultural Services Manager advised that the offending external wall mural will be removed and the internal wall will remain.

Cr Freame advised that Council has a policy that community art should be non-violent, no sexual overtones and must not relate to drugs or alcohol. This artwork has been described as "very aggressive" which indicates a degree of violence.

The Acting City Recreation and Cultural Services Manager advised that designs are submitted by the artist and if they are accepted by the Mural Arts Officer, Cultural Development Officer

and the Engineering Department, the work is done and monitored.
No complaints have been received before.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that sketches of recent community mural art work which has been accepted be circularised to all Councillors.

CARRIED

CHATTERBOX PLAY GROUP - [894-0]

Cr Cooper has received a letter from the Chatterbox Play Group Co-ordinator stating that she had an arrangement with Mrs Jean Powell at the Recreation Centre to run a special play group for children with speech and language disorders.

She was allocated a room twice weekly, free of charge where she conducted these activities. She has now been approached to pay hire charges.

The Acting City Recreation and Cultural Services Manager advised that he would look into this matter.

PUBLIC MEETING OF LANDOWNERS - CRISAFULLI RECTANGLE - [30/1305, 30/207, 30/214, 30/344]

Cr Dammers expressed dissatisfaction that Cr MacLean had requested a public meeting of landowners be convened of the area known as Crisafulli Rectangle which was held on Tuesday, 28 February 1995 and had failed to attend or send an apology.

SWAP MARTS - [871-2]

Cr Cooper expressed concern at the degraded state of the area known as the Duck Pond at Wanneroo Showgrounds.

He considers the holding of Swap Marts at Wanneroo Showgrounds is detrimental to the area and requests that the City Parks Manager look into the possibility of replanting on the degraded areas.

The City Parks Manager advised that replanting of the area is scheduled as part of the regrass programme.

REGIONAL ECONOMIC DEVELOPMENT ORGANISATION - NORTHERN REGION - [312-2]

Cr Cooper advised that he attended the first Regional Economic Development Organisation - Northern Region "think tank" meeting and was the only representative from the City of Wanneroo. He believes that Council should encourage members of the business and tourist community to be involved. Cr Freame advised that

she was to have been invited through DEET as Chairman of Skillshare. She has not received an invitation.

The Town Clerk advised he would investigate this matter.

C85-03/95 BUSINESS FOR INFORMATION

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that the Business for Information Reports be received.

CARRIED

REPORTS

TOWN PLANNING COMMITTEE

B29-02/95 LAKE PINJAR: DECLARATION OF PLANNING CONTROL AREA NO 29 - [750-22]

CITY PLANNER'S REPORT

The State Planning Commission has advised that the Minister for Planning has approved the declaration of Planning Control Area (PCA) No 29 over the Lake Pinjar area and that the declaration was gazetted on 16 December 1994.

The City Planner outlines the effect of the PCA and advises that the purpose is to protect the Priority 1 Gngangara Water Mound Protection Zone and for the purpose of State Forests, Water Catchments and Parks and Recreation areas.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT B29-02/95 be received.

CARRIED

B30-02/95 EAST WANNEROO DISTRICT TRANSPORT STUDY - [290-7]

CITY PLANNER'S REPORT

The East Wanneroo District Transport Study was commissioned and jointly funded between the Department of Planning and Urban Development, Main Roads Western Australia and Transperth. The purpose of this study was to review the district distributor road network proposed in the North West Corridor Structure Plan (1992) (NWCSP) for the East Wanneroo area and to recommend an arterial road network and public transport system that would best serve this area based on the extent of the urbanisation south of Flynn Drive, as was proposed in the final NWCSP.

The City Planner provides background information to the subject matter. He advises that whilst Council supported the East

Wanneroo District Transport Study in April 1994, the State Planning Commission is yet to consider it.

It is understood that the State Planning Commission will probably consider this study in February, following which the Minister may reconsider those arterial roads recommended in the study but not included in the Metropolitan Region Scheme for future reservation.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT B30-02/95 be received.

CARRIED

B31-02/95 **PLANNING LEGISLATION AMENDMENT BILL 1994 - [970-3]**

CITY PLANNER'S REPORT

At its meeting of 26 October 1994, Council considered the Planning Legislation Amendment Bill 1994 and resolved to forward comments on it to the Minister for Planning.

The City Planner reports on the Minister's response and advises the Planning Legislation Amendment Act (No 2) 1994 soon to be proclaimed will not be including the environmental assessment provisions included in the earlier Bill. The State Planning Commission will be replaced by the Western Australian Planning Commission.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT B31-02/95 be received.

CARRIED

B32-02/95 **APPEAL DETERMINATION - CATTLE FEED LOT ON LOC 1395 (111) LAKEVIEW STREET, MARIGINIUP - [30/4700]**

CITY PLANNER'S REPORT

The City Planner reports on the Minister for Planning's decision to uphold an appeal by S F Neville and permit a cattle feed lot on Loc 1395 (111) Lakeview Street, Mariginiup, a Parks and Recreation Reserve.

He states that this intensifies the number of cattle on the land from 90 to up to 500.

Council and the State Planning Commission refused the application on the grounds that the use in an environmentally

sensitive area was inappropriate and likely to cause environmental damage to Mariginiup Lake.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that Council seeks an urgent deputation with the Minister to discuss the Appeal determination in relation to cattle feed lot on Loc 1395 (111) Lakeview Street, Mariginiup.

CARRIED

B33-02/95 **APPEAL DETERMINATION: PROPOSED SUBDIVISION, LOT 8 WANNEROO ROAD, WANNEROO - [740-93394]**

CITY PLANNER'S REPORT

The City Planner reports that the Minister for Planning has upheld an appeal by M & A Mrsa for the subdivision of Lot 8 Wanneroo Road, Wanneroo into two lots.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT B33-02/95 be received.

CARRIED

B34-02/95 **APPEAL DETERMINATION: PROPOSED SUBDIVISION, LOT 500 OLD YANCHEP ROAD, CARABOODA - [740-93882]**

CITY PLANNER'S REPORT

The City Planner reports that the Minister for Planning has upheld an appeal by B J & J Philp and approved the subdivision of Lot 500 Old Yanchep Road, Carabooda into two lots.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT B34-02/95 be received.

CARRIED

GENERAL PURPOSES COMMITTEE

B29-03/95 **BANNER PROGRAMME FOR CITY OF WANNEROO - [510-3303, 730-8-1]**

CITY ENGINEER'S REPORT

Council considered a report at its meeting on 7 December 1994 on the hire of banner posts in Grand Boulevard, Joondalup and adopted a policy.

It also resolved that a report be submitted on the cost, design and type of banners which could be acquired by the City of Wanneroo to promote Local Government Activities (Items I51118 and I91238 refer).

The City Engineer provides details of the estimated cost of 32 double-sided banners with two colours and lists a number of activities which have been suggested by Council's Departments as possibilities for promoting through the banners.

In view of the relatively high cost of manufacture and installation, the Departments responsible for these events would need to evaluate the benefits of such promotion against costs.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY ENGINEER'S REPORT B29-03/95 be received.

CARRIED

B30-03/95 **PARKING PROHIBITIONS - LANDSDALE ROAD, LANDSDALE - [510-0225]**

CITY ENGINEER'S REPORT

Council considered a number of reports between May 1993 and August 1994 regarding parking prohibitions in Landsdale Road, Landsdale.

The Hon Minister for Local Government subsequently decided not to approve the parking prohibitions in Landsdale Road outside Lots 31, 32 and 33.

The City Engineer reports that the Department of Local Government has advised on 15 February 1995 that the Hon Minister for Local Government had approved Council's proposal to impose parking prohibitions in Landsdale Road.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY ENGINEER'S REPORT B30-03/95 be received.

B31-03/95 MONTHLY REPORT FOR FEBRUARY 1995 - PARKS
DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT

The City Parks Manager reports on the major areas of work carried out by the ground staff during February 1995.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY PARKS MANAGER'S REPORT B31-03/95 be received.

CARRIED

B32-03/95 DRY PARK DEVELOPMENT PROPOSED - [250-1]

CITY PARKS MANAGER'S REPORT

The City Parks Manager lists a number of areas of Public Open Space that will be developed in the near future as dry parks.

He outlines plans for the development of these areas of Public Open Space.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY PARKS MANAGER'S REPORT B32-03/95 be received.

CARRIED

B33-03/95 FINANCIAL REPORT FOR THE PERIOD ENDED 31 JANUARY
1995 - [002-3]

CITY TREASURER'S REPORT

The City Treasurer submits the financial report for the period ended 31 January 1995. He states that with seven months of the year expired actual revenues/expenses are generally within budget estimates. As he mentioned last month, with an increase in interest rates during the year, earnings from investments will exceed budget expectations. These gains will be partly offset by additional expenditures as a consequence of changes and variations to industrial awards, and funding of the Joondalup Civic Facility.

Rate collection at 31 January 1995 was \$39,414,315 which represented 90.5% of the total rates outstanding and compared favourably with other local authorities.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT B33-03/95 be received.

CARRIED

B34-03/95 WESTERN AUSTRALIAN LOCAL GOVERNMENT GRANTS
COMMISSION - [012-6]

CITY TREASURER'S REPORT

The City Treasurer advises that the publication "Local Government Grants: Principles and Methods for the Distribution of Commonwealth Financial Assistance in Western Australia" has been placed in Councillors' Reading Room.

This document replaces the previous report which was produced in 1987.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT B34-03/95 be received.

CARRIED

B35-02/95 HEALTH ACT 1911 - FOOD COMPLAINT PROSECUTIONS -
[851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The City Environmental Health Manager reports on the results of recent prosecutions resulting from food complaints.

ACI Operations Pty Ltd pleaded guilty to selling a bottle of Island Cooler which was adulterated with glass and was fined \$250.00 with a contribution to costs of \$487.00.

The proprietors of the Ho Mei Chinese Restaurant pleaded guilty to a charge that they sold noodles which were adulterated with a fly. The two defendants were fined \$125.00 each, with costs of \$122.50 each.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT B35-03/95 be received.

CARRIED

B36-03/95 MUNICIPAL LAW & FIRE SERVICES DEPARTMENT -
ACTIVITIES FROM 1 OCTOBER 1994 TO 3 DECEMBER 1994
- [9005-1]

MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT

The Manager - Municipal Law & Fire Services reports on the major activities carried out by the Municipal Law & Fire Services Department from 1 October 1994 to 31 December 1994.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Gilmore that MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT B36-03/95 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."

A report will be submitted to General Purposes Committee in March 1995.

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.

PROPOSED GARAGE: LOT 562 (9) COMPASS CIRCLE, YANCHEP - [536/562/9] - ex TS19-02/95

"consideration of this application be deferred pending discussions with the owners as to how he might better meet Council's requirements."

Waiting on owner to contact and discuss.

PROPOSED RETAINING WALLS: LOT 261 (6) IBIZA COURT, MINDARIE - ex TS48-02/95

"defers consideration of the proposed retaining walls at Lot 261 (6) Ibiza Court, Mindarie."

A site meeting is to be held between Councillors, adjoining owner, builder and officers of Building Department; a report will be submitted in due course.

LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE - ex I90349

"reviews this matter after 12 months."

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 conjunction with Item I91003 in due course.

EXCAVATION - FURNISS ROAD, LANDSDALE - ex I90963

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

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

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

"the petition objecting to the installation of parking prohibitions in Venturi Drive, Ocean Reef be received and referred to Engineering Department for a report to Council."

An on site meeting is being arranged with representative petitioners to re-appraise the situation for a report to Council in conjunction with Item I90728 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 by the Traffic Section; a report will be submitted in due course.

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."

CITY ENGINEER'S REPORT B29-03/95

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 by the Traffic Section; 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.

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.

PETITION SEEKING TRAFFIC CALMING TREATMENT IN ARISTOS WAY, MARANGAROO - [510-3264] - ex C4-02/95

"that the petition from residents seeking traffic calming treatments in Aristos Way, Marangaroo be received and referred to Engineering Department for a report to Council."

This matter will be included in the Traffic Investigations Programme; a report will be submitted following a traffic evaluation.

EXTRACTIVE INDUSTRY LOT 50 BERNARD ROAD, CARABOODA - ex TS41-02/95

"defers consideration of the application by Steffanoni Ewing and Cruickshank Pty Ltd for a limestone quarry on Lot 50 and Reserve 24637 Bernard Road, Carabooda."

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

SITE RELOCATION OPTIONS - "HELP OUR PRECIOUS ENVIRONMENT" (HOPE) GROUP RECYCLING UNIT - ex I10807

"that consideration of this matter be deferred and referred back to Policy and Special Purposes Committee."

A report on this matter has been deferred subject to advice on the Glengarry Primary School Environment Centre by architects commissioned by the HOPE Group Recycling Unit.

PEEL-OFF CITY OF WANNEROO CRESTS - ex CS36-02/95

"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."

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."

CITY PARKS MANAGER'S REPORT TS73-03/95

PETITION REQUESTING PLAY EQUIPMENT - THE LOOP, EDGEWATER - [510-1221] - C11-02/95

"that the petition from residents requesting that play equipment be erected in the park situated in The Loop, Edgewater be received and referred to Parks Department for a report to Council."

This matter was dealt with under Item TS26-02/95, and may therefore be removed from the agenda.

CALEDONIA PARK, CURRAMBINE - ex TS55-02/95

"a further report be submitted to General Purposes Committee".

SHADE PERGOLAS ON COUNCIL BUILT PLAY CENTRES - ex B21-02/95

"a report be submitted to General Purposes Committee on the cost of providing shade pergolas over Council built play centres, for consideration within the 1995/96 draft Budget."

Awaiting cost figures; a joint report will be submitted by Parks and Building Departments in due course.

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 carparks within Yellagonga Regional Park be received and referred to Town Planning Department for a report to Council."

A report will be prepared and submitted in due course.

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."

A Public Meeting was held on 28 February 1995; 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 - DOG EXERCISE BEACH AT MARMION - ex I21237

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

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."

CITY PLANNER'S REPORT TP72-02/95

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.

PETITION SUPPORTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN CASSERLEY AVENUE AND COLNE WAY, GIRRAWHEEN - [510-0186] - ex C5-02/95

"that the petition from residents of Girrawheen supporting the closure of the pedestrian accessway between Casserley Avenue and Colne Way be received and referred to Town Planning Department for a report to Council."

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

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN GIRRAWHEEN AVENUE AND ROXWELL WAY, GIRRAWHEEN - [510-0178] - ex C7-02/95

"that the petition from residents of Girrawheen requesting the closure of the pedestrian accessway between Girrawheen Avenue and Roxwell Way be received and referred to Town Planning Department for a report to Council."

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

PETITION OBJECTING TO THE CLOSURE OF THE PEDESTRIAN ACCESSWAY BETWEEN CASSERLEY AVENUE AND COLNE WAY, GIRRAWHEEN - [510-0186] - ex C8-02/95

"that the petition from residents of Girrawheen objecting to the closure of the pedestrian accessway between Casserley Avenue and Colne Way be received and referred to Town Planning Department for a report to Council."

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

PETITIONS SUPPORTING ESTABLISHMENT OF DOG BEACH BETWEEN TROY AVENUE AND OZONE ROAD, MARMION - [765-1] - ex C9-02/95

"that the petitions from residents of Duncraig supporting the proposal for 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.

CITY PLANNER'S REPORT TP77-02/95

PETITIONS OPPOSING ESTABLISHMENT OF DOG BEACH BETWEEN TROY AVENUE AND OZONE ROAD, MARMION - [765-1] - ex C10-02/95

"that the petitions submitted by Cr Lynn and residents of Duncraig 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.

CITY PLANNER'S REPORT TP77-02/95

PROPOSED EXPANSION TO CHILD CARE CENTRE, LOT 500 (42) SCOTT ROAD, WANNEROO - [30/4467] - ex TP3-01/95

"defers the application for expansion of ten placements and two staff members for a child care centre at Lot 500 (42) Scott Road, Wanneroo, submitted by B J Woodhead, pending the completion of Council's study of car parking demands in child care centres.

A report will be submitted on completion of the car parking study.

REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN BENBULLEN BOULEVARD AND GURIAN GARDENS, KINGSLEY - [510-1384] - ex TP33-01/95

"consideration of the closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley be deferred and referred back to Town Planning Committee.

CITY PLANNER'S REPORT TP74-02/95

TONY AGNELLO - MEMORIAL - ex C43-02/95

"a report be submitted to General Purposes Committee on the possibility of naming a park or Council facility as a memorial to Tony Agnello - long time resident and JP in the City of Wanneroo.

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

PROPOSED CHILD CARE CENTRE, LOT 217 (60) ST IVES DRIVE, YANCHEP
- ex TP56-02/95

"consideration of the application for a child care centre on Lot 217 (60) St Ives Drive, Yanchep be deferred pending the outcome of the ministerial inquiry in this matter."

A report will be submitted on receipt of the outcome of the Ministerial inquiry.

PROPOSED SUBDIVISION LOT 7 (53) BURNS BEACH ROAD, WANNEROO - ex TP52-02/95

"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"

A report will be submitted to the Town Planning Committee at its meeting on 13 March 1995.

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

"the petition from residents requesting the closure of the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen be received and referred to Town Planning Department for a report to Council."

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

PETITION 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 in due course.

PROPOSED TWO GROUPED DWELLINGS ON LOT 40 (32) WEST COAST DRIVE, MARMION - ex I91161

"that consideration of this matter be referred to Policy and Special Purposes Committee for reconsideration and recommendation to Council."

A report will be submitted in due course.

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.

PETITION SEEKING ESTABLISHMENT OF A SENIOR SPORTING OVAL IN YANCHEP/TWO ROCKS AREA - [250-1] - ex C3-02/95

"that the petition requesting Council to investigate suitable sites in the Yanchep/Two Rocks area for construction of a senior sporting oval be received and referred to Recreation and Cultural Services Department for a report to Council."

PETITION FROM KINGSLEY SENIOR FOOTBALL CLUB SEEKING A SENIOR SPORTS OVAL FOR USE BY THE CLUB - [250-1] - ex C6-02/95

"that the petition from Kingsley Senior Football Club seeking provision of a senior sports oval be received and referred to the Recreation and Cultural Services Department for a report to Council."

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

DEVELOPMENT OF BOWLING GREENS AT WARWICK REGIONAL OPEN SPACE -
ex CS28-02/95

"Council defers consideration of this report pending further information being obtained regarding the possible sharing of facilities at Warwick Open Space"

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

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.

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."

CITY TREASURER'S REPORT FA22-03/95

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 Ewen-Chappell, **SECONDED** Cr Gilmore that the above matters be considered in the order in which they appear in the Agenda.

CARRIED

C85-03/95 TOWN CLERK'S REPORT

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

CARRIED

C86-03/95 EASTER CLOSING - LIBRARIES - [240-2]

Council is advised Library opening hours over the Easter period will be as follows:

Thursday 13 April	Normal opening hours
Friday 14 April	All Libraries closed
Saturday 15 April	All Libraries open
Sunday 16 - Tuesday 18 April	All Libraries Closed
Wednesday 19 April	All Libraries open (Excluding Mobile)

MOVED Cr Freame, **SECONDED** Cr Curtis that the information relating to the closure of the Libraries over the Easter period, be received.

CARRIED

C87-03/95 HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff appointments and resignations, seeks approval for secondary employment and payment of a gratuity.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
PC Support Officer - Admin	G BURGESS	20.02.95
Building Surveyor - Bldg	G WATTERS	27.02.95
Storesperson - Treasury	J MASON	27.02.95

RESIGNATIONS

Truck Driver - Engineering	D BHATTI	24.02.95
Planning Officer - T/Planning	R HULAJKO	24.02.95

REQUEST FOR SECONDARY EMPLOYMENT

Vicki Schwidden, Rates Supervisor in the Treasury Department, seeks Council approval under the provisions of Section 160A of the Local Government Act, to undertake secondary employment presenting several rates workshops for the Municipal Training Services throughout 1995.

The City Treasurer has confirmed that this employment will not conflict with Mrs Schwidden's Council duties.

PAYMENT OF GRATUITY TO AN OFFICER

Section 168 of the Local Government Act states that if a person who has been an officer or employee of a Council for a period of ten years, dies or resigns or if the office is abolished, the Council may pay a gratuity to the officer.

The maximum gratuity payable is an amount equal to one month's salary for each year of service up to a maximum of twelve years, the rate of salary being that of the last salary payment made to him/her. The maximum gratuity payable must however, be reduced by the amount of any Council contribution to a Superannuation and death benefits scheme.

A Council may, if it considers the special circumstances of the case warrant it, make payment in excess of this statutory maximum, provided the Minister's approval is obtained.

John Braid, Principal Works Supervisor, Engineering Department has resigned from Council's employ after 21 years' service with this local authority.

The City Engineer advises that Mr Braid has been a dedicated staff member, has performed his duties in an exemplary manner and recommends that he be paid a gratuity of \$500 nett.

As the gratuity payment, if approved, would exceed the amount authorised by Section 168 of the Act, Council agreement is sought to write to the Minister to obtain his assent.

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

- 1 in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report;
- 2 in accordance with the provisions of Section 160A of the Local Government Act approves secondary employment for Mrs V Schwidden; and

3 seeks the approval of the Minister for Local Government for the payment of a \$500 nett gratuity to J Braid.

CARRIED

C88-03/95 MEETING OF LANDOWNERS HELD ON 28 FEBRUARY 1995 -
[802-2]

A Meeting of Landowners was held on Tuesday 28 February 1995 to discuss any long term plans for the Crisafulli Rectangle, incorporating the Wanneroo Road frontage lots and those fronting onto Leach Road.

Twenty six members of the public attended the meeting. It was agreed that the owners of the commercial units liaise with the Town Planning Department to develop a method of reducing the speed of vehicles and antisocial behaviour of some motorists who use the car park and rear access as a racing track.

The Chairman concluded the meeting by requesting the landowners to discuss with each other methods to resolve what is a difficult situation for all concerned.

MOVED Cr Freame, **SECONDED** Cr Curtis that information regarding the Meeting of Landowners regarding long term plans for the Crisafulli Rectangle held on Tuesday, 28 February 1995, be received.

CARRIED

C89-03/95 FUNDING SUBMISSION BY DEPARTMENT OF AGRICULTURE
FOR FLY RESEARCH - [855-3]

Council is advised of a Funding Submission for Fly Research by the Department of Agriculture. A meeting of the Rural Fly Working Party on 1 March 1995 considered the submission by Entomologist Dr I Dadour.

The Research is aimed at a study to establish the primary breeding areas of the flies *Stomoxys Calcitrans* (Biting Stable Fly) *Fannia Cannicularis* (Lesser House Fly) and *Musca Domestica* (House Fly) and programmed over a three year period.

The Working Party unanimously voted to support the funding submission and recommended that official Council support be requested.

MOVED Cr Freame, **SECONDED** Cr Curtis that Council advises the funding body Healthways of City of Wanneroo support for a study into fly breeding by the Department of Agriculture.

MOTIONS FOR FURTHER ACTION

C90-03/95 "COUNCILLORS ONLY" MEETING - ESTABLISHMENT OF COMMITTEE - [702-0]

Cr Waters drew attention to the "Councillors Only" meeting of Sunday 5 March, which raised issues which needed to be progressed. It was suggested that a special committee be established to progress these issues.

MOVED Cr Cooper, **SECONDED** Cr Freame that consideration be given at the General Purposes Committee meeting of a Committee being established to progress issues arising from the "Councillors Only" meeting.

CARRIED

C91-03/95 INVESTIGATION INTO METHODS OF RECYCLING - VARIOUS COUNCILS - [508-4]

MOVED Cr Gilmore, **SECONDED** Cr Curtis that:

- 1 Council sends the officer in charge of recycling to Bayswater, Bassendean, Swan, Rockingham and Kwinana with a view to studying their methods of recycling and finding out why our recycling is not working properly;
- 2 after the officer returns, Council should implement the steps required to:
 - (a) improve our recycling to a comparable level with the above Councils;
 - or
 - (b) scrap the current system of recycling entirely.

CARRIED

C92-03/95 TRAFFIC CONTROL WITHIN THE CITY OF WANNEROO - [510-0-1]

Cr Cooper spoke of the problems of speeding traffic within the City of Wanneroo. He felt that the solution to the problem went beyond the installation of traffic calming treatments and requested that Council approach the Minister for Police to see if

Council could take over speed control within Wanneroo, by use of Council traffic officers, Multi-novas, speed traps etc.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that Council seeks a deputation to the Minister for Police to investigate the possibility of Council taking over speed control within the City of Wanneroo.

CARRIED

C93-03/95 MODIFICATION TO TRAFFIC LIGHTS - [510-2, 510-4123]

Cr Freame drew attention to the traffic lights situated at the junctions of Beach Road/Marmion Avenue and North Beach Road/Marmion Avenue. She requests Council to approach Main Roads Department to have the lights modified to convert to pedestrian lights at those two junctions and also to look at the situation to improve pedestrian safety of west bound traffic turning left onto Marmion Avenue at those intersections.

RESOLVED that Council approaches Main Roads Department to:

- 1 modify the traffic lights at the junctions of Beach Road/Marmion Avenue and North Beach Road/Marmion Avenue to pedestrian lights;
- 2 improve pedestrian safety of west bound traffic turning left onto Marmion Avenue at those intersections;
- 3 raise the question of traffic lights at the junctions of Marmion Avenue/Burns Beach Road and Shenton/Marmion Avenues.

MOTIONS FOR REPORT

C94-03/95 ISSUES RELATING TO BUILDING REGULATIONS - [290-5, 780-1]

MOVED Cr Cooper, **SECONDED** Cr MacLean that a report be submitted to General Purposes Committee, as a matter of urgency, outlining the possible changes to Town Planning Scheme No 1 and the R-Codes to address issues relating to building height, bulk, amenity etc.

CARRIED

C95-03/95 CITY OF WANNEROO LOGO - [702-5]

Cr Curtis requested a report be submitted on the feasibility of improving the City of Wanneroo Logo on entry points into the City limits.

RESOLVED that a report be submitted to General Purposes Committee on the feasibility of improving the City of Wanneroo Logo on entry points into the City limits.

C96-03/95 ELECTION SIGNAGE - [801-1]

Cr Curtis requested a report be submitted on the feasibility of improved suburb signage for forthcoming Municipal elections.

RESOLVED that a report be submitted to General Purposes Committee on the feasibility of improved suburb signage for forthcoming Municipal Elections and the possible implementation of such signs before the May 1995 elections.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

Cr MacLean left the Chamber at this point, the time being 8.53 pm.

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.

Cr MacLean entered the Chamber at this point, the time being 9.02 pm.

CONFIDENTIAL BUSINESS

Nil

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for **WEDNESDAY 22 MARCH 1995.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.04 pm the following Councillors being present at that time:

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

CITY OF WANNEROO

TOWN PLANNING COMMITTEE REPORTS

27 FEBRUARY 1995

CITY OF WANNEROO REPORT NO: TP59-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 30/5006
WARD: SOUTH
SUBJECT: FORTY-TWO BED HOSTEL FOR THE AGED, LOT 973
(95) RAWLINSON DRIVE , MARANGAROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Uniting Church in Australia
CONSULTANT: Architekton
APPLICATION RECEIVED: 5.12.94
DAU/SCU: 13.12.94
APPLICANT CONTACTED: 30.1.95
ADVICE RECEIVED: 9.2.95
REPORT WRITTEN: 10.2.95

SUMMARY

The applicant wishes Council to exercise discretion under Clause 5.9 of the Town Planning Scheme regarding setback and site coverage deficiencies. Given the proposal has been advertised with no objections being received, and the merits of its design, approval is recommend.

BACKGROUND

This site, comprising some 8,496m², is located on the corner of Rawlinson Drive and Mirrabooka Avenue. It is flanked by single residential lots to its rear and side boundaries and is located opposite a reserve on its south and a shopping centre site to its east. The structure planning of the locality had this site earmarked for the purpose of aged persons housing and the application reflects this in provision of a 42 bed aged persons hostel.

The first submission of the proposal, featured on Attachments Nos 2 and 3 shows substantial variation to prescribed setbacks and the 40% site cover requirement. It should be noted that during advertising these were the plans that were made available at Council offices and there were no objections based on this. Council officers advised the applicant to revise this submission in order to achieve better conformity with the Scheme. This was achieved with the second submission.

The second submission of the proposal, featured on Attachment No 4, has essentially the same floor plan and elevations as attachments 2 and 3. This submission has been redesigned specifically in an effort to better conform with Scheme requirements.

The second submission has sought to address setback and site cover deficiencies. The setback and site coverage requirements are specified in Town Planning Scheme No 1, for a "Residential Building". All other residential properties in this area are assessed against the Residential Planning Codes which, in this instance, allow lesser setbacks and have no site cover requirement. This proposal would conform to R Code requirements if they were applicable.

Despite this, the applicant has redesigned the proposal in an effort to increase front and rear setbacks and decrease site cover. Council's Scheme requires a 9.0 metre front setback and a 7.5 metre rear setback. The proposal generally provides these setbacks but does have projections forward of these, as close as 4.0 metres to the rear boundary and 4.5 metres to the street boundaries.

The design of the proposal includes a stepping of buildings towards the property boundaries which effectively reduces the impact of building bulk along street and rear boundaries. Further, front setbacks have been maintained at 9.0 metres toward adjoining side property boundaries in an effort to provide adjoining residents with some uninterrupted outlook over the site.

The site cover of the proposal has been reduced from 0.40 to 0.35, some 403m². The Scheme requires a maximum of 0.30 site cover and thus the proposal still exceeds the prescribed requirement by 0.05, or 426 square metres. Some 65% of open space is provided which for the most part will comprise landscaped gardens.

The deficiencies in this case will not cause any detrimental impact on the adjoining neighbours and are not considered to have any adverse effect on the amenity or residential quality of this neighbourhood. The design of the proposal is of a residential

scale and the materials to be used in constructing the buildings will be brick and tile. The proposal complies in all other respects and I believe it should be supported.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves the 42 bed hostel for the aged submitted by Architekton on behalf of Uniting Church in Australia at Lot 973 (95) Rawlinson Drive, Marangaroo, subject to standard and appropriate conditions.

O G DRESCHER
City Planner

vc:gm pre29523
13.2.95
TP60-02/95

CITY OF WANNEROO REPORT NO: TP60-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 605-3
WARD: CENTRAL
SUBJECT: PROPOSED TELECOM MOBILE BASE STATION - COUNCIL OFFICES, BOAS AVENUE, JOONDALUP

METRO SCHEME: Central City Area
LOCAL SCHEME: Joondalup City Centre
OWNER: City of Wanneroo

SUMMARY

Telecom Australia has proposed the establishment of a cellular telephone base station in the Council offices on Boas Avenue,

Joondalup. The proposal is supported as preferable to the use of a new structure for this purpose.

PROPOSAL

Council has been requested to agree to the accommodation of a proposed cellular telephone base station in Council's offices. Telecom advises that it is necessary to improve its mobile telephone coverage in and around the Joondalup City Centre. Council's office building is considered to be ideal for this purpose in that it is an existing tall structure in a central location.

The base station is proposed to comprise a number of panel type antennas on the air-conditioning shelter on the roof of the building and a secure room for the radio equipment. The secure room could be the PABX room, an additional small shelter on the roof, or one of the existing small storerooms on the roof.

PREVIOUS PROPOSALS

Previous proposals for mobile telephone antenna considered by Council have involved a number of antenna mounted on a tall mast structure and have usually been located in or near residential areas. Council has considered these proposals to have the potential to impact on residential amenity and has requested the proposals be advertised to allow local residents the opportunity to comment on the proposals.

All of these proposals have been covered by the Telecommunications Act 1992, under which the carrier is required to consult with, but not to obtain the approval of the local authority.

ASSESSMENT

It is proposed to mount 9 panel-type antenna on the air-conditioning plant shelter on the roof of the office building. These panels range in size from 1.1 to 2.2 metres in height, 0.37 metres wide, and from 0.15 to 0.24 metres thick. Individually the antenna would not be any more noticeable than the other equipment on the roof, but increasing the amount of equipment on the roof could be considered unsightly. This proposal to mount the antenna on the walls of the air-conditioning plant shelter is considered to be less intrusive than if they were to be mounted on masts above the roofline.

Under the Joondalup City Centre Plan and Manual currently under review by LandCorp, ancillary structures such as these should be located so as to be screened from view from public streets and other buildings. However, facilities of this nature will be

required for the City Centre and could not function properly if shielded from view. It is considered preferable from the streetscape point of view for the antenna to be mounted on the sides of an existing structure as proposed rather than on a separate tower structure.

When considering other proposals Council has taken into account the likelihood of second or third carriers wanting to mount antenna and has encouraged carriers to use the same structure whenever possible. In this instance it is not as critical as the proposal involves an existing structure and there will be a number of structures in the City Centre. Proposals by other carriers can be considered on their merits as they are received.

Council has required previous proposals to be advertised when it has considered them likely to have an impact on residential amenity. In this instance, it is extremely unlikely that any residential amenity will be affected because an existing structure is proposed to be used and the closest residential area is on the corner of Shenton and McLarty Avenues.

It is considered reasonable that in future, proposals of this nature that utilise existing structures in City Centre, commercial or industrial areas and are not considered to have any possible impact on any residential amenity be responded to by the City Planner without the need to report to Council.

FEES

As it is proposed to use Council's building for this purpose it is necessary that an appropriate lease agreement and fees be concluded.

RECOMMENDATION:

THAT Council:

1advise Telecom Australia that it agrees to the use of Council's office building in Boas Avenue, Joondalup to accommodate a cellular mobile telephone radio base station comprising the positioning of 9 antenna on the building and an additional equipment shelter on the roof for a lease payment of \$5,000 per annum;

2seek the approval of the Minister for Local Government to lease the land to Telecom Australia;

3authorise the City Planner to respond administratively to proposals for mobile telephone facilities located in Commercial and Industrial type zones and not considered likely to have an impact on residential amenity.

O G DRESCHER
City Planner

db:rp
pre29542
21.2.95
TP61-02/95

CITY OF WANNEROO REPORT NO: TP61-02/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 FEBRUARY 1995

FILE REF: 30/62

WARD: NORTH

SUBJECT: WESTERN POWER (PREVIOUSLY SECWA) PROPOSED
INSULATOR POLLUTION MONITOR ON COUNCIL LAND
(LOT 211 QUINNS ROAD, QUINNS ROCKS)

SUMMARY

Council has previously resolved to permit establishment of the insulator pollution monitor site within Lot 211 in a position near the existing caravan park. If the monitor site is to be established within Lot 211, the site originally proposed (on Quinns Road adjacent to McPharlin Avenue) would, however, be regarded as the most appropriate, and Western Power has sought reconsideration of its original proposal. Two options are submitted for the Committee's consideration, these being to conditionally accept the original proposal, or reject it (thereby requiring an alternative site beyond Lot 211 to be found).

INTRODUCTION

Council considered this proposal at its 21 December 1994 meeting, resolving as follows (I21244) -

"That Council permits SECWA to occupy an area of about 120m² within Part Lot 211 off Quinns Road, Quinns Rocks in the location of the existing caravan park, for a period of up to five years free of consideration for the purpose of an electricity insulator pollution monitor station."

The monitor site preferred by Western Power was adjacent to the junction of Quinns Road and McPharlin Avenue. Council's resolution effectively requires relocation of the monitor site to a position closer to the existing caravan park.

DISCUSSION

The monitor site sought is within a portion of Lot 211 that has already been disturbed and retains little native vegetation. The remnant vegetation would, in fact, help screen the site. It would, nevertheless, be visible from the adjoining residential area north of Quinns Road.

The area immediately north of the caravan park has been developed as a grassed playground cum picnic site and it is unlikely that establishment of the monitor site therein would be regarded as acceptable. The area immediately west of the playground contains a limestone car park, presumably to service the playground.

The monitor site could certainly be established within part of the car park. However, as this area is open and exposed to view from adjacent residences, visual impact would result.

The remainder of Lot 211 retains remnant coastal heathland and as a consequence, establishment of the monitor site therein would result in the loss of native vegetation (both within the monitor site itself, and in providing vehicular access and extending power supply to the site).

Lot 211 is encompassed by System 6 Recommendation M2 affecting the coastal strip from Two Rocks to Burns Beach. The area encompassed by Recommendation M2 is identified as having high conservation and recreation value, the diversity and quality of the remnant native vegetation contributing to its conservation value.

Both the Quinns Rocks Environmental Group and the Department of Environmental Protection have expressed concern about the potential loss of native vegetation within Lot 211. The latter (in particular) is not necessarily arguing against establishment of the monitor site within Lot 211 (there is in fact already an Environmental Protection Authority/Department of Environmental Protection photochemical pollution monitoring station within the

Council property) but it is anxious to ensure that the remnant vegetation remains as intact as possible.

As a result of Council's resolution, officers from the City and Western Power have met on site to consider possible alternatives.

The proposed monitor site is part of a broader investigation by Western Power into the severe power failures that occurred last year because of short-circuiting across insulators caused by a build-up of dust, salt and other air-borne particulate material.

The investigation involves establishment of representative monitoring stations throughout that portion of the State serviced by the inter-connected electricity grid system. A northern coastal site within the metropolitan area is an integral part of the investigation. Important criteria in selecting this site are direct intervisibility between it and the Indian Ocean, close proximity to mains power supply and ready vehicular access. The original site within Lot 211 was selected as it readily meets these criteria - the existence of the photochemical pollution monitoring station (an investigation Western Power is also contributing towards) was another factor contributing to its selection.

Other issues canvassed during the on-site meeting included -

- . planting of supplementary screening vegetation if the site as originally sought was accepted;
- . rehabilitation of the site upon completion of the investigation;
- . establishment of the monitoring station within the existing Water Authority site at the junction of Quinns Road and Seaham Way.

It was explained to the Western Power that a supplementary submission to Council on this matter would be needed as a consequence of Resolution I21244 and that it would be beneficial to specifically address the above issues. It was, however, acknowledged that if a site within Lot 211 was to be pursued, the site originally sought could be regarded as the most suitable option.

Western Power's supplementary submission has now been received (refer to Attachment 1). As can be seen, it does not specifically address the abovementioned issues as was suggested, but does seek favourable reconsideration of the original proposal. Five points are cited in support of the originally proposed site, and these are considered valid.

CONCLUSION

The insulator pollution monitoring site is part of a broader investigation being undertaken by Western Power that will be of benefit to the overall community. It is, nevertheless, necessary to acknowledge that the monitoring station will produce a localised visual impact (comparable, for example, with existing overhead power transmission lines). The broader community benefit and consequent local disbenefit obviously need to be balanced by Council in its consideration of this matter.

If the proposed monitoring station is to be established within Lot 211, on balance, the original site sought by Western Power would be considered the most appropriate, conditional upon the establishment and maintenance of supplementary screening vegetation around the site, and its rehabilitation upon completion of the investigation. Alternative sites adjacent to the caravan park are not considered appropriate. For instance, establishment of the site within the developed playground would probably meet with local opposition and would also be visually obtrusive, while a site elsewhere within Lot 211 is likely to be opposed by the Department of Environmental Protection as inconsistent with the intent of System 6 Recommendation M2.

Accordingly, there are really only two basic options for dealing with this matter, these being -

- . to accept establishment of the monitor site as originally proposed, subject to establishment of supplementary screening vegetation and rehabilitation of the site on completion of the investigation;
- . to reject Western Power's proposal, effectively requiring an alternative site beyond Lot 211 to be found.

If the first option is to be pursued, Council will need to rescind Resolution I21244. In addition, there would need to be close liaison between Western Power and City officers in identifying the specific area to be occupied by the monitor station.

RECOMMENDATION:

THAT Council:

4rescinds Resolution I21244, viz:

"That Council permits SECWA to occupy an area of about 120m² within Part Lot 211 off Quinns Road, Quinns Rocks in the location of the existing caravan park, for a period of up to five years free of consideration for the

purpose of an electricity insulator pollution monitor station";

5approves establishment of the pollution monitor site within the already disturbed portion of Lot 211 adjacent to the junction of Quinns Road and McPharlin Avenue, subject to:

- (a) close liaison between Western Power and Council officers in identifying the specific area to be occupied by the monitor station; and
- (b) establishment of supplementary screening vegetation (by Western Power) around the site, and rehabilitation of the site (by Western Power) on completion of the project.

O G DRESCHER
City Planner
ph:gm/pre29504
8.2.95
TP62-02/95

CITY OF WANNEROO REPORT NO: TP62-02/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 FEBRUARY 1995

FILE REF: 30/5052

WARD: SOUTH

SUBJECT: PROPOSED SHED, LOT 152 (71) SHILLINGTON WAY,
WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural
APPLICANT/OWNER: Mr J G Thompson
CONSULTANT: Jarvis and Rodgers

SUMMARY

A reduced side setback is requested for the proposed shed within the 15.0 metre prescribed minimum in the Special Rural Zone. The proposal is supported, given there is no likely adverse impact on surrounding property and it endeavours to retain quality vegetation.

BACKGROUND

The subject lot is located on the northern side of Shillington Way and comprises a 1.0616ha site with an existing house. The shed, a total of 108m² in area is to accommodate Mr Thompson's truck, associated with his work, and domestic storage. The shed is proposed to be constructed of colourbond walls and zincalume roofing.

ASSESSMENT

Council's Schedule 4 (Part 1, Clause 5) of Town Planning Scheme No 1 prescribes a minimum side setback of 15.0 metres for dwellings or outbuildings in the Special Rural Zone. This proposal provides a minimum of 8.0 metres, some 7.0 metres deficient.

The applicant wishes to locate the shed in this position in order to retain the majority of the surrounding vegetation, particularly trees. A site inspection has revealed that the proposed location of the shed would retain approximately twenty trees. Only four trees and two shrubs within the building envelope would require removal, although these would be compensated by surrounding vegetation.

Given the proposed location of the shed will retain a substantial proportion of quality vegetation, and the adjoining owner most affected by the proposal has no objection to the setback variation, the location of the outbuilding is supported.

RECOMMENDATION:

THAT Council exercises its discretion under Part 1 of Schedule 4 of Town Planning Scheme No 1 and approves a side setback relaxation to 8.0 metres for the proposed shed on Lot 152 (71) Shillington Way, Wanneroo, submitted by Jarvis and Rodgers on behalf of Mr J G Thompson, subject to standard and appropriate conditions.

O G DRESCHER
City Planner

vc:gm
pre29528
16.2.95
TP63-02/95

CITY OF WANNEROO REPORT NO: TP63-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 30/266
WARD: CENTRAL
SUBJECT: PROPOSED HYDROPONICS SHADEHOUSES : LOT 7 (810)
WANNEROO ROAD/DIMITRIOS COURT, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: N & S Trandos
APPLICATION RECEIVED: 9.2.95
REPORT WRITTEN: 13.2.95

SUMMARY

The frameworks for two large shade houses have been erected without planning approval or a building licence. They are intended to be used for a three year period for experimental hydroponics. This use is not ancillary to the residential use of the property and is therefore classified as a rural use, an AA (discretionary) use in the Residential Development Zone. The obtrusive appearance of the structures made it necessary to consult Dimitrios Court residents and objections have been received.

BACKGROUND

Mr H Trandos and his sons wish to experiment growing continental cucumbers using hydroponics. The framework for two large shadehouses has been erected without approval behind his home at the end of Dimitrios Court. He requests temporary approval for three years by which time numerous varieties will be experimented with and the viability of commercial production ascertained.

The unauthorised framework has allowed a fair idea to be obtained of the impact on the residential neighbourhood. The structures are high (to meet ventilation requirements) and are much larger than what may ordinarily be expected at residential premises. There is one existing shadehouse on site in addition to the two large structures being proposed. There is no record of a Building Licence having been issued for the existing shadehouse.

ADVERTISING

The application has not been advertised by way of an on site sign. Instead residents in Dimitrios Court were sent individual letters explaining the proposal and the applicants' wish to be granted a three year time limited approval. They are able to see how their amenity will be effected. Four objections and one submission in support were received. Four households (including two on the corner of Greenfields Circle) did not respond. The distribution of respondents is illustrated on Attachment No 1. Attachments Nos 2 and 3 illustrate the size and location of the structures.

OBJECTIONS

The main grounds of objection are:

- the size and nature of the structures are inappropriate and unexpected in a residential area;
- surrounding property values will be reduced while the structures are in place;
- the applicant has a market garden where the shadehouses would be better located;
- blue and clear plastic sheeting to cover the structures will be unsightly.

ASSESSMENT

Objectors are mainly concerned about the size and appearance of the proposed shadehouses. Smaller structures may be acceptable but the applicant has stated operational requirements for the dimensions.

The shadehouses are considered to be unreasonably obtrusive and as the proposed activity is not ancillary to the residential use, the objectors' concerns have been given appropriate weighting. It is unfortunate that the structural framework has been erected without approval, making it difficult to negotiate an appropriate scale of development. This may, in any event, be complicated by the stated operational requirements for the sizes.

RECOMMENDATION:

THAT Council:

6refuses the application for approval to commence the development of two shadehouses on Lot 7 (810) Wanneroo Road/Dimitrios Court, Wanneroo on the grounds that:

- .1 the proposed use is considered to be a rural use which is not a use ancillary to the residential use of Lot 7;
- .2 the structures concerned are excessively large and their obtrusive nature will have a detrimental effect on the amenity of the residential neighbourhood;
- .3 residents in Dimitrios Court have raised valid objections against the proposal;

7seeks information from the owners to ascertain whether or not a building licence should have been obtained for the existing shadehouse on Lot 7.

O G DRESCHER
City Planner

acs:gm
pre29531
16.2.95
TP64-02/95

CITY OF WANNEROO REPORT NO: TP64-02/95

TO: TOWN CLERK
FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 30/1697
WARD: NORTH
SUBJECT: CONSTRUCTION OF PONTOON SLABS, LOT 2001
MINDARIE HARBOUR (11L) SYROS COURT, MINDARIE

METRO SCHEME: Regional Reserve - Waterway
LOCAL SCHEME: Marina Development Zone
APPLICANT/OWNER: Gumflower Pty Ltd
CONSULTANT: H L Burn & Associates
APPLICATION RECEIVED: 29.11.94
DAU/SCU: 13.12.94
APPLICANT CONTACTED: 29.12.94
ADVICE RECEIVED: 23.1.95
REPORT WRITTEN: 24.1.95

SUMMARY

An application for the construction of pontoon slabs or foundations for future jetties has been received and is supported.

BACKGROUND

The proposal comprises of the construction of foundations for nineteen private jetties extending into the Mindarie Harbour area, appurtenant to harbourside lots fronting Clarecastle Retreat. The subdivision of Lots 2 to 19 was approved in March 1989 and Lot 100's subdivision was approved in June 1994.

The proposal includes the construction of a landing slab for each lot which in turn would be connected to floating pontoons by a linking ramp. These have been designed to accommodate a standard design vessel moored parallel to the boundary of the lot.

ASSESSMENT

Under Council's operative Town Planning Scheme, the subject lots are located within the Marina Development Zone. The Scheme requires all development within this zone to be determined by Council as if listed as an AA use.

The Special Provisions of the Scheme pertaining to the Marina Development Zone (and Clause 8 of the Notice of Delegation in the State Planning Commission Act) require the application to be referred to the Department of Transport for comment and recommendation.

The Department has advised that it has no objection to this proposal although it has some concerns regarding the use of pontoons in specific locations, including:

1. Sufficient fairway width remaining opposite Lots 17 and 18.
2. Dimensions of the vessels to use the pontoons being provided.
3. Access to pontoons located on re-entrant lots possibly being difficult depending on the length of vessel.

In response to the Department's concerns the applicant has provided comments from its consulting engineers addressing the above concerns. These have been forwarded to the Department of Transport for comment.

In summary the consultant engineers' comments are as follows:

1. As there is no provision for berthing opposite Lot 17 there would be no restriction to normal vessel navigation.
2. The covenants of lots in Clarecastle Retreat restrict vessel size and type to that approved by the Marina Manager.
3. Re-entrant lots pontoon designs are skewed to allow a shift in the alignment of pontoons of approximately 2.5 metres in the width of blocks.

In conclusion, the Consultant Engineer states that prospective purchasers of lots should not have any difficulty in understanding lot constraints with regard to the vessel type they intend to moor. Further, a condition of approval will require the location and design of jetties being to the satisfaction of the Department of Transport.

RECOMMENDATION:

THAT Council approves the application for construction of nineteen pontoon slabs, as submitted by Gumflower Pty Ltd, on Lot 2001 Mindarie Harbour (11L) Syros Court, Mindarie, subject to:

1. the jetties being located and designed to the satisfaction of the Department of Transport;
2. the site of the facility for Lot 19 Clarecastle Retreat being positioned as far to the south as possible to minimise any impact on the children's swimming beach;
3. standard and appropriate development conditions.

O G DRESCHER
City Planner

vc:gm
pre29518
8.2.95

TP65-02/95

CITY OF WANNEROO REPORT NO: TP65-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 740-96339
WARD: NORTH
SUBJECT: PROPOSED SUBDIVISION, SWAN LOCATION 1981 PERRY ROAD, (CORNER ANDERSON ROAD), PINJAR

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M & V Bond
APPLICATION RECEIVED: 14.12.94
DAU/SCU: 29.12.94
REPORT WRITTEN: 2.2.95

SUMMARY

This proposal is to subdivide Swan Location 1981 Perry Road, Pinjar into two lots. It is recommended that Council not support the application as the land is located within the environmentally sensitive Lake Pinjar area and landuse/development controls necessary to prevent environmental degradation are not yet in place.

SITE ASSESSMENT

Location 1981 is a 40.8733ha lot located on the south-western side of the Perry Road/Anderson Road intersection (see Attachment No 1). It is flat and low-lying in places with an area of land subject to periodical inundation located in the north-west section of the lot. The lot is undeveloped and covered in native vegetation.

PROPOSAL

The applicant is seeking to subdivide Location 1981 into two lots of 20ha and 20.87ha (see Attachment No 2). One lot would retain access to both Perry and Anderson Roads, while the other would have access to Perry Road only.

BACKGROUND

This lot is subject to several environmental constraints such as its inclusion within the Water Authority of WA's Priority 1 Groundwater Source Protection Area, Environmental Protection Authority (EPA) Coastal Plain Lakes Policy Area, EPA System 6 Protection Area and the State Planning Commission's Planning Control Area.

It should also be noted that the recent report of the W A Parliamentary Select Committee on Metropolitan Development of Groundwater Supplies contains a number of recommendations that apply to Lake Pinjar and which could be jeopardised by continued subdivision of the area. The recommendations, which include the State Government's acquisition of all Priority 1 Water Resource areas, is yet to be adopted by the Government.

This lot is also located within a proposed Parks and Recreation Reservation under a draft Metropolitan Region Scheme (MRS) Amendment. This Reservation is proposed to affect a large portion of Lake Pinjar and its surrounds. The MRS amendment has yet to be formally initiated.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a minimum lot size of 20ha for rural land in this locality. As such, the proposed lot sizes comply with this requirement.

The Environmental Protection Authority has previously determined that limited subdivision creating 20ha plus lots (and possibly 10-15ha lots), may be appropriate in this locality, subject to:

- . High nutrient generating activities such as intensive agriculture not being permitted.

- . Remnant vegetation being protected.
- . The provision of modified on site effluent disposal systems with adequate phosphorus retention capacity to the satisfaction of the Health Department of WA.
- . Stock numbers being controlled.

Currently, however, there is no mechanism in place to impose those requirements upon the owners of any proposed lots, the most effective method of which would be their inclusion into Town Planning Scheme No 1 via a Scheme Amendment. Council has previously resolved at its meeting held on 21 December 1994 (I21231) to undertake that Scheme Amendment following identification of suitable requirements within the Lake Pinjar Land Use Planning and Management Strategy. This strategy is yet to be finalised.

Should Council resolve to support the proposal in view of the existing 20 hectare minimum lot size policy for the area there are several conditions that would need to be applied regarding grading and filling of the land, access and provision of flood secure areas and access.

RECOMMENDATION:

THAT Council does not support the application submitted by M and V Bond for the subdivision of Swan Location 1981 Perry Road, Pinjar as it considers that the Lake Pinjar Planning and Management Strategy, and appropriate provisions under City of Wanneroo Town Planning Scheme No 1 should be in place to provide effective control of land use and development within Lake Pinjar, prior to permitting further subdivision.

O G DRESCHER
City Planner
sgw:gm
pre29508
2.2.95

CITY OF WANNEROO REPORT NO: TP66-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 740-96532
WARD: NORTH
SUBJECT: PROPOSED SUBDIVISION : LOT 10 (93) SAFARI
PLACE, CARABOODA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: A M & N I Radich
APPLICATION RECEIVED: 12.1.95
SCU: 2.2.95
REPORT WRITTEN: 20.2.95

SUMMARY

The application is for the subdivision of Lot 10 (93) Safari Place, Carabooda to create two lots. The proposed lot sizes do not comply with Council's Rural Subdivision Policy so it is therefore recommended that the application should not be supported.

SITE DESCRIPTION

Lot 10 comprises an area of 20.2368 ha, the western portion of which is currently used as an avocado orchard (see Attachment No 1). There is also an existing house and machinery shed on the site, which is mainly cleared of native vegetation and gently undulating. The subject site is surrounded by existing agricultural and rural uses.

PROPOSAL

It is proposed to subdivide Lot 10 from its current area of 20.2368 ha into two lots of 16.1501 ha and 4.0867 ha (see Attachment No 2). The proposed eastern (4 ha) lot will have

direct frontage to Safari Place whilst the remaining 16 ha lot will be accessed via two battleaxe legs along the northern and southern boundaries of the property. The applicants intend to sell the 4 ha lot as it is superfluous to their needs.

BACKGROUND

Lot 10 was the subject of a 4 lot subdivision application in 1991. The proposal was not supported by Council because it did not comply with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 ha in the area (F20522). The application was similarly refused by the State Planning Commission and subsequently dismissed by the Minister for Planning on appeal.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a minimum lot size of 20 hectares for Rural zoned land north of Flynn Drive except in the Spearwood sand unit where a minimum lot size of 4 ha is required.

In support of the proposed 4 ha lot size, the landowner has advised that a Department of Agriculture soil assessment indicates that the site contains a high percentage of Spearwood sands. The Department of Agriculture submission to the State Planning Commission on this subdivision however, indicates that the property contains mainly Karrakatta sands, with some Spearwood sands (containing limestone close to the surface) existing in the vicinity of the proposed 4 ha lot.

Thus, only a small portion of the site is located within the Spearwood sand area, and as such the proposed 4 ha lot size does not comply with the 20 ha minimum stipulated in Council's Rural Subdivision Policy.

Should Council decide to support the application, then conditions relating to setbacks to new boundaries and the construction of one battleaxe leg only should be imposed.

This second condition would reduce the likelihood of future subdivision applications being lodged on the basis that two access points are available to Safari Place.

RECOMMENDATION:

THAT Council does not support the application submitted by A M and N I Radich for the subdivision of Lot 10 Safari Place, Carabooda for the following reasons:

8the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares;

9the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;

10support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner
TP67-02/95

sw:rp
pre29537
20.2.95

CITY OF WANNEROO REPORT NO: TP67-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 740-96363
WARD: NORTH
SUBJECT: PROPOSED SUBDIVISION, LOCATION 2477 FLYNN DRIVE, NEERABUP

METRO SCHEME: Industrial, Important Regional Road
Reservation
LOCAL SCHEME: Rural, Important Regional Road
Reservation
APPLICANT/OWNER: A & N Borrello
CONSULTANT: F Borrello
APPLICATION RECEIVED: 21.12.94
SCU: 12.1.95
REPORT WRITTEN: 1.2.95

SUMMARY

The application is for the subdivision of Location 2477 Flynn Drive, Neerabup, to create two lots with areas of 83.88ha and

20ha. Proposed lot sizes comply with Council's Rural Subdivision Policy, so it is therefore recommended that the application should be supported.

SITE DESCRIPTION

Location 2477 comprises an area of 103.8865ha, a portion of which is currently used as a market garden. The remainder of the site is uncleared and undulating. Access to the site is solely from Flynn Drive, and the site is bounded to the east by the Wanneroo Golf Course (see Attachment No 1).

PROPOSAL

It is proposed to subdivide Location 2477 from its current area of 103.8865 into two lots of 83.8865ha and 20ha (see Attachment No 2). The existing market garden is located entirely within the larger of the two proposed lots. The owner/applicant has advised that the proposed 20ha lot, located in the western portion of the site, will be sold as vacant land.

BACKGROUND

Location 2477 was the subject of subdivision applications in 1990 and 1991. The first application sought to subdivide the site into three lots, one of which it was proposed would be used for the development of a "Family Golf Centre and Practise Driving Range". Council supported the subdivision (E21227) but it was refused by the State Planning Commission on the grounds that fragmentation of the land would hinder its future development for Industrial and Mixed Business purposes. In addition, it was considered that the proposed subdivision could create an undesirable precedent for further subdivision of rural land in the locality.

Subsequently, a modified plan seeking approval to subdivide Location 2477 into two lots (the smaller of which was proposed to be used as the "Family Golf Centre") was supported by Council (F21218) and approved by the State Planning Commission in December 1991. The development application for the Golf Centre was approved by the State Planning Commission on 26 November 1991.

ASSESSMENT

Location 2477 is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy, which stipulates a minimum lot size of 20ha in this locality. The proposed lot sizes comply with this minimum.

The site is earmarked for future industrial purposes under the North West Corridor Structure Plan. Although further fragmentation of land in such a locality is generally not favoured, this subdivision is unlikely to substantially hinder future industrial development due to the significant size of the proposed lots.

Council has allocated funds in current and previous budgets to engage a consultant to prepare a detailed structure plan for the overall Flynn Drive Industrial area in which the subject site is located. The approximate cost of preparing the structure plan has been determined, and land owners are currently being consulted to see if they are prepared to contribute to this cost.

Location 2477 is located immediately south of a proposed sand extraction area which is the subject of an application which is likely to be considered by Council in March 1995. Sand may also be extracted from the subject site before it is ultimately developed. It is, however, unlikely that the proposed subdivision will impede this extraction process as there will only be one additional land owner to liaise with. Further to this, the owner of the property has indicated that a third party, who has expressed an interest in purchasing the smaller of the proposed two lots, intends to leave it vacant until it is appropriate to develop the land for industrial purposes.

The proposal also offers the opportunity to impose a condition of subdivision requiring the land owner to cede to the Crown free of cost, the land required for the ultimate widening of Flynn Drive.

RECOMMENDATION:

THAT Council supports the application submitted by F Borrello on behalf of A & N Borrello for the subdivision of Location 2477 Flynn Drive, Neerabup, subject to:

11the ceding, free of cost to the Crown, that portion of the site required for road reserve widening purposes as per the Metropolitan Region Scheme Plan No 0.0638 which came into effect on 16 December 1992;

12satisfactory arrangements being made with the Local Authority for the upgrading of Flynn Drive.

City Planner

pg:gm
pre29522
13.2.95
TP68-02/95

CITY OF WANNEROO REPORT NO: TP68-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 740-96381
WARD: NORTH
SUBJECT: PROPOSED SUBDIVISION, SWAN LOCATION 2130 CECIL ROAD, PINJAR

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr W Duffy
CONSULTANT: R G Lester & Associates
APPLICATION RECEIVED: 21 12.1994
DAU/SCU: 12.1.95
REPORT WRITTEN: 3.2.95

SUMMARY

The proposal is to subdivide Swan Location 2130 Cecil Road, Pinjar into 36 lots. As the proposed lot sizes do not comply with Council's Rural Subdivision Policy and the lot is located within a Priority 1 Groundwater Area historically known to be subject to inundation, it is recommended that the application not be supported.

SITE ASSESSMENT

Swan Location 2130 Cecil Road is 40.4686 hectares (ha) in area and is bounded on all sides by State Forest (see Attachment No 1). Incorporating the Little Coogee Swamp, it has been largely cleared of native vegetation and has been used for grazing pasture and a piggery. Currently the lot is developed with a single residence, associated outbuildings and farm buildings.

Cecil Road is currently constructed to a limestone standard from Pinjar Road up to the lot boundary.

BACKGROUND

A similar application to subdivide Location 2130 into ten lots of approximately 4ha was considered at Council's meeting of 13 September 1989 (D20944). The application was not supported as it did not comply with the 20ha minimum lot size required by Council's Rural Subdivision Policy, and as water table levels were not certain it was difficult to ensure that future buildings erected on the subject lots would not be affected by inundation.

PROPOSAL

The applicant wishes to subdivide Location 2130 into 36 lots of approximately 1ha, with access to those lots being from a looped extension of Cecil Road (see Attachment No 2). The applicant has incorporated a 1.4ha drainage reserve and four fire escape routes into the subdivision design. The fire escape routes lead to different parts of the surrounding State Forest.

It is the applicant's intention that should conditional approval be granted to the application, all existing developments on the site would be removed. The proposed subdivision design shows the extension of Cecil Road running through the development locations.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a minimum lot size of 20ha for rural land in this locality. As such, the proposed lot sizes do not comply with this requirement.

Minimum lot sizes of less than 4ha in area are generally considered to be of a Special Rural nature and are zoned appropriately. With this zoning also comes the requirement for provision of appropriate land use/development controls within the District Town Planning Scheme.

As the lot is located within a Priority 1 Groundwater Source Protection Area it is subject to landuse and bore use controls that have been applied by the Water Authority of Western Australia (WAWA) to maintain groundwater quality and quantity. WAWA does not support the further subdivision of any lots within the Priority 1 area.

WAWA's generalised maximum groundwater levels indicate that the majority of the site is susceptible to flooding, although the applicant has previously argued that the last major flooding occurred in the 1960s. The applicant argued that due to man's

activities, ie the extraction of water for rural purposes and the planting of pine forests, in addition to the prevailing climatic conditions, it is unlikely that groundwater levels will reach such levels as previously attained. Available information, however, indicates that given certain variables, ie thinning of the pine plantation and heavy rains, flooding would be likely to occur.

If this application is supported by Council there are several conditions relating to bush fire protection, rationalisation of the drainage reserve, removal of existing structures, road upgrading, the provision of flood secure areas etc that should be applied.

RECOMMENDATION:

THAT Council does not support the application submitted by R G Lester & Associates on behalf of Mr W Duffy for the subdivision of Swan Location 2130 Cecil Road, Pinjar, for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares;
2. support for the proposal will establish an undesirable precedent for further subdivision in the locality;
3. the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
4. the location of the lot within a Priority 1 Groundwater Source Protection area indicates that the proposed lot sizes are environmentally unacceptable;
5. the lot is historically known to be subject to inundation.

O G DRESCHER
City Planner

sgw:gm
pre29510
2.2.95

TP69-02/95

CITY OF WANNEROO REPORT NO: TP69-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 790-707
WARD: CENTRAL
SUBJECT: TOWN PLANNING SCHEME AMENDMENT NO 707 TO
REZONE PART OF LOT M1722 SHENTON AVENUE, ILUKA

METRO SCHEME: Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: Beaumaris Land Sales
CONSULTANT: Feilman Planning Consultants
APPLICATION RECEIVED: 1.11.94

SUMMARY

Council has received a request for the recoding of portion of Lot M1722 Shenton Avenue, Iluka to R40. The site is suited to group housing and is considered acceptable in respect to the adopted local structure plan which has been prepared for the Iluka area.

PROPOSAL

Feilman Planning Consultants, on behalf of Beaumaris Land Sales, seek an R40 recoding for the proposed 2445m² group housing site.

The site is proposed to be situated adjacent to public open space and is accessible to Shenton Avenue and Burns Beach Road where public transport is accessible (see Attachment No 1).

The adopted local structure plan for Iluka which forms part of Amendment No 641 identifies a slightly different locality to the west of the subject site as higher density housing (see Attachment No 2). The applicant no longer wishes to develop the more western site and recent subdivision approvals (Subdivision No 96003) show the road design and lots to be different to that in the structure plan for that locality. The approved subdivision also shows the presently requested R40 site as lower density residential lots.

Amendment No 641 is expected to be finalised shortly following finalisation of a legal agreement. The subject site will then be rezoned from Rural to Residential Development (20).

RECOMMENDATION:

THAT Council supports the application submitted by Feilman Planning Consultants on behalf of Beaumaris Land Sales to initiate Amendment No 707 to Town Planning Scheme No 1 to recode portion of Lot M1722 Shenton Avenue, Iluka from R20 to R40.

O G DRESCHER
City Planner

pjn:rp
pre29538
20.2.95
TP70-02/95

CITY OF WANNEROO REPORT NO: TP70-02/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 FEBRUARY 1995

FILE REF: 790-607

WARD: SOUTH

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 607 TO
REZONE LOTS 101 AND 125 LUISINI ROAD, WANGARA
FOR RURAL TO LIGHT INDUSTRIAL

METRO SCHEME:
LOCAL SCHEME: Rural
APPLICANT/OWNER: Ricciardo family
CONSULTANT: Gray and Lewis Planning Consultants
APPLICATION RECEIVED: 24.1.92

SUMMARY

Proposed Amendment No 607 to the City's Town Planning Scheme will rezone Lots 101 and 125 Luisini Road, Wangara from Rural to Light Industrial.

Advertising closed on 13 January 1995 and two submissions have been received. The Water Authority of Western Australia (WAWA) has no objection to the rezoning, provided certain water and sewerage conditions are met. The applicants themselves, however, have submitted a request that Council now agrees to modifying the amendment to rezone Lot 125 to Mixed Business (as opposed to Light Industrial). Lot 101 would remain Light Industrial. This proposed rezoning of Lot 125 for Mixed Business is not supported although it is considered appropriate for Council to now consider finalising the amendment to rezone the lots Light Industrial.

BACKGROUND

The application to rezone Lots 101 and 125 Luisini Road, Wangara from Rural to Light Industrial (see Attachment No 1) has been received from Gray and Lewis Planning Consultants on behalf of Mr and Mrs Ricciardo.

This application follows from numerous previous requests over recent years by the landowners for the proposed rezoning of these lots to accommodate Commercial and Mixed Business uses (Attachment Nos 2 and 3). Council has resolved [I20833] that it does not support those uses as they do not conform with the development strategies for the area and would represent an undesirable precedent for the proliferation of non-industrial land uses within the area on an ad hoc basis. Light Industrial is, however, considered to be an appropriate use for the lots and is consistent with regional planning proposals for the area as well as conforming with the draft local structure plan which has been prepared for the area. Following that advice last year, the applicants requested Council prepare the amendment documents to allow for rezoning to Light Industrial.

SUBMISSIONS

Advertising closed on 15 January 1994 and two submissions were received. The Water Authority of Western Australia has advised that it has no objection to the amendment although it advises that a number of requirements should be met to ensure the lots are properly serviced and that sewerage is addressed.

The other submission was received from Gray & Lewis Planning Consultants, on behalf of the landowner. The consultant has requested that this amendment be modified by rezoning Lot 125 Luisini Road from Rural to Mixed Business (as opposed to Light Industrial) with Lot 101 Luisini Road remaining Light Industrial as currently proposed.

The consultant has argued that due to the excellent exposure of this lot to Hartman Drive, Mixed Business uses would be well suited at this location. It was also argued that Council should agree to this modification as a "trade-off" for the extension of Windsor Road along the northern boundary of Lot 125 to connect with Hartman Drive. The consultant has also stated that due to the minor nature of his request, it is not envisaged that any problems will be created in the context of the whole South Wangara area.

In response, the Council will recall that similar requests for the subject site have previously been considered on several occasions. On each occasion, Council resolved to only support a Light Industrial zoning in the vicinity as other land uses proposed by the landowner/consultant would conflict with the strategic objectives for the whole area and could create a precedent for the proliferation of non-light industrial rezonings in this area.

In addition, it is not believed that Council should support this request as a "trade-off" for the extension of Windsor Road through the subject property. Whilst this proposed extension is considered necessary to improve vehicular movement throughout the area, this road will still allow for direct lot frontage for the development of the subject lot (albeit on one side only).

It is doubtful whether this rezoning would have been supported without this road extension being provided as the development of the South Wangara area is being viewed more as one large integrated development rather than many independent ones. On this basis, there will be many instances where individuals will be required to alter their own plans to improve the function of the whole area.

LOCAL STRUCTURE PLAN

Gray and Lewis have prepared a draft local structure plan for Lots 101 and 125 (see Attachment No 4). On the whole the draft plan is satisfactory although there are still some outstanding matters which must be finalised prior to finalisation of the amendment, ie the modification of a road alignment and the inclusion of a portion of the abutting Enterprise Park resulting from the re-alignment of Hartman Drive (I21250).

There is also the need for arrangements, to the satisfaction of the City and the State Planning Commission, to be in place to ensure an equitable contribution is made by the land owner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, and drainage

facilities required for the proper servicing of the industrial area of which this application forms a part.

RECOMMENDATION:

THAT Council:

13finally adopts Amendment No 607 to Town Planning scheme No 1 to rezone Lots 101 and 125 Luisini Road, Wangara from Rural to Light Industrial;

14advises the applicants that prior to the amendment documents being forwarded to the Minister for Planning for final approval, it will require:

- .1 that a final local structure plan has been agreed to for the area to the satisfaction of the City Planner;
- .2 arrangements, to the satisfaction of the city and the State Planning Commission, being in place to ensure an equitable contribution is made by the landowner toward the provision of arterial roads and their associated underpasses and dual use paths, public open space, and drainage facilities required for the proper servicing of the industrial area of which this application forms part.

O G DRESCHER
City Planner

pjn:gm
pre29515
6.2.95
TP71-02/95

CITY OF WANNEROO REPORT NO: TP71-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995

FILE REF: 790-578
WARD: SOUTH
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 578 TO
TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE
LOTS 6 AND 7 WANNEROO ROAD, KINGSLEY FROM
RURAL TO RESIDENTIAL DEVELOPMENT R40

METRO SCHEME: Urban Deferred
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr & Mrs Antulov
CONSULTANT: Geoff Lewis
REPORT WRITTEN: 3.2.95

SUMMARY

Advertising of Amendment No 578 closed on 9 December 1994. Four submissions were received, three from State Government Authorities (including the Environmental Protection Authority) raising no objection. One submission from the Coalition of Wanneroo's Environment, objecting to the amendment, comments on the environmental desirability of the proposal. In respect of the local structure plan prepared for Lots 6 and 7, there are still some issues which have yet to be resolved. It is now considered appropriate for Council to finalise Amendment No 578. Finalisation should, however, be subject to a final Development Guide Plan being in place to the satisfaction of the City Planner, the satisfactory resolution of drainage concerns, the execution of a deed(s) addressing the ceding of land for inclusion in Yellagonga Regional Park, and closure of temporary access.

BACKGROUND

Amendment No 578 proposes the rezoning and recoding of Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40 (see Attachment No 1). Gray and Lewis, Planning Consultants are overseeing the proposal on behalf of Mr and Mrs Antulov, the landowners.

This amendment is linked closely with Town Planning Scheme Amendment No 555. Amendment No 555 proposes to rezone/recode Lot 24 Wanneroo road, Kingsley from Rural to Residential Development R40. Lot 24 is located just to the north of Lots 6 and 7. These lots comprise a small cell of four landholdings which includes Lot 10 Wanneroo Road which are bounded by Wanneroo Road to the east and proposed future Yellagonga Regional Park (Regional Open Space) to the north, west and south (see Attachment No 2).

Council resolved to finalise Amendment No 555 at its August meeting last year subject to a number of matters being addressed. One of these, the need for a legal deed to be prepared by the landowner, is still outstanding.

Council first considered the proposed rezoning/recoding of Lots 6 and 7 in June 1991 and it initiated Amendment No 578 in June 1992 (G20613). The amending documents were never prepared, largely due to the need to determine the boundary of regional open space and developer headwork contributions. Council, at its July 13 meeting last year (I20706) resolved to rescind its 1992 resolution and support a modified resolution to initiate Amendment No 578.

Council resolved to:

1. support Amendment No 578 to Town Planning Scheme No 1 to rezone and recode Pt Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40;
2. forward the documentation for Amendment No 578 to the Minister for Planning for preliminary approval to advertise;
3. not finalise Amendment No 578 until:
 - (a) a satisfactory structure plan has been agreed for the area identifying;
 - (i) suitable drainage sites;
 - (ii) temporary and permanent accesses to the satisfaction of the Main Roads Department;
 - (b) the preparation and execution, entirely at the applicants' expense, of a deed whereby the applicants agree to cede, free of cost to the Crown, all land below the modified 30m AHD contour;
 - (c) a mechanism being in place to ensure the closure of the temporary accesses to Wanneroo Road off Pt Lots 6 and 7, when lot 100 is developed. This may need to be in the form of a deed similar to (b) above;
4. adopt the modified 30m AHD contour as identified in the structure plan, as the western boundary to the rezoning and recoding of Pt Lots 6 and 7 Wanneroo Road, Kingsley.

KEY ISSUES

The key issues affecting Amendment No 578 have been:

1. The impact of the proposal on Lake Goollalal, in particular the delineation of the regional open space boundary, access to the Yellagonga Regional Park and problems of drainage into the lake.
2. Long-term and short-term temporary access to Lots 6 and 7 off Wanneroo Road and the location of a north-south service road which also forms a boundary between the regional open space and the residential development.
3. Headworks charges where Council had previously resolved (now rescinded) not to finalise Amendment No 578 until a deed was executed in which the applicants agreed to pay headworks charges as proposed by Town Planning Scheme No 21, being the East Wanneroo Development Scheme. As Councillors would be aware, Town Planning Scheme No 21 has been discontinued and all headworks charges associated with the development of land is dealt with during the subdivision stage. In any event, the East Wanneroo Developer Contribution arrangement is now only associated with the development of land east of Wanneroo Road and therefore precludes the owners of Pt Lots 6 and 7 from these requirements.

These issues have now largely been addressed as part of the preparation of a draft development guide plan for Lots 6, 7, 100 and 24 (Attachment No 3). The disposal of stormwater drainage and the location of suitable drainage sites and temporary access off Wanneroo Road are matters still outstanding. Council resolved not to finalise Amendment No 578 at its July meeting last year (I20706) until these matters have been addressed.

SUBMISSIONS

Advertising of the amendment closed on 9 December 1994. Four submissions have been received.

The Environmental Protection Authority (EPA) advises that as the boundary of Lake Goollalal proposed in the amendment reflects the recommendation of the Yellagonga Regional Park Study, and provided that stormwater is managed to meet the EPA's general minimum requirement, the proposal does not appear likely, if implemented, to have a significant effect on the environment.

While raising no objection the Water Authority of Western Australia (WAWA) advises that there should be no direct

stormwater drainage to Lake Goollelal and recommends the retention of stormwater in vegetated swales. For adequate flood protection, a minimum building floor level of RL29.00 metres AHD is advised. In respect of sewerage, WAWA also advises on its sewerage requirements.

While the Main Roads Department has no objection, the department advises that the issues of permanent and temporary access to Lots 6 and 7 of Wanneroo Road will need to be addressed and agreed to before any development takes place.

The Coalition for Wanneroo's Environment is concerned about proposals affecting the Yellagonga Regional Park. Matters including development setback, wetland buffer, retaining or restoring fringing vegetation, drainage system and infrastructure are matters which, the Coalition argues, should be carefully considered by Council. The Coalition asks whether an environmental evaluation of the proposal has been made and to what extent have environmental issues in making decisions and the amendment have been addressed.

Concern also with possible nutrient inputs, adequate fringing vegetation and associated midge populations are raised. The Coalition notes suggestions from an expert in Aquatic Ecology, arguing that lack of fringing vegetation and increased nutrient load to wetlands have carried high numbers of midges and that a buffer of 500 metres was suggested.

In respect of these environmental concerns, it is important to note that the Yellagonga Regional Park Study prepared by the Department of Planning and Urban Development in 1992 with the assistance of representatives of the Department of Conservation and Land Management and the EPA addressed a range of environmental aspects associated with Lake Goollelal. As noted previously, the boundary of Lake Goollelal proposed in the amendment reflects the recommendations of the study. The study did not recommend on landuse adjacent to the boundary but acknowledged that medium density is one possible land use. The study advised that stormwater catchment and drainage, nutrients from fertilisers and septic tanks, clearing of remnant vegetation and development works are ways which land use could affect the park and that development of land should take account of the impact it may have on the park.

Both the EPA and WAWA and the Coalition for Wanneroo's Environment have stressed the importance for drainage issues to be addressed. WAWA advises that there should be no direct stormwater discharge to Lake Goollelal and recommended the retention of stormwater in vegetated swales. There is a need for the applicants to fully address the manner in which drainage is to be managed, with a view to these EPA and WAWA requirements and

any drainage sump/swales should be clearly identified on the local structure plan for the landholding prior to finalisation of the amendment.

Further to the study, in March 1993, the City prepared the "City of Wanneroo Report on Planning Proposals Between Wanneroo Road and Yellagonga Regional Park", a supplementary report to the Draft East Wanneroo District Structure Plan. That plan proposed Lots 6 and 7 as future medium density housing. The housing would be close to significant areas of employment, close to public transport routes, close to major recreation and leisure facilities, opposite the proposed Landsdale District Centre and can be readily serviced and accessed.

Development Guide Plan

The Development Guide Plan for Lots 6 and 7 is yet to be finalised and should be prior to finalisation of the amendment. Matters of drainage and access have still to be resolved. Stormwater drainage, as mentioned above, is a particularly important issue at this site and the manner by which it is to be drained and the location of drainage swales needs to be resolved.

The Coalition for Wanneroo's Environment also refers to the proposed north-south road which will service the group housing sites as well as provide access for parking within the Yellagonga Regional Park. The Coalition argues that the proposed road and car parking for the Park bisects one of the few remaining strips of Marri woodland near the lake and is not appropriate. This should be assessed further and no doubt will be when consideration is given to the provision of this north-south road and associated car park at some future date.

RECOMMENDATION:

THAT Council:

15finally adopts Amendment No 678 to Town Planning Scheme No 1 to:

- .1 rezone Part Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development;
- .2 modifies the Residential Density Code Map to code Part Lots 6 and 7 Wanneroo Road Kingsley to R40;

16advises the applicants that prior to the amendment documents being forwarded to the Minister for Planning for final approval, it will require:

.1 that a Development Guide Plan has been agreed to for the area to the satisfaction of the City Planner, identifying:

.1

sui

.2 temporary and permanent access to the satisfaction of the Main Roads Department;

.2 detailed advice from the applicant addressing all aspects of drainage management for the proposed development, with particular reference to the Environmental Protection Authority and Water Authority of Western Australia requirements and recommendations to the satisfaction of the City Planner and City Engineer;

.3 the preparation and execution, entirely at the applicants' expense, of a deed whereby the applicants agree to cede, free of cost to the Crown, all land below the modified 30m AHD contour;

.4 a mechanism being in place to ensure the closure of the temporary access/es to Wanneroo Road off Part Lots 6 and 7, when Lot 100 is developed. This may need to be in the form of a deed similar to (c) above;

3. advises the applicant that the present 'Market Garden Sales' use of these lots is to cease as soon as works commence as a result of subdivision approval.

O G DRESCHER
City Planner

pjn:gm
pre19540
6.2.95
TP72-02/95

CITY OF WANNEROO REPORT NO: TP72-02/95

TO: TOWN CLERK

FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 790-696
WARD: NORTH
SUBJECT: CLOSE OF ADVERTISING ; AMENDMENT NO 696 TO
RECODE/REZONE LOTS 10 AND 317-321 ST ANDREWS
DRIVE, YANCHEP TO ACCOMMODATE GROUP HOUSING

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Sun City Country Club
CONSULTANT: Greg Rowe & Associates
APPLICATION RECEIVED: 14.7.94
REPORT WRITTEN: 23.1.95

SUMMARY

Council resolved to support Amendment No 696 to rezone/recode Lots 10 and 317-321 St Andrews Drive, Yanchep to Residential Development R40 at its meeting on 10 August 1994 (I50814).

Advertising closed on 20 December 1994 and an 18 signature petition and five submissions have been received; four of these objecting to the proposal. Objections relate to perceived detrimental effects on the amenity of the area and hence on properties which were purchased, assuming that the above lots would remain at R20 density. In my view, the conceptual design is in keeping with the character of the area and the site itself is highly suitable for this type of development. It is now appropriate for Council to consider finally adopting the amendment.

Letters to objectors confirm no objectors wish to withdraw.

BACKGROUND

Council resolved to support the application by Greg Rowe and Associates, Town Planning Consultants on behalf of Sun City Country Club at its 10 August 1994 meeting. The proposal is to

consolidate several portions of land to form the R40 site illustrated on Attachment No 1. It is proposed to seek closure of an existing pedestrian accessway (PAW) to subdivide and amalgamate approximately 28m² of the adjoining golf course, and amalgamate five existing single residential lots to create a total land parcel of approximately 3600m².

Lots 317 and 321 are currently zoned Residential R20 under Council's Town Planning Scheme No 1, the pedestrian accessway is a Local Authority Reserve "Local Road" and the 28m² portion of Lot 10 is zoned Private Recreation. The applicant seeks a blanket zoning over the site of Residential R40.

The applicant has provided a conceptual design as an indication of the general configuration and character of the ultimate development (see Attachment No 2).

Closure of the PAW is considered acceptable as public access to the golf course is just as conveniently provided via Russley Grove and north of Lot 317 and is the subject of a report to this Committee.

SUBMISSIONS

Five written submissions and an 18 signature petition have been received. Four submissions objecting to the proposal were received from residents immediately adjacent to and opposite the site for the proposed group housing (see Attachment No 1). The basis for the objections are:

.1The proposal is out of keeping with the character of the area and will have a detrimental effect on the amenity of the area.

.2Residents purchased their properties on the basis that nearby properties would remain an R20 density.

.3The group housing will result in increased noise and parking in the vicinity and that any future sale of the site will negate any discussions between affected residents and the designer of the group housing development.

One submission has been received from the Water Authority of WA stating no objection to the amendment.

Because of uncertainties in respect to residents' objections, Council at its meeting on 30 January 1995 resolved to write to the objectors to seek whether any had changed their mind about the proposal (TP30-01/95). Letters were sent out on 2 February

1995 asking for a reply by 10 February 1995 and six replies have been received from the twenty-two objectors (including the 18 signature petition), none of which have changed their position. Some residents have not replied and in the absence of a reply, their objections stand.

CONCLUSION

The position and orientation of the site and its proximity to the golf course makes the land highly suitable for the type of development proposed. The conceptual design prepared for the Sun City Country Club for this site which is adjacent the golf course, does not suggest that the group housing will have a detrimental effect on the amenity of the area.

RECOMMENDATION:

THAT Council:

1. finally adopts Amendment No 696 to Town Planning Scheme No 1 to:
 - (a) lift the Reservation "Local Road" from the land contained within the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep and zone the land Residential;
- .5 rezone portion Lot 10 St Andrews Drive, Yanchep from Private Recreation to Residential;
- .6 modify the Residential Density Code Map to recode the pedestrian accessway located between Lots 320 St Andrews Drive and Lots 317 to 321 St Andrews Drive, Yanchep from R20 to R40;

17forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 696;

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

O G DRESCHER
City Planner

pjn:jw
pre29539
20.2.95

CITY OF WANNEROO REPORT NO: TP73-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 790-691
WARD: NORTH
SUBJECT: MINISTER WITHHOLDING CONSENT : AMENDMENT NO
691 TO REZONE FOR A RURAL STORE, MEADOWLANDS
SPECIAL RURAL ZONE

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural
APPLICANT/OWNER: W D Duffy
APPLICATION RECEIVED: 10.6.94

SUMMARY

Council, at its meeting of 27 July 1994 (I90747) resolved to initiate Amendment No 691 in support of Mr W D Duffy's proposal to develop the rural store in Pt Loc 1866 Neaves Road. The Hon Minister for Planning has withheld consent for the amendment to be advertised for public inspection.

BACKGROUND

Pt Loc 1866 (530) Neaves Road (see attached Development Guide Plan) is presently zoned Rural under the Metropolitan Region Scheme and is located within Special Rural Zone No 15 under the City's Town Planning Scheme No 1. In order to accommodate the rural store, it is necessary to modify the Development Guide Plan for Meadowlands Estate as well as the Special Provisions of Special Zone No 15.

In 1992 Council initiated an amendment (which was subsequently discontinued following refusal of the Minister to allow the amendment to be advertised), to rezone land at the same corner of Meadowlands Drive and Neaves Road for a service station and general store. Council believed that there was a need for a

local store to service local residents and it therefore supported the amendment.

This present application seeks rezoning for Rural Store only. When this application was first received, the City Planner (I20705) recommended against the proposal noting that Council's Rural Stores Policy excluded this proposed site in favour of a possible future outlet somewhere between Jandabup Lake and Lake Adams. It was noted that the Homeswest/Yatala development at Neerabup will provide shops within 5 - 6 kms to the west and the possible future rural store proposed in the policy will be approximately 4 kms south-west of Meadowlands. It is also argued that only in residential areas is it possible to provide shopping facilities within reasonable walking distance of local residents. To attempt this level of service in rural areas would result in a proliferation of ad hoc commercial outlets to the detriment of rural character. Council's present policy is an interim control which should be complied with at least until the Rural Strategy is completed.

Council resolved to defer consideration on the matter pending a deputation. At its meeting on 27 July 1994 Council resolved to support the proposal. There was seen to be a general lack of these convenience types of facilities in the area. The land is centrally located within the Meadowlands Special Rural zone and thus is well positioned to serve the immediate district of approximately 90 families and surrounding rural districts. Such a place is of special advantage in a development area.

Finalisation of the present amendment was subject to subdivision of the corresponding 4000m² of Pt Loc 1866 and submission of a site plan for the area.

MINISTER'S DECISION

The Hon Minister for Planning has withheld consent for the amendment to be advertised for public inspection. This is for the following reasons:

1. The proposed use is contrary to the intent and objectives of the Special Rural zone and will have a detrimental effect on the character and amenity of the Meadowlands Special Rural Estate and the surrounding locality.
2. Approval of the proposal will create an undesirable precedent for similar applications within Special Rural zones in the area.

It is questionable just to what extent a rural store will detract from the amenity of a Special Rural area. Certainly Meadowlands Estate, more so than any of the other Special Rural zone, is many

kilometres away from the nearest convenience goods shop. Whether an undesirable precedent would be set is also questionable as Council does have control over such applications under its Town Planning Scheme. As part of the process of developing its Rural Strategy, a councillors' workshop will be held in one months time to discuss and consider a number of rural issues. It is recommended that Council defer any further consideration on Amendment 691 until this matter has been discussed as part of that workshop.

RECOMMENDATION:

THAT Council:

19requests that the matter of rural stores in Special Rural zones be included in the forthcoming Rural Strategy Councillor Workshop;

20defers any further consideration of Town Planning Scheme Amendment No 691 to rezone a 4000m² portion of Pt Loc 1866 at the corner of Neaves Road and Meadowlands Drive, Mariginiup from "Special Rural" to "Special Rural, Special Zone (Additional Use) Rural Store Not Exceeding 100m² GLA" until such time as the matter has been considered at the abovementioned workshop.

O G DRESCHER
City Planner

pjn:rp
pre29540
21.2.95

TP74-02/95

CITY OF WANNEROO REPORT NO: TP74-02/95

TO: TOWN CLERK
FROM: ACTING CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 30 JANUARY 1995
FILE REF: 510-1384

WARD: SOUTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN BENBULLEN BOULEVARD AND GURIAN
GARDENS, KINGSLEY

LOCAL SCHEME: Residential
APPLICANT/OWNER: Adjoining Owners/Crown
REPORT WRITTEN: 10 January 1995

SUMMARY

The adjoining owners of a pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley have requested Council to consider closing the accessway on the grounds of vandalism and antisocial behaviour. At the request of the residents, a public meeting was held to discuss the proposed closure. Residents supporting and not supporting the closure were represented at the meeting. A petition signed by 96 residents was handed over at the end of the meeting objecting to the closure. The accessway leads directly into a well patronised park and a large number of residents in the vicinity strongly oppose the closure. On this basis, Council should not support the application to close the accessway.

APPLICATION

The four adjoining property owners requested Council to close the accessway as they believe it is a magnet for antisocial behaviour and criminal acts. The application was supported by a letter from Cheryl Edwardes. The owners of 36 Gurian Gardens have been burgled and had vines and bushes along the fence set alight. The owners of 38 Gurian Gardens have had two skate boards stolen and the owner of 24 Benbullen Boulevard has had reticulation piping broken. These incidents have occurred over the last three years.

Incidents of antisocial behaviour include the throwing of stones onto roofs, rubbish being thrown into gardens, offensive language, youths urinating in the accessway and the gathering of youths for drinking sessions. The adjoining owners also claim that used contraceptives and syringes have been found in the accessway.

The applicants believe that apart from troublesome youths, the accessway carries only a very small volume of pedestrian traffic.

PETITIONS

A petition was received requesting a Public Meeting to discuss the closure of the accessway. The petition was made up of 54 signatures representing 36 households. It should be noted that 10 of the signatories also signed another petition objecting to the closure of the accessway.

The meeting was held on 24 October 1994 and was attended by 18 electors. Several electors made comments on the accessway both in favour of and against closure.

At the end of the meeting, a 96 signature petition opposing the closure was presented. The petition represents 73 households and 24 of the signatures were from students over the age of 13. Three of the signatures were outside the vicinity of the accessway (West Perth, Warwick and Greenwood) and it is highly unlikely that they would be affected by the closure of the accessway.

The petitioners strongly objected to the closure on the grounds that the accessway is a valuable asset to the community which is well used by the residents in the vicinity to walk to the park.

REFERRALS

The proposed closure was referred to the servicing authorities, the Department of Planning and Urban Development (DPUD), and the Department of Land Administration (DOLA).

No services run through the accessway and the servicing authorities such as Telecom and Water Authority have no objections to the accessway being closed. DPUD did not support the closure on the grounds that it provides direct and convenient access to the recreation reserve. DOLA set purchase prices for the adjoining residents to purchase the land within the accessway, however it also expressed concern over the closure and suggested that the accessway remain open.

DOLA administers the land within the accessway and has the final determination on the future of the accessway. In view of their own concerns and the opposition from DPUD, I doubt whether DOLA would close the accessway even if Council resolved to agree to it.

ASSESSMENT

The accessway is used by a large number of residents in the community who feel strongly about retaining it. It provides direct and convenient access to a local park and is also used by school children to walk to bus stops on their way to and from school. One of the adjoining residents is a police officer. Maybe he and the local Neighbourhood Watch representative (who

objects to the closure) should work together to try to find another solution to the antisocial behaviour rather than deprive the local residents of a well used asset.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley.

A C SHEPPARD
Acting City Planner

cd:rp
pre19510
12.1.95
TP75-02/95

CITY OF WANNEROO REPORT NO: TP75-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 510-923
WARD: NORTH
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 320 AND 321 ST ANDREWS DRIVE,
YANCHEP

LOCAL SCHEME: Residential
APPLICANT/OWNER: Sun City Country Club Inc/Crown
CONSULTANT: Greg Rowe & Associates
REPORT WRITTEN: 15 February 1995

SUMMARY

The proposed closure of the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep was advertised in the Wanneroo

Times and signs were erected at either end of the accessway. At the close of the 30 day advertising period no objections were received. The accessway serves little purpose and closure would have no affect on pedestrian movements through the area.

BACKGROUND

Sun City Country Club Incorporated own both lots adjoining the accessway and the golf course it leads to. As the golf course is privately owned, pedestrian access into the golf course is not required at this location. Entry to the course would be through the main entry.

At the end of the thirty day advertising period no objections to the closure were received. The State Planning Commission has no objections to the closure and the servicing authorities have no plant within the accessway.

EASEMENT REQUIREMENTS

A Council stormwater drain runs along the length of the accessway, and an easement will be required to be registered to protect the plant. As the applicants are proposing to develop units on the land they have requested Council to consider relocating the stormwater drain. The drain can be relocated to the southern boundary of Lot 321 and a 3.5 metre easement would then need to be registered over the new drain. The estimated cost of relocating the drain is \$15,000.00 and this cost will need to be met by the applicants. The easement will need to be granted free of cost to the City and all fees associated with the easement are to be met by Sun City Country Club Incorporated. The applicants have verbally advised that they are prepared to meet the costs involved in relocating the drain, however written confirmation will be sought when a final cost on relocating the drain is known. The relocation of the easement will be finalised prior to a request being made to the Department of Land Administration (DOLA) to close the accessway.

EVALUATION

The accessway serves little purpose and the pedestrian movement through the area will not be affected. The residents in the vicinity have no objections to the accessway being closed. Closure of the accessway should therefore be supported.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Lots 320 and 321 St Andrews Drive, Yanchep subject to Sun City Country Club Incorporated meeting all costs associated with closing the accessway in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre29532
16.2.95
TP76-02/95

CITY OF WANNEROO REPORT NO: TP76-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 740-61
WARD: NORTH
SUBJECT: WATER MAIN RESERVE : LOT 17 TAMALA PARK

METRO SCHEME: Rural
LOCAL SCHEME: Rural
OWNERS: Cities of Wanneroo, Stirling and Perth
REPORT WRITTEN: 20.2.95

SUMMARY

The Water Authority of WA (WAWA) needs to soon commence construction of a water main along the southern boundary of Lot 17 Tamala Park (see Attachment Nos 1 & 2). WAWA is working to a tight timeframe and needs urgent approval from the owners of Lot 17 (the Cities of Wanneroo, Stirling and Perth) and the Mindarie Regional Council to allow the construction to commence and for a reserve to accommodate the main to be created.

BACKGROUND

Council has previously considered this matter at its meeting of 23 February 1994 (I90257). Council resolved at that time to

advise WAWA that the proposed main and other infrastructure necessary to serve Lot 2 Kinross (the residential area immediately to the south of Lot 17) should be designed to be wholly accommodated within the road reserve situated along the northern edge of the residential subdivision on Lot 2 Kinross.

DISCUSSION

Since the above resolution, there has been considerable discussion between WAWA officers and officers of the three owner-Councils as to whether the main may be able to be relocated out of Lot 17. The outcome has been that:

21WAWA has shown that the main will in fact be serving not just Lot 2 Kinross but also other areas including the future urban portion of Lot 17.

22WAWA has shown that there is really no other viable option to that currently proposed. The Cities of Perth and Stirling have agreed that this is the case.

3. It has been put to WAWA officers that if the reserve for the main is to be provided, then the Lot 17 owners would probably expect to be properly compensated for the loss of portion of the Lot 17 property.

The land concerned is included within the area leased by the Mindarie Regional Council. It is therefore necessary for the Regional Council's approval to also be given to WAWA's request and that the lease area be amended to exclude the land to be excised for the water main reserve. The Regional Council's approval has been sought on these matters.

The sale of the land to WAWA may proceed without the need to obtain the approval of the Minister for Local Government as the Water Authority is a government agency as provided for under Section 266 (2) of the Act.

RECOMMENDATION:

THAT Council:

1. agrees to the creation of the required water main reserves along the southern boundary of Lot 17 Tamala Park, being a 6m wide reserve west of Connolly Drive, and a 13m wide reserve east of Connolly Drive, subject to it being adequately compensated by the Water Authority of WA for the loss of that area of Lot 17;
2. agrees to the Water Authority constructing the water mains prior to the creation of the mains reserves and

agrees to the Authority's contractor having access to the relevant portion of Lot 17 for that purpose;

23 agrees to the sale by private treaty to the Water Authority of WA of the land required for the water main as described in 1. above, subject to the Water Authority of WA meeting the cost of:

- .1 survey and any other conveyancing expenses;
- .2 relocation of the security fence along the new property boundary to a similar standard as the rest of the original fencing;

24 seeks valuations of the land referred to in 1. above;

25 agrees to the amendment of the Mindarie Regional Council lease area to excise the area referred to in 1. above.

O G DRESCHER
City Planner

pjt:rp
pre29541
TP77-02/95

CITY OF WANNEROO REPORT NO: TP77-02/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 FEBRUARY 1995

FILE REF: 765-20

WARD: SOUTH-WEST

SUBJECT: REQUEST FOR A DOG EXERCISE BEACH AT MARMION

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

SUMMARY

At its meeting on 21 December 1994, the Council resolved to seek public comment on the possibility of establishing a dog exercise area on the beach between Troy Avenue and Ozone Road, Marmion for a period of six months each year from 1 May to 31 October (I21237). The public comment period has now closed and a large number of submissions have been received.

BACKGROUND

In November 1994 the Council received a 78 signature petition from Mr and Mrs Brotherson of Marmion requesting the establishment of a dog exercise area on a 400 metre stretch of beach between Troy Avenue and Ozone Road. In investigating this proposal the Town Planning Department identified a number of concerns relating to the use of this site as a dog beach, including lack of parking, limited access and the narrow characteristics of the beach. Notwithstanding these concerns, it was suggested that public support be gauged on the possibility of establishing a dog beach during the period from May to October when beach usage was low.

PUBLIC ADVERTISING PROCEDURE

Council, at its meeting of 21 December 1994, subsequently resolved to initiate a four week advertising procedure to seek public comment on the possibility of establishing a dog beach between Troy Avenue and Ozone Road during the six months from May to October. The four week advertising period was initiated on 6 January 1995 and closed on 4 February 1995. Throughout this time a sign inviting public comment on the matter was placed on West Coast Drive opposite the site of the proposed dog beach. Notices were also placed in the "West Australian" on 7 January 1995 and in the "Wanneroo Times" on 10 and 17 January 1995.

The public comment period has resulted in a total of 227 residents either signing petitions or lodging submissions in relation to this matter. In all, 182 submissions objecting to the proposal and 45 submissions in support of the proposal have been received. Details of the submissions received are summarised below. A map showing the location of objectors and supporters of the proposal has also been attached to this report. Importantly, it is noted that 28 residents objecting to the proposal and 37 residents in support of the proposal live outside the suburb of Marmion.

OBJECTIONS

A total of 49 letters and three petitions containing 11, 30 and 92 signatures have been received from people objecting to the proposed dog beach. Issues that were consistently raised in many of the submissions received relate to:

1. dog excreta polluting the beach;
2. the beach being too narrow to support a dog beach especially in winter when almost all sandy areas were inundated;
3. problems with uncontrolled dogs disturbing and interfering with other beach uses;
4. the existence of nearby alternative dog exercise areas including Hillarys and Watermans beach (City of Stirling);
5. the absence of any nearby parking facilities.

Other issues raised in the objections received included:

1. the likelihood that dogs would stray south of the proposed exercise area and into the Lennard Pool area;
2. the current and likely future lack of policing of dog controls in the area;
3. the likelihood of the proposed winter dog beach being extended into summer months;
4. possible damage to dunes, vegetation and wildlife;
5. possible disturbance to residents due to the close proximity of the dog beach to residential areas.

SUPPORT

A total of 27 letters and two petitions containing 16 and 12 signatures respectively have been received from residents supporting the proposed dog exercise area.

The most commonly raised grounds for support of the proposal included:

1. the current lack of use of the beach area, particularly during the winter months;
2. the beach being generally unsuitable for 'normal' beach activities therefore making it available for dog usage;

3. no close alternative dog exercise areas being available;
4. a new dog beach would relieve pressure on existing exercise areas.

Many of the submissions in support of the proposed dog beach also requested that consideration be given to allowing the dog beach to operate all through the year. The need to provide facilities for the disposal of dog excreta was also frequently raised.

DISCUSSION

Following examination of this section of coast and an assessment of the submissions received it is considered that from a town planning viewpoint the proposed dog beach cannot be supported. It is believed that a dog exercise area at this beach would be undesirable due largely to the physical characteristics of this section of coast, limited access, a lack of parking and the availability of existing alternatives. Importantly it is also noted that a large proportion of residents in the immediate vicinity of the subject site have expressed their objection to the proposal.

Physical Characteristics of the Beach

The subject coastline consists of a narrow beach with some rocky limestone headlands. The natural processes in this section of beach are characterised by seasonal movement of sand. The sand is generally accumulated on the beach in summer and washed away exposing bare limestone during winter. It is believed that the resultant rocky narrow beach would be unable to support an animal exercise area without adversely affecting other beach users. Problems such as dog excreta and possible disturbance and conflict between dogs and other beach users would be concentrated into this narrow strip of beach. Further, it is considered likely that given the constraints of the proposed exercise area that dogs and their owner would stray into the wider and more popular beaches to the north and south. This eventuality would be likely to result in additional conflict between beach users and would be difficult to police.

Access

Access to the proposed dog exercise area is limited to an existing path opposite Troy Avenue. This path is also used to gain access to the popular beach at Lennard Pool (which is outside the proposed exercise area). It is believed that the need for this shared accessway may reduce the attractiveness of Lennard Pool due to potential problems such as fouling of the path and possible conflict with dogs. Ensuring that dogs

remained within the proposed exercise area once they reached the beach would also be difficult to control. Similar problems may also occur to the north of the proposed exercise area with dogs being brought into the proposed area via Marmion Beach.

Car Parking

It is considered appropriate that a facility such as a dog exercise area should be located in an area that is accessible to a wide community catchment. As there is no public parking available in the vicinity of the proposed dog beach the facility would generally only serve residents that live within walking distance. This limited catchment of the proposed dog exercise area raises questions as to whether the location of the facility can be considered to be equitable on a regional basis. Further, the lack of parking may also contribute to a safety hazard and cause disturbance to residents due to users of the dog beach parking in the residential streets of Marmion or attempting to park illegally on West Coast Drive.

Existing Alternative Dog Beaches

The proposed dog beach is situated approximately 3.5 kilometres south of the existing Hillarys animal exercise area. It is believed that in this location the Hillarys animal beach is within reasonable distance of Marmion and other southern suburbs within the City of Wanneroo. Importantly, the facility at Hillarys avoids many of the potential problems associated with the Marmion site in that it includes a substantial car park and features a large usable stretch of sandy beach.

In addition to the above it is noted that a dog exercise beach currently exists at Waterman within the City of Stirling (between Ada Street and Castle Street) approximately 600 metres south of the proposed Marmion site. The Waterman dog beach, as with Hillarys, is provided with an off-street car parking area and separate access. Whilst this site falls outside of the City of Wanneroo, it is believed that from a metropolitan perspective it could be viewed as another more suitable alternative to the proposed Marmion dog beach.

In view of the above comments, and in particular the results of the public advertising procedure, it is concluded that the request for a dog exercise area on the beach between the alignment of Troy Avenue and Ozone Road cannot be supported.

RECOMMENDATION:

THAT Council advises Mr and Mrs Brotherson that their petition requesting the establishment of a dog exercise area on the beach between Troy Avenue and Ozone Road, Marmion is refused due to:

26the subject stretch of beach being unsuitable for use as a dog exercise area due to its narrow rocky characteristics;

27the likely conflict between dogs and other people using this section of beach;

28lack of suitable public car parking and access;

29availability of nearby alternative sites, at Waterman and Hillarys;

30the large amount of public objection received when the proposal was advertised for comment.

O G DRESCHER
City Planner

gpp:gm
pre29525
14.2.95
TP78-02/95

CITY OF WANNEROO REPORT NO: TP78-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 750-1
WARD: SOUTH
SUBJECT: SNAKE SWAMP MANAGEMENT PLAN

SUMMARY

Council's Environmental Advisory Committee is concerned that a management plan for Snake Swamp in Landsdale, being prepared as

an adjunct of development proposals for the adjoining area, should properly address issues relating to management of the Southern Brown Bandicoot population which inhabits the area. The Committee has recommended that Council should ensure the management plan does properly address these issues.

The management plan is being prepared pursuant to conditions set by the Minister for the Environment following formal assessment by the Environmental Protection Authority of a development proposal affecting Snake Swamp. The Ministerial conditions also require the preparation of strategies for managing the Southern Brown Bandicoot population, although not necessarily as part of the overall management plan for the swamp.

Because of the Ministerial conditions, action by Council to ensure proper consideration of the Bandicoot population at Snake Swamp may not become necessary. A positive response to the Environmental Advisory Committee's recommendation is, however, advocated, to enable appropriate action to be taken in the event that it is necessary.

INTRODUCTION

As Council would be aware, a proposal by Oxleigh Holdings Pty Ltd to rezone and subdivide Lot 2 Priest Road, Landsdale for residential purposes was formally assessed by the Environmental Protection Authority (EPA) because it involved modification of the area encompassing Snake Swamp that was included in System 6 Recommendation M8.

The City of Wanneroo lodged a submission with the EPA on the proposal, raising a number of issues and concerns and arguing that the proponent's environmental impact assessment documentation did not provide an adequate basis for consideration of the proposal.

Nevertheless, EPA concluded that the proposal was conditionally acceptable and Council decided not to lodge an appeal against the outcome of the Authority's assessment. Following the EPA's assessment, the statement by the Minister for the Environment setting statutorily binding conditions upon the development was finalised. Among other things, the Ministerial statement requires the developer to -

- . prepare an Environmental Management Programme (EMP) for the rehabilitation of that part of Snake Swamp affected by the proposal (issues to be addressed were specified); and
- . develop strategies for maintaining the habitat of the populations of the Southern Brown Bandicoot inhabiting

Snake Swamp (or alternatively, achieving their relocation).

While it would be logical for the EMP to include the strategies addressing the Bandicoot, the Ministerial conditions do not specifically require such to occur.

Initial drafts of the EMP have been submitted to the City (and the Department of Environmental Protection) on an informal basis for officer level comment. Feedback on the first of these drafts was provided by Council officers to the proponent's representatives. A second draft has now been received, and a brief review of this indicates that it does not materially differ from the earlier version of the document. Officers are still assessing the second draft and in due course will provide further feedback to the proponent's consultants.

This matter is not yet at a stage where it can appropriately be put before Council for formal consideration. However, concerns about the Southern Brown Bandicoot at Snake Swamp have been raised at the last two meetings of Council's Environmental Advisory Committee and accordingly, the objective of this briefing is to apprise Council of the Committee's concerns and recommend a course of action on this matter.

DISCUSSION

Several members of the Environmental Advisory Committee are concerned that residential development in the vicinity of Snake Swamp and associated modifications to the swamp will destroy the habitat of resident Southern Brown Bandicoot population. These concerns were initially discussed at the Committee's December 1994 meeting, and were again raised at its January 1995 meeting. As a result of the discussion at its January meeting, the Committee adopted a motion recommending to Council that -

- . Council should ensure that the management plan for Snake Swamp being prepared on behalf of North Whitfords Estates should provide proper protection for the habitat of the rare and endangered Southern Brown Bandicoot and other native fauna that inhabit the swamp; and
- . Council should seek advice from Edith Cowan University regarding the conservation plan for the Southern Brown Bandicoot that it is developing to assist Council in considering the draft Snake Swamp management plan.

The Committee also requested a briefing on the Snake Swamp management plan at its February meeting. The report prepared for the Committee's meeting is attached (Attachment No 1). This document provides additional information about the management

plan and of the enquiries made in response to the Committee's motion.

As indicated in Attachment 1, the second draft of the management plan is still being reviewed by City officers, and a response to the proponent's consultants has yet to be provided. The draft management plan does, however, raise a number of matters (in addition to those raised by the Environmental Advisory Committee) which are still considered to require further attention. The Department of Environmental Protection's written comments on the second draft of the management plan allude to several of these issues (viz. water balance, completion criteria, nutrient management, developer's commitments).

It is intended that a report providing detailed comment on the Snake Swamp management plan will be submitted to Council once the plan has been released for public review. This report will advise Council on the response considered appropriate to the plan that is ultimately released.

However, in the meantime, it would be considered appropriate for Council to respond to the Environmental Advisory Committee's recommendation as follows -

- . to note the Committee's recommendation and acknowledge its concerns about the Southern Brown Bandicoot;
- . to request a detailed report on the "final draft" of the Snake Swamp management plan when released for public review;
- . to indicate that, in the event that the "final draft" of the Snake Swamp management plan does not contain specific confirmation from the Department of Conservation and Land Management that issues relating to the Southern Brown Bandicoot have been (or will be) resolved to the Department's satisfaction, Council will (through its written response to the management plan and such other actions as appropriate) seek to ensure that such issues are appropriately resolved prior to commencement of the development.

The objective in suggesting this course of action to Council is to seek Council's sanction for this action in the event that it is necessary. In that both the Environmental Protection Authority and the Department of Conservation and Land Management have a controlling role in determining the acceptability of the Snake Swamp management plan and the Bandicoot management strategies (respectively) pursuant to conditions set through the Ministerial statement, specific action by Council to resolve the Bandicoot-related issues may well be unnecessary.

Nevertheless, at this juncture, it is considered appropriate for Council to indicate its preparedness to take action in the event that action is necessary.

RECOMMENDATION:

THAT Council:

31notes the Environmental Advisory Committee's recommendation, and acknowledges the Committee's concerns, about the Southern Brown Bandicoot at Snake Swamp;

32requests a detailed report on the "final draft" of the Snake Swamp management plan when it is released for public review;

33in the event that the "final draft" of the Snake Swamp management plan does not contain specific confirmation from the Department of Conservation and Land Management that issues relating to the Southern Brown Bandicoot have been (or will be) resolved to the Department's satisfaction, will (through its written response to the management plan and such other actions as appropriate) seek to ensure that such issues are appropriately resolved prior to commencement of the development.

O G DRESCHER
City Planner

ph:gm
pre29524
13.2.95
B29-02/95

CITY OF WANNEROO REPORT NO: B29-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995

FILE REF: 750-22
WARD: NORTH
SUBJECT: LAKE PINJAR : DECLARATION OF PLANNING CONTROL
AREA NO 29

METRO SCHEME: Rural
LOCAL SCHEME: Rural
ADVICE RECEIVED: 16.12.94
REPORT WRITTEN: 7.2.95

SUMMARY

The State Planning Commission (SPC) has advised that the Minister for Planning has approved the declaration of Planning Control Area (PCA) No 29 over the Lake Pinjar area and that the declaration was gazetted on 16 December 1994.

DISCUSSION

The area covered by PCA No 29 is shown on Attachment No 1.

PCAs are declared under Section 35C of the Metropolitan Region Town Planning Scheme Act 1959. The effect of PCA is that:

1. Development applications submitted to Council for approval under the Metropolitan Region Scheme (MRS) are to be referred (with recommendation) to the State Planning Commission (SPC) for determination. (Such applications are generally otherwise determined by Council under authority delegated by the SPC). It should be noted that development approval under Council's Town Planning Scheme No 1 is still required.
2. Compensation is payable in respect of land injuriously affected by the declaration and land so affected may be acquired by the SPC in the same circumstances and in the same manner as if the land had been reserved in the MRS for a public purpose.

The declaration has effect for a period not exceeding five years, or until revoked by the SPC with approval of the Minister.

The purpose of the PCA stated in the declaration is "to protect the Priority 1 Gngangara Water Mound Protection Zone and for the purpose of State Forests, Water Catchments and Parks and Recreation areas".

Council may recall that a PCA was declared about five years ago over a number of the other major wetlands in East Wanneroo.

The declaration of PCA 29 can be seen to be closely related to the recommendations of the Select Committee report on Metropolitan Development and Groundwater Supplies. It will provide a mechanism for Government acquisition of land in the area. In this regard, the City can expect (and, in fact, it has already started) to receive regular requests for advice from Valuers involved in land acquisition cases, asking what, in its opinion, is the highest and best use possible for such land if it was not included in the PCA. This will require the provision of consistent advice in all such cases and it is likely that a report will be presented to Council in the near future on this matter. That report will also need to address the matters of any changes appropriate to Council policies affecting the area (eg subdivision policy), and how Council should handle development applications in a manner which will not open itself (rather than State agencies) to compensation claims.

These matters will also need to be considered within the context of the preparation of the Local Rural Strategy (LRS) and in this regard, they will need to be discussed at the forthcoming Council workshop on the LRS. The report referred to will therefore be presented to Council shortly after that workshop.

SUBMITTED FOR INFORMATION.

O G DRESCHER
City Planner

pjt:gm
pre29521
8.2.95
B30-02/95

CITY OF WANNEROO REPORT NO: B30-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 290-7

WARD: CENTRAL AND SOUTH
SUBJECT: EAST WANNEROO DISTRICT TRANSPORT STUDY

SUMMARY

The East Wanneroo District Transport Study was commissioned and jointly funded between the Department of Planning and Urban Development (DPUD), Main Roads Western Australia (MRWA) and Transperth. The purpose of this study was to review the district distributor road network proposed in the North West Corridor Structure Plan (1992) (NWCSP) for the East Wanneroo area and to recommend an arterial road network and public transport system that would best serve this area based on the extent of the urbanisation south of Flynn Drive, as was proposed in the final NWCSP.

BACKGROUND AND STATUS OF EAST WANNEROO DISTRICT TRANSPORT STUDY

The East Wanneroo District Transport Study was proposed following the finalisation of the Metropolitan Region Scheme (MRS) Amendment for Neerabup. Whilst this amendment generally reflected the same road structure as shown in the NWCSP, when the State Planning Commission (SPC) was considering the submissions received on this amendment, it was recognised that sufficient opportunity was not given to the public to comment on the road structure proposed. As a result of public concern following advertising of the initial draft NWCSP in 1991, a detailed re-evaluation of this plan was carried out. This evaluation resulted in various modifications to this draft plan, particularly within East Wanneroo where a revised district distributor road network was provided with corresponding reductions to the extent of urbanisation previously proposed.

The main change to the arterial road structure was the deletion of the major six lane highway (Eastern Perimeter Arterial Road) which resulted in the final road structure shown in the NWCSP 1992. In considering the Neerabup amendment and submissions received, the Minister determined not to include a segment of proposed regional road (ie: Coogee Road extension) given this was the section of road that was of greatest concern in the public submissions received. It was resolved, however, that a detailed traffic study would be carried out for the East Wanneroo area to resolve issues such as road alignments, reserve widths and numbers of lanes required to accommodate a regional road structure based on the extent of urbanisation proposed.

This study was subsequently conducted in 1993 by Sinclair Knight Consulting Engineers on behalf of DPUD, MRWA and Transperth.

This traffic study examined various options for a comprehensive and efficient regional road network for the area. The option finally recommended by the consultants largely supported the structure in the NWCSP with some proposed variations (Attachment No 1).

In January 1994, the East Wanneroo MRS Amendment was released for a three month public comment period. The East Wanneroo District Transport Study was the basis for identifying those roads shown as Important Regional Roads within this MRS Amendment. As Council is aware, however, not all of the roads identified within the study were shown in the MRS Amendment. Those roads included were as follows:

34 Ocean Reef Road - from Wanneroo Road to the eastern boundary of the municipality.

35 Alexander Drive - from Marangaroo Drive to Gngangara Road.

36 Mirrabooka Avenue - between Hepburn Avenue and Ocean Reef Road.

37 Skeit Road/Hartman Drive - between Hepburn Avenue and Ocean Reef Road.

38 Gngangara Road - between Skeit Road and Wanneroo Road.

39 Pinjar Road - between Wanneroo Road and Burns Beach Road.

40 Flynn Drive - between Lot 1 Flynn Drive, Neerabup and Wanneroo Road.

In considering this amendment, the Council supported the findings of the traffic study (refer Report I10406 and I20413) however, was greatly concerned that all of the arterial roads (eg Franklin/Lenore Roads) were not included for reservation in the MRS. These concerns were conveyed to the DPUD which subsequently advised that the traffic study had not been formally endorsed by the SPC and consequently, all of the roads recommended in the study would not be reserved at that time. It is also understood that the exclusion of some of the major roads from the amendment resulted from a directive from the Minister for Planning.

The MRS Amendment was subsequently finalised on this basis and took effect on 2 November 1994 following debate on this matter in Parliament. Council will recall Report I21260 which outlined this debate and stated how the Minister for Planning commented that the traffic study was predicated on the future intentions of the Council for greater urbanisation than was proposed in the MRS Amendment. The Council was most concerned about this and other

comments made by the Minister at the time. Its concerns were subsequently conveyed to the Premier.

Whilst Council supported the East Wanneroo District Transport Study in April 1994, the SPC is yet to formally consider it. Following recent discussion with officers from DPUD, it is understood that the SPC will probably consider this study in February, following which the Minister may reconsider those arterial roads recommended in the study but not included in the MRS, (within East Wanneroo) for future reservation.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

rwz:gm
pre29520
8.2.95
B31-02/95

CITY OF WANNEROO REPORT NO: B31-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 970-3
WARD: ALL
SUBJECT: PLANNING LEGISLATION AMENDMENT BILL 1994

SUMMARY

The Minister for Planning has responded to comments submitted by Council in respect of the Planning Legislation Amendment Bill 1994. That Bill has been withdrawn from Parliament and replaced with what is now the Planning Legislation Amendment Act (No 2) 1994 which is to be proclaimed on 1 March 1995.

BACKGROUND

At its meeting on 26 October 1994 (I21027), Council considered the Bill and resolved to forward comments on it to the Minister for Planning. A copy of Council's submission forms Attachment No 1 to this report.

DISCUSSION

The Minister's response to Council's submission forms Attachment No 2 to this report.

The Minister's comments on 'consistency between State and Local Schemes' and 'Section 18' are seen to be of particular interest in terms of prospects for the Minister imposing changes upon Council's local Scheme.

As noted in the Minister's letter, the Planning Legislation Amendment Act (No 2) 1994 soon to be proclaimed will not be including the environmental assessment provisions included in the earlier Bill. Otherwise, the Act will be essentially the same as the earlier Bill and will see the replacement of the State Planning Commission with a Western Australian Planning Commission (WAPC). The Minister sees that the new WAPC will give greater emphasis to regional planning and development issues as compared to metropolitan issues.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner
pjt:gm/pre29527/16.2.95
B32-02/95

CITY OF WANNEROO REPORT NO: B32-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 30/4700
WARD: CENTRAL

SUBJECT: APPEAL DETERMINATION - CATTLE FEED LOT ON LOC
1395 (111) LAKEVIEW STREET, MARIGINIUP

METRO SCHEME: Parks and Recreation Reserve
LOCAL SCHEME: Parks and Recreation Reserve
APPLICANT/OWNER: S F Neville
COUNCIL DECISION: Not Supported
COUNCIL DECISION DATE: 14.9.94
COUNCIL MINUTE NO: I20918
SPC DECISION: Refused
SPC DECISION DATE: 15.9.94
MINISTERIAL DECISION: Upheld
MINISTERIAL DECISION DATE: 10.2.95

COMMENT

At the time of the Council and State Planning Commission determination of Mr Neville's application, Loc 1395 was zoned Rural in both the Council and Metropolitan Region town planning schemes. On 3 November 1995 the land was included in a Parks and Recreation Reserve by MRS Amendment 948/33. The regional reserve automatically applies to the Council's town planning scheme.

Council was not involved in the appeal process because the Minister "examined the relevant parts of the Scheme Texts to the Council's Town Planning Scheme No 1 and the Metropolitan Region Scheme" and "... concluded that the proposal is not one which requires approval of those planning authorities". The Minister was obviously considering the appeal on the basis of MRS Amendment 948/33. The action of the Minister to uphold the appeal and permit a feed lot on a Parks and Recreation Reserve is surprising. The Council and State Planning Commission refusals were on the grounds that the use in an environmentally sensitive area was inappropriate and likely to cause environmental damage to Mariginiup Lake.

The Minister appears to have little regard for the fact that this application intensifies the number of cattle on the land from 90 to up to 500 - a considerable intensification in my view. He has also invited Mr Neville to discuss the purchase of the land by the State Planning Commission. This is another surprising move in which the State Planning Commission will undoubtedly have to negotiate compensation at an increased value commensurate with the approval now granted by the Minister for an intensified land use.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

acs:rp
pre29543
21.2.95
B33-02/95

CITY OF WANNEROO REPORT NO: B33-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 740-93394
WARD: CENTRAL
SUBJECT: APPEAL DETERMINATION : PROPOSED SUBDIVISION,
LOT 8 WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M & A Mrsa
COUNCIL DECISION: : Supported
COUNCIL DECISION DATE: April 1994
COUNCIL MINUTE NO: I20424A
SPC DECISION: Refused 31 May 1994
MINISTERIAL DECISION: Appeal Upheld
MINISTERIAL DECISION DATE: 10 September 1994

COMMENT:

The Minister approved the subdivision on an appeal of the lot into two lots of approximately 3.9 hectares each.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

sgw:gm
pre29530
16.2.95

B34-02/95

CITY OF WANNEROO REPORT NO: B34-02/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 FEBRUARY 1995
FILE REF: 740-93882
WARD: NORTH
SUBJECT: APPEAL DETERMINATION : PROPOSED SUBDIVISION,
LOT 500 OLD YANCHEP ROAD, CARABOODA

METRO SCHEME:	Rural
LOCAL SCHEME:	Rural
APPLICANT/OWNER:	B J & J Philp
CONSULTANT:	Franconi & Associates, Solicitors
COUNCIL DECISION: :	Not Supported
COUNCIL DECISION DATE:	May 1994
COUNCIL MINUTE NO:	I20521
SPC DECISION:	Refused 19 July 1994
MINISTERIAL DECISION:	Appeal Upheld
MINISTERIAL DECISION DATE:	30 November 1994

COMMENT:

The Minister approved the subdivision of the lot into two lots of approximately ten hectares each, whereas the application was for the creation of three lots. A 20ha minimum lot size is required under Council's Rural Subdivision Policy in this area.

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER
City Planner

sgw:gm
pre29529
16.2.95

C I T Y O F W A N N E R O O
GENERAL PURPOSES COMMITTEE REPORTS
TECHNICAL SERVICES SECTION
3 MARCH 1995

TS57-03/95

CITY OF WANNEROO REPORT NO TS57-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE -
TECHNICAL SERVICES SECTION
MEETING DATE: 1 MARCH 1995
FILE REF: 208-6
WARD: ALL
SUBJECT: VEHICLE REPLACEMENT PROGRAMME - TENDER NUMBER
095-94/95

Tenders were advertised on 14 and 17 January 1995 for the supply of two (2), 22 seat buses. Only Item (1), the Yanchep/Two Rocks Community bus is considered at this tender as information and confirmation with reference to Item 2, the Whitford Recreation bus, is still awaited.

<u>Trade Vehicle</u>	<u>Plant No</u>	<u>Reg'n No</u>	<u>Delivered</u>
Toyota Coaster bus	95 061	8NK 794	11/10/89

Tenders closed at 11.00am on Wednesday, 25 January 1995 and are as per the attached schedule.

Only one tender has been received with an offer to supply from Prestige Toyota. A second supply tender from Northside Nissan was received late and in accordance with Council policy on late tenders has been disqualified.

Prestige Toyota's tender is considered competitive as it is in accordance with Government Tender Board pricing.

The Yanchep/Two Rocks Community Bus is funded by the Yanchep/Two Rocks Community Bus Management Committee. The costs associated with the replacement of Plant No 95061 have been accepted by the Committee.

RECOMMENDATION

That Council

- 1 accepts the tender price of \$68,738.00 from Prestige Toyota at Tender No 095-94/95 Item 1 for the supply of a Toyota Coaster 22 seat bus;
- 2 accepts the tender of Wembley Downs Minibus Hire for the outright purchase of the trade vehicle, plant number 95 061 for the value of \$32,200.00.

R T McNALLY
City Engineer

BD:PRG
dre032
TS58-03/95

CITY OF WANNEROO REPORT NO TS58-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 08 MARCH 1995

FILE REF: 208-6

WARD: ALL

SUBJECT: INCREASE TO TENDER PRICE - TENDER NUMBER 059-94/95

Nuford of Wanneroo has forwarded its Dealers Confidential Bulletin Number 165 advising that a manufacturer's price increase of 1.5% has applied to Ford Falcon GLI, Ford Falcon Futura/XR and Ford Fairmont/Fairmont Ghia. The effective date of increase is 1 January 1995.

Council's Tender Number 059-94/95 called for the replacement of four (4) Ford Falcon GLI sedans with the upgraded Ford Fairmont sedans. However, as all but one of these vehicles remains to be traded, the effective increase to the tender price is \$445.00.

In accordance with Council's policy on manufacturers increased tender prices and the delegated authority vested in the City Engineer, this increase has been approved.

Budget funding for the replacement of these vehicles allowed an estimated total of \$14,597.00 for all four (4) vehicles. Nuford's tender price was \$11,168.00. Therefore, with the \$445.00 increase applied the revised tender price of \$11,613.00 remains within budget funding.

RECOMMENDATION

That Council, in accordance with its policy on manufacturers increased pricing, endorses the City Engineer's acceptance of the increase to the net changeover price, from \$11,168.00 to \$11,613.00, at Tender Number 059-94/95 for the supply of four Ford Fairmont sedans by Nuford.

R T McNALLY
City Engineer

BD:PRG
dre031
TS59-03/95

CITY OF WANNEROO REPORT NO TS59-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 1 MARCH 1995

FILE REF: 103-94/95

WARD: ALL

SUBJECT: LAKE JOONDALUP WILDLIFE CROSSING, OCEAN REEF ROAD, WANNEROO - TENDER NO 103-94/95

Council, at its meeting of 21 December 1994, resolved to reallocate \$180,000 from Account No 32661 - Karaborup Road Upgrading Carabooda, to enable the early construction of the Lake Joondalup Wildlife Crossing on Ocean Reef Road, Wanneroo (Item I11225 refers).

Contract documents had been previously prepared by Gutteridge Haskins and Davey (GHD) which allowed the project to be advertised early in 1995. The contract comprises of earthworks, pile driving, concrete construction and connections to both north and south lakes of Lake Joondalup. The contract work is an extension to the existing wildlife structure and will complete an underpass type of structure to allow wildlife to move through the lake system without crossing Ocean Reef Road.

The structure has a secondary role, if required, to control water flow from south to north, control lake levels and any roadway spillages and pollution threats. The first stage was constructed in 1982 at a cost of \$59,000 (\$112,000 - 1994 value) and is constructed under the existing carriageway only. Extension and completion of the structure will enable the second carriageway of Ocean Reef Road to be constructed, including dual use pathways and sumps, as shown on Attachment 1.

Following Council's December resolution, GHD was commissioned to supervise and administer the tender procedures and recommend a successful tenderer. Tenders were advertised on 20 January 1995 and closed on 6 February 1995. Eight tender documents were collected and five tenders received as outlined below:

Advanteering Civil Engineers	\$161,125
Bocol Constructions Pty Limited	\$195,468
Comtesse Pty Limited	\$201,064
Kelanco Pty Limited	\$223,919
Ertech Pty Limited	\$314,775

During the assessment phase of the tenderers, some queries were raised regarding the extent of stone pitching, test piles, contingency amount and maintenance periods. These matters were clarified with the two lowest tenderers and, as a result, tender prices were adjusted as follows:

Advanteering Civil Engineers	\$180,724
Bocol Constructions Pty Limited	\$199,147

GHD has thoroughly examined the two lowest tenderers and determined that Advanteering should be selected as the recommended tenderer. Advanteering has completed contract works for GHD and other civil engineering consultants but has not done any work for Council. However, GHD has no information to suggest that Advanteering would not be able to complete the works satisfactorily. The remaining tenders were not considered in detail as these tenderers were not considered to

have superior experience to the two lowest tenderers for this type of contact.

As part of the previous approvals for the project, a 1.2m high linkmesh fence is required on both sides of Ocean Reef Road to ensure wildlife is directed to the underpass structure rather than be allowed to cross the road. It is estimated that up to 400m of fencing will be required on both sides of Ocean Reef Road to accommodate this condition. The estimated cost of this work, which is not included in the contract, is \$12,000.

Because of the specialised nature of this contract project, i.e. pile driving, concreting, de-watering, etc, Council has requested a price for Contract Supervision fees from GHD. Their quotation for the project is \$16,290. It is considered that this fee be included in the contract works.

Therefore, the revised all up cost for the project is:

Contract Underpass Construction	\$180,724.00
Fencing	12,000.00
Contract Supervision Fee (by GHD)	16,290.00

TOTAL COST:	\$209,014.00

Council has previously reallocated \$180,000 from Account No 32661 - Karaborup Road Upgrading, Carabooda, to enable this work to proceed. It is recommended that a further \$30,000 be reallocated from Account No 32661 to enable this project to be completed.

RECOMMENDATION

That Council:

4laccepts the tender of Advanteeing Civil Engineers for the construction of the Lake Joondalup Wildlife Underpass extensions for its adjusted tendered sum of \$180,724.00 and for a construction period of 8 weeks subject to the following qualifications:

- .1 installation of
2 test piles and other additional piles to be supplied and installed at a rate of \$932.00 per pile;

- .2 no price
variation to apply for the provision of a slot around the existing sewer main associated with the use of 1200mm long culvert units;

- .3 stonepitching quantity to be measured as ordered and installed with the following applicable rates, unmortared - \$48.37/m² and mortared - \$64.37/m²;
- .4 no additional price adjustment to apply for the increase of the Contingency Sum from \$10,000 to \$20,000;
- .5 a price adjustment of \$1,000 to apply for an extension of the Defects Liability Period from 6 months to 12 months;

42includes in the Letter of Acceptance of Tender, the above qualification, i.e. (a) to (e);

43constructs a 1.2m high link mesh fence along both sides of Ocean Reef Road at an estimated cost of \$12,000 to ensure wildlife is directed to the underpass structure.

44Appoints Gutteridge Haskins and Davey Pty Ltd to supervise the construction of the Lake Joondalup Wildlife Crossing at an estimated cost of \$16,290.

45authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act the reallocation of \$30,000 from Account No 32661 Karaborup Road Upgrading, Carabooda, to enable the early construction of the Ocean Reef Road Wildlife Crossing.

R T McNALLY
City Engineer

AWP:HY
Cere0305
TS60-03/95

CITY OF WANNEROO REPORT NO TS60-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE -
TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 208-6

WARD: ALL

SUBJECT: AMENDMENT TO THE 1994/95 VEHICLE REPLACEMENT
PROGRAMME 1994/95

The criteria for the replacement of motor vehicles is 40,000 kms travelled or two year life of the vehicle, whichever is achieved first. The following vehicles are approaching 40,000 kilometres, however, they were not included in the 1994/95 Plant Replacement Programme as assessment prior to budget suggested that replacement would be in the 1995/96 programme.

<u>Plant No:</u>	<u>Description</u>	<u>Driver</u>
99 010	Ford Ltd sedan	Mayor
99 001	Ford Falcon sedan	Deputy Town Clerk
99 497	Ford Falcon sedan	City Treasurer
99 105	Ford Falcon sedan	City Parks Manager
99 982	Ford Falcon wagon	City Librarian
99 013	Ford Falcon sedan	City Bldg Surveyor

All vehicles listed, although not quite at 40,000 kilometres, will reach the requirement before 30 June 1995. It has been the experience that delivery from placement of order can take up to three (3) months. On this basis, payment is not likely until the 1995/96 financial year. However, the early tender of these vehicles is recommended to gain the maximum possible trade figure.

Council vehicles generate funding for replacement by way of a depreciation rate struck on a kilometre basis. Therefore, funding for the vehicles listed accrues in the Plant Replacement Reserve account and is fully realised at 40,000 kilometres.

RECOMMENDATION

That Council endorses the calling of tenders for the replacement of plant numbers 99 010, 99 001, 99 497, 99 105, 99 987 and 99 013.

R T McNALLY
City Engineer

BD:PRG
dre033

TS61-03/95

CITY OF WANNEROO REPORT NO TS61-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 636-1

WARD: CENTRAL

SUBJECT: WANNEROO LIBRARY/LIMELIGHT THEATRE CAR PARK LIGHTING

Over the last few years patrons of the Limelight Theatre in Wanneroo have been experiencing an increasing problem with vandalism and theft of their vehicles at night time from the adjacent library car park. The car park is currently lit by a single light in the north west corner and this level of lighting fails to provide satisfactory security to car park users.

A previous proposal in 1991/92 to light the library car park did not receive budget funding.

In recent years, a number of requests has been received from the Wanneroo Repertory Inc for improved car park lighting. In response to these requests it has been suggested that the Aquamation car park can be used as an alternative, as this is fully lit.

However, this option appears unsuitable as the swimming pool car park is out of sight of the theatre entrance.

Due to the ongoing nature and increasing frequency of the problem, a lighting proposal to improve the situation has been

prepared, as shown at Attachment 1. The cost of the works is estimated to be approximately \$7,000.

While this project can be listed for consideration in the Draft 1995/96 Budget, it is considered that the extent of the problem warrants earlier attention.

A review of Budget works has highlighted that construction work on the two car parking facilities in Santiago Park is complete and unexpended funds of \$7,000 are available for reallocation to lighting of the car park for the Limelight Theatre/Wanneroo Library.

RECOMMENDATION

That Council:

- 1 installs the lighting to the Limelight Theatre/Wanneroo Library car park as shown at Attachment 1 to Report No at an estimated cost of \$7,000;
- 2 authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$7,000 from Account No 39257 - Parking Facilities - Santiago Park to provide for lighting of the Limelight Theatre/Wanneroo Library car park;
- 3 advises the Wanneroo Repertory Inc accordingly.

R T McNALLY
City Engineer

NR:EMT
Cere0303
TS62-03/95

CITY OF WANNEROO REPORT NO TS62-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 1 MARCH 1995
FILE REF: 30/0985
WARD: NORTH
SUBJECT: SAND QUARRY, LOTS 505 AND 508 PEDERICK ROAD,
NEERABUP

Cossill and Webley, Consulting Engineers, have applied on behalf of Eclipse Resources Pty Ltd, for an Extractive Industry Licence and Development Approval for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup as shown on Attachment 1.

The land is zoned for future industrial development in the Metropolitan Region Scheme. The proposed quarry would allow the site to be levelled and generally recontoured suitable for industrial subdivision and the proposed final levels reflect this intention. However, the land is a small part of a large industrial area and it is desirable that the earthworks are compatible with the rest of the area.

Council's Planning Department is in the process of approaching the land owners in the area to fund the development of a structure plan to coordinate the development of the area. This would include earthworks and recontouring to accommodate drainage and sewerage. Subject to funding by the land owners, the study should be completed in 12 months. It is important that the short term quarry activities do not jeopardise the orderly planning of the whole area. To cover this planning concern a 12 month approval is recommended so that the final land form can be changed, if needed, to match the final design in the structure plan.

The proposal has been advertised and submissions close on 6 March 1995. The City Planner will advise the Council meeting if there are any objections to the quarry.

A road maintenance contribution is required for this quarry and is still to be finalised. A minimum rate of \$0.60 per cubic metre is recommended for material carted via Pederick Road. The applicant has indicated the possibility of access being arranged through Lot Pt 2477 to the south directly onto Flynn Drive and, in this case, a minimum road maintenance contribution of \$0.32 per cubic metre of material carted from the site is recommended.

The site will be stabilised after excavation by planting with rye grasses and medics.

The Extractive Industry By-laws require a 40m buffer to roads and 20m buffer to adjoining property boundaries. The extent of excavation needs to be reduced to meet these requirements.

The City Environmental Health Manager has identified a potential noise concern with a truck route across Pt Lot 2473 and has recommended condition 1 (i) to protect the caretaker's house on the Golf Course.

RECOMMENDATION

That Council:

46Approves the application by Cossill and Webley, Consulting Engineers, who have applied on behalf of Eclipse Resources Pty Ltd, for a sand quarry on Lot 505 and 508 Pederick Road, Neerabup in accordance with the provision of its Town Planning Scheme, subject to:

- .1 the use of the land for quarrying purposes ceasing by 2010 and should reflect the findings of the structure plan study for the area;
- .2 maintaining a water allocation or secure water supply for the site;
- .3 all fuel storage on site being in approved underground tanks in accordance with Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- .4 submission of an annual, updated, site contour plan and map;
- .5 the applicant entering into an agreement with the City of Neerabup for the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate of \$0.60 per cubic metre for material trucked via Pederick Road and \$0.32 per cubic metre for material trucked via Flynn Drive. Such payment to be made quarterly. Quarry operations are not to commence until this condition is finalised;
- .6 stabilising all stockpiles and using suitable dust suppression measures;
- .7 hours of quarry operation being restricted to:
Monday to Friday 0700-1900

(except public holidays)

Saturday 0700-1700

Sundays (work not permitted)

Public Holidays (work not permitted)

- .8 all site equipment being suitably soundproofed so as to
- .9 any proposed route through Pt lot 2477 Flynn Drive being not create a problem under the terms of the Environmental Protection Act 1986;
- .10 there being a clear understanding that, regardless of the
- .11 maintaining a sealed crossover and sealing up to the first
- .12 operating in accordance with the submitted report and do
- .13 no excavation within 20 metres of the property boundaries
- .14 all fill areas shall be compacted to a 95% modified maximum Engineer the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;
- .15 standard conditions;

47approves an Extractive Industry Licence for Eclipse Resources Pty Ltd for a sand quarry on Lots 505 and 508 Pederick Road, neerabup with the following conditions:

- .1 annual fee - \$300
- .2 period of licence - 1 year to 28 February 1995
- .3 rehabilitation bond - \$10,000
- .4 under By-law 21 of the Extractive Industry By-laws agreed repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate of \$0.60 per cubic metre for material trucked via Pederick Road and \$0.32 per cubic metre for material trucked via Flynn Drive. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

R T McNALLY
City Engineer

RWE:EMT
Cere0302
TS63-03/95

CITY OF WANNEROO REPORT NO TS63-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 508-5-5

WARD: ALL

SUBJECT: MINDARIE REGIONAL COUNCIL - ADMITTANCE OF THE THREE NEW CITIES

The Mindarie Regional Council was established covering the three Municipalities of Perth, Stirling and Wanneroo. Each municipality had a one-third "share" of the Regional Council.

The recent split up of the City of Perth has created four Councils in place of one. Council, at its meeting on 7 September 1994, confirmed its support for the new towns of Cambridge, Vincent and Victoria Park to be included as members of the Mindarie Regional Council.

The issues to be resolved are representation on the Regional Council and the relating financial arrangements. There are two basic approaches open for consideration.

1 **Buy in as New Members**

This option would be for the three towns to "buy" from the three existing members a total of 33% of the Mindarie Regional Council giving the following ownership.

<u>%</u>	<u>Number</u>	<u>of</u>	<u>Municipality</u>
----------	---------------	-----------	---------------------

OwnershipCouncillors

25	3
25	3
25	3
8	1
8	1
8	1
<hr/>	
100	12

City of Perth
 City of Stirling
 City of Wanneroo
 Town of Vincent
 Town of Cambridge
 Town of Victoria
 Park

This could involve a p

Advantage

-simple for commission

-C

Di

-C

-E

-

2Split City of Perth
Ownership

Th

Th

split four ways it
 would be appropriate
 to amend the
 Mindarie Regional
 Council constitution
 to have a total of
 twelve Councillors.

This would give the
 following
 membership.

%
Ownership

Number of
Councillors

Municipality

33	4	City of Stirling
33	4	City of Wanneroo
6%	1	City of Perth

6¼	1	Town of Vincent
6¼	1	Town of Cambridge
6¼	1	Town of Victoria Park
-----	-----	
100	12	

Advantages

- simple
- City of Wanneroo retains current membership
- does not require agreement on value of the Regional Council and a buy in price

Disadvantages

- politically more difficult for Commissioners of the City of Perth to implement
- requires City of Wanneroo to provide four Councillor representatives

RECOMMENDATION

That Council:

- 1 supports the admission of the Towns of Vincent, Cambridge and Victoria Park as members of the Mindarie Regional Council on the basis of them negotiating with the City of Perth for a share of its current membership rights and obligations.
- 2 supports amendments to the constitution of the Mindarie Regional Council to allow for twelve Councillors instead of nine if required to enable the four municipalities formed from the previous City of Perth to each be represented by one Councillor.

R T McNALLY
City Engineer

RWE:EMT
Cere0304
TS64-03/95

CITY OF WANNEROO REPORT NO TS64-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 510-0-8

WARD: SOUTH WEST

SUBJECT: PARKING PROHIBITIONS - GLENGARRY DRIVE, DUNCRAIG

The North East Duncraig Traffic Study identified the need to encourage Glengarry Primary School vehicular traffic to utilise the School's Glengarry Drive perimeter more fully for parking.

In July 1994, Council subsequently supported the installation of embayments along Glengarry Drive to achieve this objective, as shown on Attachment 1. The construction of embayments, pedestrian refuge island and associated roundabout was recently completed in preparation for the 1995 school year.

Although some nearby residents sought parking prohibitions to control use of the embayments, this was not supported by Council. The embayment construction, therefore, requires the parking restrictions that have existed in this area since May 1985 to be revoked.

Accordingly, it is recommended that the prohibitions on the east side of Glengarry Drive, as shown on Attachment 2, be revoked and those on the west side be amended to reflect the recent traffic treatments in this area.

RECOMMENDATION

That Council:

48revokes the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs on the east side of Glengarry Drive as shown on Attachment 3 to Report

49amends the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs on the west side of Glengarry Drive to "NO STANDING ANYTIME" as shown on Attachment 2 to Report

R T McNALLY
City Engineer

DP:EMT
Cere0306
TS65-03/95

CITY OF WANNEROO REPORT NO: TS65-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 019-2

WARD: ALL

SUBJECT: BUILDING LICENCES: CREDIT FACILITIES

At its meeting of 28 September, 1994, Council authorised a trial of payment of building licences by use of credit card facilities by Dale Alcock Homes Pty Ltd for a period of six months, with a report to be submitted prior to the conclusion of the trial on the outcome (I10937 refers).

The City Treasurer advises that the payment of building licence fees by use of credit card facilities for Dale Alcock Homes Pty Ltd has operated since October, 1994.

During this trial period, no problems were experienced by Council's Treasury Department. However, on two occasions Dale Alcock Homes Pty Ltd sought confirmation on the amount charged on several properties. That organisation indicated that it was having problems reconciling the credit card statement to the receipts issued by Council.

Treasury Department has no objection to the payment of building licence fees by credit card facilities. This service, in its present state, ie. the company is charged the cost to Council for processing the credit card payment, should be restricted to only the clients who process a large number of building licences per month.

The problems experienced by the company in reconciling the credit card statement to the receipts issued by Council is a matter to be resolved by the builder. All receipts made out by the Building Department clearly indicate the full address of where the proposed structure is to be constructed.

It is understood that the same credit facilities are being extended by several other Councils.

RECOMMENDATION

That Council

- (1) expands the current credit card facility trial to include major builders
- (2) at the end of six months submit a further report to include a draft policy for Council's consideration.

R.FISCHER
City Building Surveyor

LC:lc
bre03003
TS66-03/95

CITY OF WANNEROO REPORT NO: TS66-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 890-8, 483-2

WARD: NORTH

SUBJECT: YANCHEP COMMUNITY CENTRE - OFFICE & OCCASIONAL CARE

OFFICE

The co-ordinator of the Yanchep Community Centre has written to Council seeking permission to subdivide the Centre's office to provide separate facilities for general office work and counselling/management of the Centre. After some negotiation, the proposed layout of the sub-divided office has been settled, and is shown on Attachment A. The Co-ordinator has indicated that the Centre is applying for funding from an external source (probably the Lotteries Commission), and already has a local builder to complete the work.

OCCASIONAL CARE

The Member for Wanneroo, Mr Wayne Smith MLA, has written to Council of behalf of the Centre's Occasional Care Supervisor requesting consideration be given to funding assistance for permanent outdoor play equipment and another store room.

In the 1992/93 financial year, when the Lotteries Commission provided funds for the construction of the new Centre, Council's contribution was a grant of \$15,000 for the purpose of play equipment. The then Centre Co-ordinator and Management Committee opted, instead, to spend this grant on the establishment of landscaping around the building. Similarly, a grant of \$14,000 from the Lotteries Commission for playground equipment in 1990 was used for establishing office and management facilities at their former premises, leaving only \$3,000 for play equipment.

The Centre's Occasional Care Supervisor did recently apply to the Lotteries Commission for a grant for play equipment, but because a previous grant had been made, no further funding is possible. To offset this shortfall, the Centre has undertaken several fundraising activities to purchase equipment. The amounts raised have not been sufficient to purchase robust equipment for permanent outdoor usage. Indeed, swings purchased from a major department store by the Centre's Occasional Care Supervisor have been reported by the Centre's Occasional Care Supervisor as "dangerous as they are not catering for all ages using the Centre".

It has been estimated that \$15,000 would be a suitable sum for purchasing suitable play equipment.

RECOMMENDATION

That Council:

50 Approves in principle the subdivision of the office at the Yanchep Community Centre according to Attachment A to this report subject to:

- . The Yanchep Community Centre Inc undertakes the work at no cost to Council, the work being supervised by a registered builder.
- . The Yanchep Community Centre Inc or its contracted builder applying for and gaining and paying all fees for a building licence for the work.
- . All work being to the satisfaction of the City Building Surveyor.

51 Lists for consideration in the 1995/96 draft budget the sum of \$15,000 for the purchase and installation of play equipment for the Yanchep Community Centre.

R FISCHER
City Building Surveyor

PW:HW
bre03008
TS67-03/95

CITY OF WANNEROO REPORT NO:TS67-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 894-0, 635-16

WARD: CENTRAL

SUBJECT: STORAGE AT OCEAN REEF COMMUNITY HALL

Toddlers Ark Playgroup, regular users of the Ocean Reef Community Hall, have written to Council requesting permission to erect a 2m x 1.5m colourbond storage shed in the northern courtyard at Ocean Reef Hall, as there is insufficient storage space within the Hall to accommodate all users.

The problem of storage at the Ocean Reef Hall is extreme. While the need for storage varies according to usage, as a storage problem has arisen, it is necessary to examine the requirements at other Halls of a comparable size. The 13.8 sq m store at Ocean Reef Hall represents 5.6% of the Hall's floor area, whilst the store at the new Alexander Heights Community Hall represents 19% of that Hall's floor area.

To overcome the serious storage problem, several user groups have provided their own storage cupboards in the meeting rooms. The Toddlers Ark Playgroup faces the problem of large pieces of play equipment that cannot be housed in such a cupboard. They have, therefore, proposed the storage shed as a remedial and temporary measure until a more permanent facility can be provided.

As usage of this Hall is not yet at full capacity, it is likely that the lack of storage space will restrict future usage. In this context, additional storage space is imperative.

RECOMMENDATION

That Council:

52Approves in principle the application from Toddlers Ark Playgroup for permission to erect a 2m x 1.5m colourbond storage shed in the northern courtyard in the Ocean Reef Community Hall subject to:

- . the Toddlers Ark Playgroup acknowledging in writing that the storage shed is temporary and will be removed from site within 2 weeks of any direction to remove the shed from the Town Clerk or City Building Surveyor;
- . the Toddlers Ark Playgroup bearing all responsibility and liability for maintenance and repair of the shed;
- . the Toddlers Ark Playgroup keeping the shed in good repair at all times;
- . the Toddlers Ark Playgroup acknowledging in writing that the City of Wanneroo will not be liable for any loss or damage caused to the shed or its contents resulting from any act of

vandalism, or any loss, damage or destruction caused by any person known or unknown, and

. the shed height not exceeding the height of the courtyard wall.

53Lists the sum of \$45,000 for consideration in the 1996/97 draft budget for the construction of additional storage facilities at the Ocean Reef Community Hall.

R FISCHER
City Building Surveyor

PW:HW
bre03006
TS68-03/95

CITY OF WANNEROO REPORT NO:TS68-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 208-91/94/95 (061-149-3)

WARD: NORTH

SUBJECT: ADDITIONS TO GUMBLOSSOM PARK CRAFT HALL, QUINNS ROCKS

Tenders closed for the above project on 6 February 1995 with six tenders being received:

Creative Building & Development Co Pty Ltd	\$ 83,680.00
Homestead Construction Pty Ltd	\$ 90,397.00
W D Petersen & Son	\$ 97,301.00
Longo Construction	\$102,500.00
W J M Builders	\$108,500.00
T C Newby	\$125,439.00

The lowest tenderer is Creative Building and Development Co Pty Ltd at \$83,680.00. The principal of this firm, Mr N Schmiedte, has not previously contracted with Council in his own right but was Construction Manager for Universal Constructions Pty Ltd for some years and played an active role in the construction of Craigie Leisure Centre 1992 major additions.

The contractor has only recently commenced trading and there is no way of being able to make an assessment of previous contracts completed. Dunn & Bradstreet have no record upon which to assess the contractor's financial standing. However, the works are of a residential nature and the contractor is considered to be competent and capable of completing the project.

The budget for the works comprises:

<u>Funds available</u>	
Budget (account no 30273)	\$71,500.00

Expenditure

Tender Sums

54 Craft Hall	\$44,409		
55 Pavilion Link (Verandah and landscaping)	\$39,271	\$83,680	
Fees etc (est)	\$17,000	\$17,000	\$85,380
		Shortfall	\$13,880

The Craft Hall basic upgrade (\$44,409.00) needs to be implemented so that there is conformity with the requirements called for in the running of a Centre used for the 4 year old child care program as it is currently being undertaken in Gumblossom Hall.

To implement the balance of the works (\$39,271.00) would be to successfully complete the link between buildings and reduce winter flooding at the doorway to the Craft Hall.

The balance of funds to complete the works, \$15,200, are obtainable by re-allocation of \$13,880 from Account No 23499.

RECOMMENDATION

That Council:

.lauthorises by ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the re-allocation of \$13,880.00 from account No 23499 to account No 30273 for the completion of the additions to Gumblossom Park Craft Hall in Quinns Rocks;

.2accepts the tender of \$83,680.00 from Creative Building and Development Co Pty Ltd for the construction and completion of additions to Gumblossom Park Craft Hall in Quinns Rocks.

.3Agrees to the signing of the contract documents

R FISCHER
City Building Surveyor

JS:HW
bre02026
TS69-03/95

CITY OF WANNEROO REPORT NO:TS69-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 2648/35/42

WARD: SOUTH WEST

SUBJECT: PROPOSED DWELLING: LOT 35 (42) WEST COAST DRIVE, MARMION

APPLICATION

An application has been submitted for approval to construct a proposed dwelling at Lot 35 (42) West Coast Drive, Marmion, which exceeds the height specified in Council's Policy (see Attachment 'A').

COUNCIL POLICY

Council's Policy G3-17 Height of Buildings in Residential Neighbourhoods states:

'The "Standard Height" for all residential development (except Multiple Dwellings) shall be limited to two

storeys or six metres, calculated as the average building height measured vertically above the natural ground level at the base of the wall to the underside of eaves. The standard height for flat roofed style buildings (e.g. Mediterranean) will be measured vertically above ground level at the base of the wall to the top of ceiling. The standard height for Multiple Dwellings shall be three storeys or 9 metres.

Where a building exceeds the Standard Height specified above, or is considered to constitute unreasonably excessive development, affected neighbours shall be consulted prior to Council considering the application in accordance with Clause 3.18 of the Scheme.

Council delegates the City Planner and/or City Building Surveyor the following authority to determine applications under this Policy:

- authority to approve applications where no objections are received in response to neighbour consultations;
- all applications against which there has been objection and all applications recommended for refusal shall be referred to Council for determination.'

LETTERS TO ADJOINING OWNERS

In accordance with the Policy, letters seeking comments were sent to the owners of both adjoining properties and three properties at the rear who may be affected by the proposed dwelling. Letters of objection were received from those owners indicated on the attachment as well as one unsolicited letter from the owner of a nearby property.

The objections submitted include:

- visual intrusion, overshadowing and loss of views;
- the glare that could emanate from the Colour Bond Roofing Material to be used;
- the front setback is not compatible with the streetscape;
- invasion of privacy;
- the wall of the proposed dwelling is too close to the southern side boundary;

- the proposed dwelling does not comply with the 'spirit' of the Residential Planning Codes;
- the assessment of the average height of 7.710 metres is incorrect, and
- the blocking of winter sunshine on the adjoining dwelling and outside living area.

COMMENTS

The average height of the dwelling measured over its four elevations has been calculated at 7.710 metres. The dwelling setbacks in respect to length, height and major openings complies with the requirements of the Residential Planning codes.

The Codes have been designed to protect privacy of adjoining properties as much as possible but state that complete privacy is very difficult to achieve. There is no legislation that addresses loss of views.

The Codes provide a formula for assessing overshadowing. The proposed dwelling complies with the requirement. The angled frontage of the proposed dwelling provides an average front building setback of 6 metres. The front building setback shown on the site plan of the application is 4.5 metres. The minimum setback required by Council for a primary street frontage is 3.0 metres.

Favourable written comments have been submitted by both adjoining owners for the retaining walls and the brick screen walls which will be constructed on the front boundary and extend back on both side boundaries for 34.3 metres. A 2.72 metre high limestone retaining wall exists on the rear boundary.

The adjoining owner's home on the south side has been built on very high footings, while the home on the north side is built on fill. Both homes are single storey. The front fence/retaining walls on the existing dwelling on lot 35 and the dwelling on the north side are some 1.2 metres high above the footpath level.

The existing home on lot 35 has an angled front the reverse of what is proposed. The road at the front of the dwellings narrows to two lanes because of its proximity to the foreshore reserve and there is no parking on either side. The proposed dwelling will have little impact on the streetscape.

It is considered that the proposed dwelling complies with the requirements of the Residential Planning Codes and the Building Code of Australia. Council can either approve or refuse the application. If the application is refused because of the height of the proposed dwelling, the applicant has the right of appeal

to the Minister for Planning. Council has approved many similar dwellings.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 35 (42) West Coast Drive, Marmion.

R.FISCHER
City Building Surveyor

LC:lc
bre03005
TS70-03/95

CITY OF WANNEROO REPORT NO:TS70-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 1236/40/2

WARD: SOUTH WEST

SUBJECT: PROPOSED GARAGE: LOT 40 (2) PEIRSE WAY, MARMION

APPLICATION

An application has been submitted for approval to construct a garage at Lot 40 (2) Peirse Way, Marmion, with a zero building setback to the secondary street boundary (see Attachment 'A').

COUNCIL POLICY

Council's Policy 'Secondary Street Setback' states:

'Notwithstanding that Clause 1.5.5(c) of the Residential Planning Codes allows a carport to be built up to the boundary on a secondary street, all driveways must provide 1.5 metre sight truncations in accordance with

Council's Fencing and Private Tennis Court Floodlighting By laws. It is preferred that all buildings be set back at least 1.5 metres from a secondary street.'

BACKGROUND

The application was accompanied by a letter from the owner who is aware of Council's Policy and in support of her request offers the following reasons:

- a) there is an existing structure in place (walls and gate) that can be used for the garage. Therefore there would be substantial savings in building costs;
- b) a short driveway is already in place between the gate and the street;
- c) the applicants neighbours agree on the proposed location of the garage, as stated in the written declaration on the plan;
- d) the proposed location will spare two existing fruit trees, which would otherwise be cut.

COMMENTS

An existing brick screen wall is on the boundary with a steel gate in the proposed location of garage. No truncations have been provided and the wall was probably constructed without Council approval. There is no footpath on the verge adjoining the wall but Whiley Road carries considerable traffic.

The area of the Lot is 827 square metres. The combined area of the dwelling and the garage is 276 square metres or 33% of the lot area. It is considered that there is ample space on the property to locate a garage in a complying location.

RECOMMENDATION

That Council refuse the application for the proposed garage at Lot 40 (2) Peirse Way, Marmion, and advise the applicant that it will consider an amended application showing the garage in a complying location.

R.FISCHER
City Building Surveyor

LC:lc

CITY OF WANNEROO REPORT NO:TS71-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 1215/80/21

WARD: CENTRAL

SUBJECT: PROPOSED CARPORT: LOT 80 (21) GARRONG CLOSE, EDGEWATER.

APPLICATION

An application has been submitted for approval to construct a carport at Lot 80 (21) Garrong Close, Edgewater, with a reduced front building setback (see Attachment 'A').

COUNCIL POLICY

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

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

BACKGROUND

The applicant wishes to locate the proposed carport 2.2 metres from the front boundary. The property is located in a very short street entering into a cul-de-sac. The driveway of the dwelling on the left hand side is approximately 1.5 metres higher than the driveway of Lot 80 and is thickly landscaped. Four Palm trees adjoining the driveway of the proposed carport will tend to make the proposed carport unobtrusive and it is considered that the proposed carport will not affect the streetscape.

The applicant has submitted the written favourable comments of both adjoining owners.

COMMENTS

Council is authorised to approve or refuse the application. In the event of refusal, the applicant will have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed carport to be constructed at Lot 80 (21) Garrong Close, Edgewater with a front building setback of 2.2 metres.

R. FISCHER
City Building Surveyor

LC:lc
bre03001

CITY OF WANNEROO REPORT NO:TS72-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF:GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 2463/738/6

WARD: CENTRAL

SUBJECT:FENCING INFRINGEMENT: LOT 738 (6) TROON COVE, CONNOLLY.

BACKGROUND

Following a letter of complaint, an inspection of Lot 738 (6) Troon Cove, Connolly, revealed that a non-complying timber fence has been erected forward of the building line.

COUNCIL'S BY LAWS

Council's by laws relating to Fencing and Private Tennis Court Floodlighting require any fence (side or front boundaries) forward of a 7.5 metres building setback line are to be constructed of masonry or composite construction when the fence exceeds 1 metre in height.

COMMENTS

Despite the service of a site instruction, several site inspections, letters and discussions, the owner refuses to bring the fence into compliance. The owner's interpretation of the by laws is that the 7.5 metre setback should be measured back from the road kerbing and not the front boundary of the property. This is incorrect.

RECOMMENDATION

That Council instigate prosecution proceedings against the owner of Lot 738 (6) Troon Cove, Connolly, for failing to bring the fence forward of the 7.5 metre building line into compliance with Council's By laws.

R. FISCHER
City Building Surveyor

LC:lc
bre03002

TS73-03/95

CITY OF WANNEROO REPORT NO:TS73-03/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 1 MARCH 1995

FILE REF: 313-7

WARD: CENTRAL

SUBJECT: WANNEROO ROAD MEDIAN LANDSCAPE PROPOSED BY MAINS ROAD DEPARTMENT

Parks Department has received concept proposals for landscaping of the Wanneroo Road median between Noonan Drive and Dundobar Road.

The Main Roads Department has submitted the concept for consideration in its 1995/96 Budget. If funding is approved installation could occur early in the financial year.

Summarised below is the Main Roads Department's proposal:-

° Dundobar Road to Conlan Avenue

Median to be brick paved. As this is a narrow median, planting of any trees or shrubs was considered inappropriate.

° Conlan Avenue to Civic Centre Entrance

Brick pave entire median area and plant four feature trees.

Replace the existing barrier fence with an ornate type pool fence. Retention of a fence is essential for pedestrian safety.

° Civic Centre Entrance to Noonan Drive

Remove existing vegetation and replant specific areas.

Improve visibility for pedestrians crossing at Sinagra Street.

Install a short section of barrier fence and brick paving opposite the existing vehicle exit from the Civic Centre. This design was submitted to a community and business group by Ma

Listed below is additional/new works to be performed by Council:-

° Road Verges

Council's Engineering Department has installed in situ concrete pathways on both verges in 1994/95.

To improve the visual aspect of the verge area Council may consider it appropriate to install additional brick paving to the remaining areas of verge, particularly between Dundobar Road and the Civic Centre Entrance Road.

These works can be considered within the Engineering Department's 1995/96 Draft Budget submissions.

RECOMMENDATION

That Council -

1. accepts the concept as submitted by Main Roads Department for
2. lists in the Engineering Department's 1995/96 Draft Budget the upgrading of verge between Dundobar Road and the Civic Centre Entrance Road.

F GRIFFIN
City Parks Manager

DC:JW
17 February 1995

CITY OF WANNEROO REPORT NO TS74-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION
MEETING DATE: 1 MARCH 1995
FILE REF: 061-434
WARD: CENTRAL
SUBJECT: CALEDONIA PARK, CURRAMBINE

At its meeting on 8 February 1995, Council considered a report on the development of Caledonia Park, Currambine as an active Public Open Space (Item TS28-02/95 refers). Council resolved to:

1. develop Caledonia Park as an active park;
2. revert to the original concept plan and site the toilet/changeroom facilities and car park in the south-west corner of the reserve with access off Caledonia Avenue, opposite Westwind Place, Currambine.

Council reconsidered this matter at its meeting on 22 February and rescinded its Resolution and requested a further report.

The warrants for the development of Caledonia Park, Currambine as an active Public Open Space is outlined in report TS28-02/95 as shown on Attachment 1. As part of the active development of the park, consideration is required on the car parking options and access.

The options for the car park generally relate to:

- (a) the originally proposed car park location on the west side of Caledonia Avenue, near Westwind Place, as reported to Council in March 1993 (Item H10322 refers), and,
- (b) the subsequent proposals to locate the car park on the east side of the reserve. This proposal to locate the

car park on the east side of the reserve incorporates an alternative access arrangement, as shown as option 3.

The options for the car park are shown on Attachments 2 to 4 respectively.

Comments on the car park options on the east side of the park are as follows:

Option 2

The car park and toilet facilities are located on the north east corner of the reserve within the existing area of natural bush. The extra clearing and earthworks costs associated with this option instead of the original proposed Option 1 are to be funded by the developer. The disadvantage of this option is the location of the access road opposite the properties of house numbers 93 and 95 Caledonia Avenue.

Option 3

The car park and toilet facilities are located as Option 2, except with the access road connecting to the Caledonia Avenue and Straitsman Place junction to minimise impact to local residents. This connection will create a "four way" intersection.

The construction of a roundabout at this junction is required to ensure safety to motorists using this access location. However, there are two existing roundabouts approximately 140m north and south of this proposed roundabout.

Whilst roundabouts spaced this closely together are not ideal and do not greatly improve overall traffic control in Caledonia Avenue, they are the only means of safety servicing the car park access opposite Straitsman Place.

The estimated costs associated with the car park construction for all options are as shown:

	OPTION 1	OPTION 2	OPTION 3
Cost to Council	\$57,000	\$57,000	\$120,000
Cost to Developer	NIL	\$16,600	\$ 15,500

TOTAL COST	\$57,000	\$73,600	\$135,500
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The preferred car park location and access arrangements are therefore considered to be Option 2.

RECOMMENDATION

That Council:

56develops Caledonia Park as an active park;

57sites the toilet/changeroom facilities and car park on the east side of the reserve with access from Caledonia Avenue in accordance with Option 2 as shown on Attachment 3 to Report

58 advises the residents;

59authorises the City Engineer to negotiate the funding of the additional costs associated with car park Option 2 with Beaumaris Land Sales Pty Ltd.

R T McNALLY
City Engineer

PP:HY
Cere0307
TS74-03/95

CITY OF WANNEROO REPORT NO:TS74-03/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 FEBRUARY 1995

FILE REF: 061-434

WARD: CENTRAL
SUBJECT: CALEDONIA PARK, CURRAMBINE

Council, at its meeting of 7 December 1994, reported on a Special Meeting of Electors which was held on 6 December 1994 to discuss the development of Caledonia Park, Currambine as active public open space.

History

Caledonia Park was developed by Beaumaris Land Sales in 1991 to Council's specifications. The design clearly indicated an active sports oval with toilet and car park. The passive area had a play area with barbecue facilities.

Construction proceeded in accordance with design incorporating all facilities except toilet and car park. For these items, a level area as proposed in the design was supplied.

In March 1993, a petition was received objecting to the proposed toilet and car park site. A subsequent Special Meeting of Electors took place (Item H90414 refers).

The resolution of Item H10322 recommended that Council:

- 60 . advises Beaumaris Land Sales Pty Limited that if the proposed toilet facility and car park is relocated to a site accepted by Council, the Developer will be requested to bear any additional site costs associated with the relocation;
2. instructs the developer to install signage indicating the proposed site of the facility.

This action was undertaken by Beaumaris Land Sales and Council officers proceeded to finalise plans for funding and construction designs.

Council allocated funding for the toilet, car park and floodlights within the 1994/95 financial year.

Current Position

At the Special Meeting of Electors on 6 December 1994 the motion was put forward that:

Current active recreational usage of public open space will be developed in adjoining suburbs, i.e. Iluka, Kinross and Joondalup but assessment of these areas also indicates a deficiency in active areas. For example, Connolly has no active sports oval, Joondalup has Windermere Park only (excluding the Arena).

Council's Resolution I91231 requested a report be submitted to include:-

1. 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, changerrooms and toilet rooms;

2. Council seeks legislation from the State Government to include this information on all structure plans; and

3. Council writes to Beaumaris Estate seeking clarification that land purchasers were advised that Caledonia Park was a passive reserve.

These items are currently being actioned by the appropriate departments.

Unfortunately this resolution fails to answer the Elector's Meeting motion that Caledonia Park be deemed passive open space.

To enable capital works to proceed and be available for winter sports usage a Council recommendation is required.

Should Council decide that the Park be actively developed, then consideration on car parking options would be required.

Submitted for direction.

F GRIFFIN
City Parks Manager

DC:JW
11 January 1995

gre02000

C I T Y O F W A N N E R O O
GENERAL PURPOSES COMMITTEE REPORTS
FINANCE AND ADMINISTRATIVE RESOURCES SECTION
1 MARCH 1995

CITY OF WANNEROO REPORT NO:FA18-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 1 MARCH 1995

FILE REF: 015-0

SUBJECT: 1995/96 BORROWING PROGRAMME

Council is required, pursuant to Section 601 of the Local Government Act, to submit to State Treasury, an estimate of its 1995/96 loan borrowings.

In 1987/88 Council made a commitment to reduce loan borrowings by \$200,000 per annum. Since that date Council has progressively reduced its loan borrowings:-

1984/85	\$3,900,000
1985/86	\$2,500,000
1986/87	\$2,565,000
1987/88	\$2,000,000
1988/89	\$1,800,000
1989/90	\$ 600,000
1990/91	\$1,400,000
1991/92	\$1,200,000
1992/93	\$ 800,000
1993/94	Nil
1994/95	Nil

At this early stage, however Council is not in a position to accurately predict what portion of its 1995/96 capital works programme can be funded direct from its own resources and hence assess how much is required to be funded by way of borrowings. Consequently it would appear wise, at this point to advise State Treasury that it requires \$200,000 loan funds in 1995/96. Prior to budget adoption a more accurate assessment of Council's needs will be undertaken with a view to restricting Council's reliance on borrowed funds.

It is to be realised of course, that Council has a major financing commitment with the Joondalup Civic and Cultural Facilities Project. The preliminary funding statement suggests

that loan borrowings only be used as 'last resort' funding. As such, given that the cash flow statement indicates Council should have sufficient funds during 1995/96 to finance those requirements, it is suggested that no funds be borrowed in 1995/96 to assist with the funding of this project. If loan funds are required for this project, they be borrowed in 1996/97.

The details to be conveyed to the State Treasury would therefore be:-

1994/95		1995/96
Nil	Roads and Drainage	\$ 200,000.00
Nil	Loan Conversion (Rollover)	\$ 482,077.91

RECOMMENDATION

That Council advises the State Treasury that its 1995/96 anticipated borrowing programme is:-

Anticipated Loan Borrowings	\$ 200,000.00
(Roads & Drainage)	
Loan Conversions	\$ 482,077.91

J B TURKINGTON
City Treasurer

TP:LR
20 February 1995

tre0312

FA19-03/95

CITY OF WANNEROO : REPORT NO FA19-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 1 MARCH 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 deficit of \$130,466.

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 - 1 March 1995.

J B TURKINGTON
City Treasurer

TO:LR
20 February 1995

tre0313
FA20-03/95

CITY OF WANNEROO REPORT NO:FA20-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 1 MARCH 1995

FILE REF: 018-10
WARD: ALL
SUBJECT: PROPORTIONATE REBATE - RATES AND CHARGES
(REBATES AND DEFERMENTS) ACT

Councillors would be aware that pursuant to the provisions of Section 28(2) of the Rates and Charges (Rebates and Deferrals) Act, an Administrative Authority may apportion a rates rebate:-

"Where although land is used as the ordinary place of residence of an applicant or registered person it is not the sole use of that land, the administrative authority may apportion the prescribed charge, and any rebate allowable, according to:-

- (a) the extent to which land is so used as a place of residence; and
- (b) any other use

on a basis proportionate to the respective uses."

Four applications for registration as "eligible pensioners" have been received for properties which are used for residential purposes of the pensioner, as well as "other" uses. These are detailed as follows:-

	<u>ASSESSMENT</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>APPLICANTS</u>	
1.	3/23123555	5	201 Mary St Wanneroo	D & E Bowie	A second house was built
during			Area: 4.0418 ha		1994/95 and is now occupied by non-pensioners.
2.	3/23123336	13	139 Gnangara Rd Gnangara	M Trimboli	Rear half of property used
as			Area: 5.04 ha		a working
market					garden.
3.	3/23123412	57	18 Russell Rd Landsdale	M & S Kursar	Rear half of property used
			Area 2.02 ha		as a working market garden.

	<u>ASSESSMENT</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>APPLICANTS</u>	
4.	1/21123506	10	170 Dundebur Rd Wanneroo	N & M Grubisin	Second house on property, also 4/5ths used as working market garden.
a			Area: 2.0234 ha		

It would seem appropriate that Section 28(2) be applied in these circumstances so as not to extend a rebate over that part of each of the properties used for non-residential purposes. Maps of each of the 4 properties are attached as Attachment A. It is proposed that in lieu of the maximum 50% rebate, rebates consistent with residential usage be applied as follows:-

1. 25% to reflect the usage of approximately 50% the property by non-pensioners.
2. 25% to reflect the usage of approximately 50% of the property as a market garden.
3. 25% to reflect the usage of approximately 50% of the property as a market garden.
4. 10% to reflect the usage of approximately 80% of the property as a market garden and residence of non-pensioners.

RECOMMENDATION

That Council:-

1. Apportions the rates rebates on the following properties as shown:

201 Mary Street, Wanneroo	- 25%
139 Gngangara Road, Gngangara	- 25%
18 Russell Road, Landsdale	- 25%
170 Dundebur Road, Wanneroo	- 10%

and
2. advises the pensioner applicants accordingly.

J B TURKINGTON
City Treasurer

VS:LR
21 February 1995

tre0314

CITY OF WANNEROO MEMORANDUM REPORT NO FA21-03/95

TO: TOWN CLERK
FROM: CITY TREASURER
DATE: 1 MARCH 1995
FILE REF: 018-13
SUBJECT: WRITE OFF - RATES

In accordance with Section 575 (1) (a) of the Local Government Act, Council may, with the approval of the Minister for Local Government, write off rates which have been imposed in respect of rateable property and payment of which is in arrears.

A schedule of amounts to be written off, totalling \$266.49, is attached and shows details as to why each amount is recommended for write off action - refer Attachment A.

RECOMMENDATION

That Council -

1. writes off rates levied, totalling \$266.49, in accordance with Section 575 (1) (a) of the Local Government Act 1960, as detailed in Attachment A to Report FA21-03/95; and
2. submits Attachment A to Report FA21-03/95 to the Minister for Local Government for write off approval.

J B TURKINGTON
City Treasurer

VS:LR
20 February 1995

tre0328

FA22-03/95

CITY OF WANNEROO REPORT NO:FA22-03/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
MEETING DATE: 1 MARCH 1995
FILE REF: 010-0-2
WARD: ALL
SUBJECT: DISPOSAL OF SURPLUS EQUIPMENT

Council has the following items of equipment which are surplus to requirements:-

<u>EQUIPMENT TYPE/MODEL</u> <u>DEPRECIATED</u>	<u>ASSET NO.</u>	<u>DATE ACQUIRED</u>	<u>VALUE</u>
1. "HARWOOD" 2 DOOR COMMERCIAL REFRIGERATOR (ex Craigie Leisure Centre)	4722	30/08/87	\$233
2. "XEROX" PHOTOCOPIER (ex Kingsley Welfare Centre)	4845	21/12/87	\$537
3. "FIBREFURN" 4500 LITRE WATER STORAGE TANK (ex Parks Department)	N/A	Unknown	\$500 Est. Only
4. "FIBREFURN" 4500 LITRE WATER STORAGE TANK (ex Engineering Department)	N/A	Unknown	\$500 Est. Only

Items 1 and 2 are unserviceable. They have already been repaired numerous times and it is not considered economical to carry out further repairs in view of their age and condition.

Items 3 and 4 were submitted previously in Report FA10-02/95 of 1 February 1995. Following submission of the report, Council recommended that disposal of these items be deferred pending investigation of their condition and market value.

The City Engineer advises that the baffles are missing in one of the tanks, and both tanks have some possible structural damage. In view of this, and the age and general condition of the tanks, an arbitrary value of \$500 was placed on each tank.

The tanks could be advertised for sale by tender and it is possible that a higher amount could be obtained for them, depending on the amount of interest shown.

RECOMMENDATION

That Council:-

1. Donates to local service organisations, items 1 and 2 listed in report .
2. Advertises for sale by tender, items 3 and 4 listed in report .
3. Makes the necessary entries in the Asset Register to reflect the disposal of these items.

J B TURKINGTON
City Treasurer

KA:LR
20 February 1995

tre0311
FA23-03/95

CITY OF WANNEROO REPORT NO:FA23-03/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 1 MARCH 1995
FILE REF: 009-1
WARD: ALL
SUBJECT: DONATIONS

Two requests for financial assistance have been received from:-

1. Jason Arblaster, 16 Channar Rise, Duncraig 6023.

Jason has been selected to represent Western Australia in the School Sports Association Swimming team to be held in Hong Kong during the month of May 1995.

2. Ryan Arblaster, 16 Channar Rise, Duncraig 6023.

Ryan has been selected to represent Western Australia in the School Sports Association Swimming team to be held in Hong Kong during the month of May 1995.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:-

Jason Arblaster
Ryan Arblaster

Such donations to be from Account No 29470 - Sundry Donations - Recreation Control.

J B TURKINGTON
City Treasurer

LR

17 February 1995

tre0310

C I T Y O F W A N N E R O O
GENERAL PURPOSES COMMITTEE REPORTS
COMMUNITY SERVICES SECTION
1 MARCH 1995

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 1 MARCH 1995

FILE REF: 880-1 c 645-02

WARD: ALL

SUBJECT: UPGRADE OF DUPLEX - LEACH ROAD, WANNEROO

In September 1994 an approach was made to the Mayor regarding possible use of the duplex in Leach Road for accommodation for an agency offering support for disabled people. It was felt that it was an opportune time to carry out a general review of all possible uses of the facilities as well as carrying out a costing of works required to bring them up to a habitable standard.

HISTORY OF PROPERTY

The block consisting of 9 and 11 Leach Street is crown land which was vested in the Council in 1964 for the use and purposes of the municipality and for recreation purposes. The area is zoned as a parks and recreation reserve.

Up until 1993 the buildings on both sites were used to accommodate Council staff providing an after hours service. The buildings have been vacant since 1993. At the moment the major work required to make them habitable is the connection to the main sewerage system.

The Welfare Department carried out a consultation with various government and non government groups to ascertain possible uses for the facilities. It would appear that given the location of the sites and the design constraints the most appropriate use would be for some form of supported accommodation or group housing. Areas of high need were seen as:

- . emergency housing for homeless families;
- . group housing for young people with a disability;
- . housing for youth.

Agencies which expressed a keen interest in entering a lease arrangement with the City for the purpose of providing a supported accommodation service were:

- . Disability Services Commission
- . Catholic Care
- . Wanneroo Youth Accommodation Service Inc

All the above agencies were unable to raise the required funding to carry out the upgrading but were interested in pursuing funding to provide for ongoing operational costs under the various funding programmes.

The Building Department has provided the following costing which would cover the building upgrade, depending on the use of building. Option 1 is based on the assumption that the building would be administered by Council and used for emergency accommodation similar to the service in Nanovich Way, Girrawheen. Option 2 and 3 is based on the assumption that the building would be leased to an outside agency.

- Option 1 - Emergency Housing
- Option 2 - Leasing to an organisation for housing
- Option 3 - Community organisation for office and service centre

As the work required for each option differs slightly from use to use, the total work for each option is listed separately, together with the estimated cost of the work:

OPTION 1 - EMERGENCY HOUSING

9	Patch walls and repaint throughout	\$
500.00		
	Re-stretch bedroom carpets	\$
200.00		
	Replace carpets in main room/hallway	\$
2,300.00		
	Fill in sandpit and lay slabs over	\$
200.00		
	General cleaning	\$
75.00		
	Garden maintenance (1 off)	\$
150.00		
	Remove 2-way and phone outlets not req	\$
350.00		
11	Patch walls and repaint throughout	\$
500.00		
	Remove 2-way and phone outlets not req	\$
500.00		

	General cleaning	\$
	75.00	
	Garden maintenance (1 off)	\$
	150.00	
9 & 11	Connection to sewer	
	\$10,500.00	
	Clean and repair gutters and downpipes	\$
<u>350.00</u>		<u> </u>

Total Option 1

\$15,850.00

OPTION 2 - RESIDENTIAL LEASE

9	Patch and repaint walls and ceilings	\$	500.00
	Re-stretch bedroom carpets	\$	200.00
	General cleaning	\$	75.00
	Garden maintenance (1 off)	\$	150.00
	Fill in sand pit and lay slabs over	\$	200.00
	Remove 2-way and phone outlets not req	\$	350.00
11	Patch and repaint walls and ceilings	\$	500.00
	Remove all 2-way and phone outlets not req	\$	500.00
	General cleaning	\$	75.00
	Garden maintenance (1 off)	\$	150.00
9 & 11	Connection to sewer		
	\$10,500.00		
	Clean and repair gutters and downpipes	\$	
<u>350.00</u>		<u> </u>	

Total Option 2

\$13,550.00

OPTION 3 - COMMUNITY SERVICE ORGANISATION

9	Patch and repaint walls and ceiling	\$	500.00
	Re-stretch bedroom carpets	\$	200.00
	Replace hall and main room carpets	\$	2,300.00
	Fill in sand pit and lay slabs over	\$	200.00
	Blinds to all windows	\$	1,000.00
	General cleaning	\$	75.00
	Garden maintenance (1 off)	\$	150.00
	Emergency lighting \$		2,000.00
	Ramps to access doors for disabled access	\$	1,200.00
	Re-lamp all lights \$		150.00
	Replace front and back doors to comply with		
	Building Code	\$	2,000.00
	Remove 2-way and phone outlets not req	\$	350.00

11	Repaint throughout \$	500.00
	Remove 2-way and phone outlets not req	\$ 350.00
	Blinds to all windows	\$ 1,000.00
	General cleaning	\$ 75.00
	Garden maintenance \$	150.00
	Emergency lighting \$	2,000.00
	Ramps to access doors for disabled access	\$ 1,200.00
	Re-lamp all lights \$	150.00
	Replace front and back doors to comply with Building Code	\$ 2,000.00
9 & 11	Connection to sewer	
	\$10,500.00	
	Clean and repair gutters and downpipes	\$ 350.00
	Additional car parking (6 bays)	\$
<u>6,000.00</u>		
	Sub Total Option 3	
	\$34,550.00	
	If access is required between units, allow extra	\$
<u>8,000.00</u>		
	Total Option 3	
	<u>\$42,550.00</u>	

Given the close proximity to residential housing it would appear, in the short term, that the most appropriate use would be for a housing programme. In the long term however Council may wish to pursue alternative community purpose use.

It is being proposed therefore that an allocation for funding for upgrading the building to a habitable state be listed for consideration in the 1995/96 draft budget.

Should this work be carried out it is further proposed that expressions of interest be called from organisations interested in providing supported accommodation for families or individuals who may be disadvantaged in gaining accommodation from the mainstream housing industry.

RECOMMENDATION

That Council lists for consideration in the 1995/96 draft budget an allocation of \$15,850 for the purpose of carrying out an upgrading of the duplex at numbers 9 and 11 Leach Street, Wanneroo.

P STUART
Manager Welfare Services

PS:CJ
wre03001
CS40-03/95

CITY OF WANNEROO REPORT NO:CS40-03/95

TO: TOWN CLERK

FROM: CITY PLANNER AND
ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 1 MARCH 1995

FILE REF: 061-408

WARD: SOUTH

SUBJECT: ANNUAL CONCERT - PERRY'S PADDOCK

The Kingsley-Woodvale Recreation Association has written to the City outlining a proposal for consideration in the preparation of the Development and Management Plan for Perry's Paddock, Woodvale and inclusion in the 1995/96 Council budget. The proposal basically entails:

- 1 the holding of an annual concert on the western part of the Perry's Paddock area which comprises the large, sloping grassed area generally located between Streeton Promenade, Woodvale and the southern end of Lake Joondalup;
- 2 construction of a limestone-retained stage facility for the holding of the above concert;
- 3 provision of BBQ's, drink fountains, rubbish facilities and toilets for year round community us.

In the interim, the Association has also suggested Council approval to the holding of the concert using temporary facilities. The Historical Sites Advisory Committee has considered the above matters and resolved that: the request from the Kingsley-Woodvale

Recreation Association, in respect to the matters included in its correspondence and also its request for holding a concert using temporary facilities, ie with interim approval from Council, be referred to Council for formal consideration.

The consultancy for the preparation of the Development/Management Plan for Perry's Paddock should commence towards the end of March.

The consultant's brief requires consultation with the Kingsley-Woodvale Recreation Association so the Association's request for its proposal to be considered in the preparation of the Development/Management Plan will be readily accommodated. That process will involve opportunity for comment by the public and subsequent consideration by Council.

The Association's request for funds to be included in the 1995/96 Council budget should be responded to in terms that the Perry's Paddock Reserve Fund is intended to fund such improvements on Perry's Paddock and therefore a separate budget allocation is not appropriate.

The Association's request for Council's approval to the holding of a concert in the short term using temporary facilities (and prior to finalisation of the Development/Management Plan) is not recommended because:

- (a) nearby residents should desirably be given opportunity to comment on the proposal and this would best occur in the context of preparation of the Development/Management Plan, rather than a separate consultation exercise;
- (b) various environmental groups are very concerned about what happens in this area, and it would again be preferable that their involvement be in the context of the Development/Management Plan, where a full account of environmental issues can be given;
- (c) the Development/Management Plan consultancy will be commencing shortly and the issue will be fully addressed in the near future anyway.

RECOMMENDATION

That Council:

- 1 requires that the Kingsley-Woodvale Recreation Association's request for the holding of an annual concert at the western portion of the Perry's Paddock area, and the provision of associated facilities, be considered during the preparation of the Development and Management Plan for Perry's Paddock;

- 2 advises the Kingsley-Woodvale Recreation Association that separate provision of funding for its proposal in the 1995/96 budget is not necessary as the Perry's Paddock Reserve Fund has been established for such purposes; and
- 3 does not approve the holding of a concert using temporary facilities, prior to the finalising of the Perry's Paddock Development/Management Plan, as the preparation of that plan provides the appropriate means of ensuring that such a proposal receives proper consideration by local residents, community groups, Council and other relevant agencies.

O DRESCHER
City Planner
and

M A STANTON
Acting City Recreation
Cultural Services Manager

PT:SS
rre50306

CITY OF WANNEROO REPORT NO:CS41-03/95

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 1 MARCH 1995

FILE REF: 264-3

WARD: ALL

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY
COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 15 February 1994.

Item 2.1 Wreck Trail

The committee discussed information provided by the Acting City Recreation and Cultural Services Manager relating to the installation of a Wreck Trail along the coast.

It was recommended that Council:

- 1 develops a "Wreck Trail" along the coast within the City of Wanneroo;
- 2 accepts the price of \$5,000 as submitted by the WA Maritime Museum for the establishment of the "Wreck Trail", plus \$1,000 to design and publish maps;
- 3 includes the sale of the maps @ \$6 each in the 1995/96 Schedule of Hire Charges; and

- 4 accepts Council's Building Department's estimate of \$11,200 for the provision of the above-water plinths and surrounds;
- 5 lists the sum of \$17,200 in the 1995/96 Draft Budget to develop a "Wreck Trail" off the coast within the City of Wanneroo; and
- 6 seeks approval from the Minister for Local Government, in accordance with the provisions of Section 529(e) of the Local Government Act, for expenditure on land not in the ownership or care and control of Council.

Item 2.4 Luisini Winery

Discussions had been undertaken with the Department of Planning and Urban Development (DPUD) in relation to the condition and future use of the Luisini Winery. It was ascertained that no definite plans had been devised, however DPUD was keen to develop the site.

MOVED P McKenzie SECONDED P Renkin that Council contacts the Department of Planning and Urban Development expressing its concerns about the care and condition of the Luisini Winery and enquires what its intentions are for the maintenance and ongoing use of the building

CARRIED

Item 2.7 Heritage Week

The committee endorsed the following recommendations from the Heritage Week sub-committee meeting held on 11 January 1995, that Council:

- 1 hosts the Pioneer Lunch during Heritage Week 1995;
- 2 endorses the compilation of a "flyer" promoting:
 - . Council's heritage and historical facilities and other venues in the City of Wanneroo as listed above;
 - . old pioneer town in Wangara;
 - . Dizzylamb Park Military and Motor Museum;
 - . Conti's Winery;
 - . WA Coach Service;
 - . Yanchep National Park; and
- 3 approaches Community Newspapers (Wanneroo Times) to do a feature page on "Heritage in Wanneroo" in the week prior to 2-9 April 1995.

Item 3.4 National Estates Grants Programme

The committee considered correspondence from the Heritage Council seeking registrations of interest for the National Estates Grants programme.

It was suggested that Council re-submits its previously unsuccessful application for the restoration of the shed at Cockman House.

It was recommended that Council re-submits an application for the restoration of the shed at Cockman House for consideration under the National Estates Grants Programme 1995/96.

Art Collection Advisory Committee

Meeting held 10 February 1995

Item 5 1995/96 Draft Budget

A recommendation from the Acting City Recreation and Cultural Services Manager to increase the amounts in the 1995/96 Draft Budget Art Purchases and Art Collection Reserve funds was considered.

It was recommended that the Art Purchases fund be increased to \$20,000 and the Art Purchases Reserve fund be listed at \$5,000 in the 1995/96 Draft Budget.

RECOMMENDATION

That Council:

- 1 a develops a "Wreck Trail" along the coast within the City of Wanneroo;
- b accepts the price of \$5,000 as submitted by the WA Maritime Museum for the establishment of the "Wreck Trail", plus \$1,000 to design and publish maps;
- c includes the sale of maps @ \$6 each in the 1995/96 Schedule of Hire Charges;
- d accepts Council's Building Department's estimate of \$11,200 for the provision of the above-water plinths and surrounds;
- e lists the sum of \$17,200 in the 1995/96 Draft Budget to develop a "Wreck Trail" off the coast within the City of Wanneroo;

- f seeks approval from the Minister for Local Government, in accordance with the provisions of Section 529(e) of the Local Government Act, for expenditure on land not in the ownership or care and control of Council;
- 2 contacts the Department of Planning and Urban Development expressing its concerns about the care and condition of the Luisini Winery and enquires what its intentions are for the maintenance and ongoing use of the building;
- 3 a hosts the Pioneer Lunch during Heritage Week 1995;
b endorses the compilation of a "flyer" promoting:
 - . Council's heritage and historical facilities and other venues in the City of Wanneroo;
 - . old pioneer town in Wangara;
 - . Dizzylamb Park Military and Motor Museum;
 - . Conti's Winery;
 - . WA Coach Service;
 - . Yanchep National Park;
- c approaches Community Newspapers (Wanneroo Times) to do a feature page on "Heritage in Wanneroo" in the week prior to 2-9 April 1995;
- 4 re-submits an application for the restoration of the shed at Cockman House for consideration under the National Estates Grants Programme 1995/96;
- 5 lists the sum of \$20,000 for Art Purchases and the the sum of \$5,000 for the Art Purchases Reserve fund in the 1995/96 Draft Budget.

M A STANTON
Acting City Recreation and
Cultural Services Manager

SS:SS
rre50229
CS42-03/95

CITY OF WANNEROO REPORT NO:CS42-03/95

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES
FOR MEETING OF:GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES
 SECTION
MEETING DATE: 1 MARCH 1995
FILE REF: 765-16
WARD: NORTH
SUBJECT:VEHICLE ACCESS - YANCHEP LAGOON BEACH RESERVE

Mrs Heather Lorraine Jarvis of 101 Brazier Road, Yanchep seeks permission to gain vehicular access to the Yanchep Lagoon Beach reserve, via the Yanchep Districts Surf Club access ramp, to launch and retrieve a small boat for amateur recreational crayfishing purposes.

Council has previously approved seven applications (1989, 1990, 1993 and 1995) for vehicular access to Yanchep Beach reserve via the Yanchep Districts Surf Club ramp for this recreational pursuit.

Council may grant the applicant an exemption from the Reserves and Foreshores By-laws subject to the undermentioned conditions being met.

- (a) access to the beach reserve being solely for the purpose of launching and retrieving a small boat for amateur recreational fishing;
- (b) permission being for the period between 5.00am and 7.00am only and any vehicle, trailer or boat being removed from the beach reserve by 7.00am;
- (c) a significant disturbance to other people using the beach reserve is not created by this activity;
- (d) the applicant becoming and retaining paid membership of the Yanchep Districts Surf Club.

Permission would be withdrawn in the event of:

- (a) substantial complaints being received;
- (b) the conditions of approval being breached;

- (c) Council receiving substantial pressure from other persons for similar permission;
- (d) any motor vehicle or trailer used by the applicant not having a current valid combined motor vehicle licence and third party insurance policy in existence;
- (e) the applicant not maintaining a current and valid WA motor driver's licence for the class and type of motor vehicle used on the beach reserve;
- (f) fails to produce this permit on demand by a duly Authorised Council Officer or member of the Western Australia Police Force.

RECOMMENDATION

That Council:

- 1 grants permission in accordance with the provisions of its By-laws Relating to Reserves and Foreshores, for Mrs Heather Lorraine Jarvis of 101 Brazier Road, Yanchep to gain vehicular access to the Yanchep Lagoon beach reserve via the Yanchep Districts Surf Club access ramp subject to the following conditions:
 - a) access to the beach reserve being solely for the purpose of launching and retrieving a small boat for amateur recreational fishing;
 - b) permission being for the period between 5.00am and 7.00am only and any vehicle, trailer or boat being removed from the beach reserve by 7.00am;
 - c) a significant disturbance to other people using the beach reserve is not created by this activity;
 - d) the applicant becoming and retaining paid membership of the Yanchep Districts Surf Club.

Permission would be withdrawn in the event of:

- a) substantial complaints being received;
- b) the conditions of approval being breached;
- c) Council receiving substantial pressure from other persons for similar permission;

- d) any motor vehicle or trailer used by the applicant not having a current valid combined motor vehicle licence and third party insurance policy in existence;
- e) the applicant not maintaining a current and valid WA motor driver's licence for the class and type of motor vehicle used on the beach reserve;
- f) fails to produce this permit on demand by a duly Authorised Council Officer or member of the Western Australia Police Force.

T M TREWIN
Manager - Municipal
Law & Fire Services

22 February 1995

tmt/dw/03001

C I T Y O F W A N N E R O O

GENERAL PURPOSES COMMITTEE

BUSINESS FOR INFORMATION SECTION

1 MARCH 1995

CITY OF WANNEROO REPORT NO B29-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 1 MARCH 1995
FILE REF: 510-3303, 730-8-1
WARD: ALL
SUBJECT: BANNER PROGRAMME FOR CITY OF WANNEROO

Council considered a report at its meeting on 7 December 1994 on the hire of banner posts in Grand Boulevard, Joondalup and adopted the policy as outlined on Attachment 1 (Item I51118 refers).

Council also, at its meeting, resolved that a report be submitted on the cost, design and type of banners which could be acquired by the City of Wanneroo to promote Local Government Activities (Item I91238 refers).

Landcorp was responsible for the design, manufacture and installation of the Joondalup Banners currently being displayed in Grand Boulevard. Specifications for the manufacture of the banners and associated costs have been obtained from Landcorp.

The current set of Joondalup Banners consist of 32, double sided banners with five colours. The cost to supply and install these banners was \$29,280. This cost resulted from a tender process involving three companies.

The successful company for the supply of the Joondalup Banners has indicated an alternative price of \$250-300 per double sided banner with two colours. The cost to supply 32 banners would be in the order of \$8000 to \$9600, with an additional cost for installation and removal. Alternatively, consideration could be given to a reduced number of banners.

As part of the Water Awareness Week in late 1994, the Water Authority utilised the Grand Boulevard banner poles to display advertising banners. The cost to erect and remove the banners supplied by Water Authority was \$1,309.

The following activities have been suggested by Council's Departments as possibilities for promoting through the Grand Boulevard banners:

Senior Citizens Week	Perry's Paddock Picnic Day
Little Feet Festival	Gloucester Lodge Museum Open Day
Children's Week	Mural Arts Programme
Multicultural Week	Children's Book Week
Australia Day	Wanneroo Esteddford
Refuge Week	Festival of Perth Concert
Wanneroo Show	Youth Fest
Wellness Day	City of Wanneroo Artad Crafts
Award	
Local Government Week	Local Government Elections

In view of the relatively high cost of manufacture and installation, the Departments responsible for these events would need to evaluate the benefits of such promotion against the costs. If the Departments can justify such expenditure, then budget funds would need to be provided for the initial manufacture cost and annually for the installation costs.

Council's policy (Banner Details Section) allows for up to 7.5% of the banner area to be used for advertising. By utilising this advertising space, it may be possible to cover the cost of the banners by sponsorship. This is an area that will need to be addressed by the individual Departments wishing to advertise an activity.

Submitted for information.

R T McNALLY
City Engineer

DRB:AT
Cere0301
B30-03/95

CITY OF WANNEROO REPORT NO B30-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL
SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 510-0225

WARD: SOUTH

SUBJECT: PARKING PROHIBITIONS - LANDSDALE ROAD,
LANDSDALE

Council considered a number of reports between May 1993 and August 1994 regarding parking prohibitions in Landsdale Road, Landsdale.

Council was advised at its meeting on 10 August 1994 that the Hon Minister for Local Government had decided not to approve the parking prohibitions in Landsdale Road outside Lots 31, 32 and 33 (Item I60801 refers).

It was resolved at this meeting that the Hon Minister for Local Government be approached to reconsider his decision.

The Department of Local Government advised on 15 February 1995 that the Hon Minister for Local Government had approved of Council's proposal to impose parking prohibitions in Landsdale Road as delineated on Drawing No E1065-2. The parking prohibition signs have been replaced accordingly.

Submitted for information.

R T McNALLY
City Engineer

DRB:HY
Cere0308
B31-03/95

CITY OF WANNEROO REPORT NO:B31-03/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 1 MARCH 1995

FILE REF: 201-5

WARD: ALL

SUBJECT: MONTHLY REPORT FOR FEBRUARY 1995 - PARKS DEPARTMENT

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

PARKS MAINTENANCE

Summer works programme is progressing with major clean ups occurring at various parks.

Council building garden surrounds are being pruned, weeded and fertilised in preparation for winter planting and remulching.

Park garden areas and roundabouts are being prepared for winter planting.

Turf restoration of oval areas is ongoing.

PLAY EQUIPMENT

Mobile play trailers are located at Sheoak Park, Greenwood and Simpson Park, Padbury.

New equipment has been installed at Parkinson Park, Padbury.

Existing child proof gates have been replaced at Kingsley Playgroup, Penistone Playgroup and Warrandyte Playgroup.

Safety and maintenance checks are ongoing and recorded.

TURF CRICKETS

Turf is in good condition with an even surface cover.

TREE PRUNING

Operators have completed the course recognised by D.O.S.H.W.A. and Western Power.

WATER TANKERS

Water tankers are progressing with summer watering, fertilising programme has commenced.

MOWING

Mowing of reticulated parks is progressing to schedule.

Dry park and verge mowing crews are being utilised for annual leave cover and clean up project works.

CONSTRUCTION

Top dressing has been completed at the following parks:-

Charonia Park
Santiago Park
Littorina Park
Whitford Park
Caledonia Park
Gumblossom Park (top oval only)
Aldersea Park
Addison Park

BORE AND PUMP

° *Pumps*

Maintenance works have been completed on Simpson Park pump.

° *Bores*

Caledonia Park bore treated to remove the calcium build up on the screen.

°

Solenoids

Blackmore Park and Hillary Park rewiring complete.

RETICULATION

Handover from reticulation contractors has been completed at Paloma Park and Gascoyne Park.

Sprinkler on both parks have been turfed around to improve support.

Modifications to reticulation where new car parks are being installed at Merriwa, Highview, Windermere and Addison are being progressed.

CURRENT PARKS STATUS

The following list of parks are below the required standard at this time:-

o **Warrandyte Park, Craigie**

Problem

Infield solenoid wire failures due mainly to age and corrosion.

Action

Two thirds of area has been rewired and all work to be completed

o **MacDonald Park, Padbury**

Problem

Lines 4 and 15 on football oval constantly failing due to solenoid valve coil.

Action

Totally replaced both valves.

o **Marri Park, Duncraig**

Problem

Constant problems due to vandalism. Sprinkler tops being broken during operation.

Action

Regularly altering the operating cycle times - Police and Security

o **Hillarys Park, Hillarys**

Problem

Power connection interruptions due to major power supply upgrade being undertaken in the area by Western Power. Park supply disrupted approximately one week.

Work will be monitored to ensure these parks improve for the winter sports programme.

Submitted for information.

F GRIFFIN
City Parks Manager

DC:JW
21 February 1995

gre02012

B32-03/95

CITY OF WANNEROO REPORT NO:B32-03/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 1 MARCH 1995

FILE REF: 250-1

WARD: CENTRAL, SOUTH, NORTH

SUBJECT: DRY PARK DEVELOPMENT PROPOSED

For Council's information, I list below a number of areas of Public Open Space that will in the near future be developed as dry parks. In a number of instances the local ratepayers have requested that the proposed works be carried out.

° **Lorian Park, Gngangara**

Reserve No 29527 - Hectares 2.02

This area is within a small lot rural subdivision and requires minimal work.

° **Frangipani Park, Marangaroo**

Reserve No 740 - Hectares .9024m²

New subdivision area. The public open space is currently being damaged by unauthorised vehicle access and illegal dumping.

° **Viridian Park, Neerabup**

Reserve No - Hectares 3.89

New subdivision area. This area is to be retained as natural bushland as per the initial structure plan. Clean up of the drainage sump surrounds and verge area is required.

° **Sandow Gardens, Clarkson**

Reserve No 42751 - Hectares 1.43

This area is to be developed in conjunction with Landcorp.

° **Hidden Valley Retreat Public Open Space, Clarkson**

Approximately 1.50 hectares.

This area is currently being developed by Town and Country as part of its subdivision. Plans have been submitted for City Parks Manager's approval.

Development of these areas of public open space will involve:-

*Retention of all trees and natural vegetation where possible.

* Removal of all refuse and building rubble.

* Installation of bollards where required to control access.

* Planting of couch grass runners into degraded/disturbed areas.

*Supplementary planting of trees and shrubs where required as per

Submitted for information.

F GRIFFIN
City Parks Manager

DC:JW
14 February 1995

gre02008

B33-03/95

CITY OF WANNEROO REPORT NO:B33-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 1 MARCH 1995

FILE REF: 002-3

WARD: ALL

SUBJECT: FINANCIAL REPORT FOR THE PERIOD ENDED 31
JANUARY 1995

General

With seven months of the year expired actual revenues/expenses are generally within budget estimates. As mentioned last month, with an increase in interest rates during the year, earnings from investments will exceed budget expectations. These gains will be partly offset by additional expenditures as a consequence of changes and variations to industrial awards, and funding of the Joondalup Civic facility. The Statement of Financial Activity is appended as Attachment A.

Rates

Rate collection at 31 January 1995 was \$39,414,315 which represented 90.5% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1993/94	89.5%
1992/93	88.4%
1991/92	88.6%
1990/91	87.4%
1989/90	87.4%

Comparison with other local authorities indicates the position at 31 January 1995 was:-

	Issue Date	Collection
Stirling	27/07/94	89.3%
Swan	22/07/94	83.7%
Canning	17/08/94	88.3%
Wanneroo	12/08/94	90.5%

As predicted, with Council's 2nd instalment due on 15 January 1995, receipts improved dramatically. An added incentive to pay the account was the 10% penalty imposition on 31 January 1995.

Council levied at 31 January 1995 a total penalty of \$241,625 on 6,877 properties:-

WARD	NUMBER	VALUE \$
1	2,197	73,898.67
2 956	33,875.08	
3	2,244	85,003.71
4	1,480	48,846.94
		<hr/>
		\$241,624.40
		<hr/>

Refuse

Total refuse outstanding at 31 January 1995 was \$285,231 representing 4.0%, indicating a collection of 96.0%. Comparison with collection in previous years was:-

	Collection
1993/94	95.3%
1992/93	94.9%
1991/92	94.8%
1990/91	95.0%
1989/90	95.6%

Swimming Pool Inspection Fees

Total outstanding at 31 January 1995 for this area of Council's activity was \$3,182 representing 2.8%.

Full details of Rates, Refuse & Swimming Pool inspection fees is appended as Attachment B.

Interest on Investments

Council's earnings to 31 January 1995 from investments was \$1,877,750 against an annual budget of \$2,037,730.

At the date of writing this report Council's investment portfolio was as follows:-

National Australia Bank	\$ 3,252,786	5.0%
Westpac	\$ 5,309,097	9.0%
Australian & New Zealand	\$ 3,531,847	6.0%
Commonwealth Bank	\$33,829,720	56.0%
Town and Country Bank Ltd	\$ 6,805,060	11.0%
Bankwest	\$ 5,994,347	10.0%
Challenge Bank	\$ 2,067,157	3.0%
Permanent Building Society (In Liquidation)	\$ 95,265	0.0%
	<hr/>	<hr/>
	\$60,885,279	100%
	<hr/>	<hr/>

Council is currently attracting interest rates in the vicinity of 7.5%.

While it is still "early days" with interest rates now creeping upwards, earnings from this source will exceed budget estimates at 30 June 1995. It is anticipated that the additional income will be in the vicinity of \$1m. This will assist with costs associated with the Joondalup Civic facilities project.

A more comprehensive presentation of Council's investment portfolio is included in Attachment C to this report.

Salaries and Wages

Payroll paid to 31 January 1995 of \$12,789,942 represents payments for 16 of the 27 pays scheduled for 1994/95. It should be noted however, that \$778,960 of this amount relates to salaries and wages accrued from 1993/94.

Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the seven month period ended 31 January 1995, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control	-	-
Pool	-	153,487
Sports/Function	-	12,268
Fitness Centre	64,037	-
Aerobics Room	5,734	-
Kiosk	19,063	-
Creche	-	27,272
	-----	-----
Total	\$88,834	\$193,027
	-----	-----

Net subsidy \$104,193.

Council's budget provides for an operating subsidy of \$143,560 to this complex for the 1994/95 year. Based on figures at 31 January 1995, with 5 months of the year to run, this may not be achievable.

Aquamotion

In broad terms the financial position of Aquamotion for the seven month period ended 31 January 1995, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control	-	-
Pool	-	184,497
Fitness Centre	-	4,220
Recreation Room	-	15,106
Kiosk	767	-
Creche	-	8,086
	<u>767</u>	<u>\$211,909</u>

Net subsidy \$211,142.

Council's budget provides for an operating subsidy of \$334,740 to this complex for the 1994/95 year. Again, while it is still 'early days', the achievement of budget estimates will be a difficult arrangement.

Marangaroo Golf Course

In summary, the operating profile of this activity for the seven months ended 31 January 1995 was:-

	Annual Budget	Budget 31/01/95	Actual 31/01/95
	\$	\$	\$
Revenue	855,750	499,187	442,586
Expenditure		447,500	261,042
		<u>447,500</u>	<u>261,042</u>
Surplus		\$408,250	\$238,145
		<u>408,250</u>	<u>\$211,828</u>

Numbers through the course for the first seven months of the year were:-

18 Holes	Concession	9 Holes	Concession	Extra	Total
<hr/>					

13,486 4,574 30,601 10,691 1,145 60,497

Full financial details are shown in Attachment D.

Carramar Golf Course

In summary, the operating profile of this activity for the seven months ended 31 January 1995 was:-

	Annual Budget	Budget 31/01/95	Actual 31/01/95
	\$	\$	\$
Revenue	774,410	451,740	677,974
Expenditure	502,690	293,235	182,558
	<hr/>	<hr/>	<hr/>
Surplus	\$271,720	\$158,505	\$495,416
	<hr/>	<hr/>	<hr/>

18 Holes	Concession	9 Holes	Concession	Extra	Total
18,866	2,189	18,202	4,787	634	44,678

Patronage has exceeded expectations with the surplus to date well in excess of budget. This offsets the downturn experienced at Marangaroo Golf Course during the same period.

Full financial details are shown in Attachment E to this report.

Recreation Centres

The operating position for the individual recreation centres for the seven months ended 31 January 1995 is shown as Attachment F.

Reserve Accounts

The aggregate account balance of Council's Reserves at 31 January 1995 was \$14,023,886. Details are:-

Art Purchases Reserve	\$ 4,007
Asset Replacement Reserve	\$ 977,668
Badgerup/Ocean Reef Road Construction Reserve	\$ 30,285
Berkley/Redcliffe Intersection Upgrade Reserve	\$ 84,887
Burns Beach Caravan Park Improvements Reserve	\$ 154,933
Cash in Lieu of Parking Reserve	\$ 299,093
Cash in Lieu of Public Open Space Reserve	\$ 562,560
Computer Replacement Reserve	\$ 438,585
Craigie Leisure Centre - Asset Replacement Reserve	\$ 160,890
Domestic Cart - Refuse Collection Reserve	\$ 1,243,775
Domestic Cart Refuse Collection -	
Plant Replacement Reserve	\$ 456,246
Golf Course Facilities Reserve	\$ 306,402
Historic Village - Perrys Paddock Reserve	\$ 608,215
Hodges Drive Drainage Reserve	\$ 118,267
Ocean Reef Road Construction Reserve	\$ 91,900
Office Equipment Reserve \$ 343,340	
Plant Replacement Reserve	\$ 2,718,325
Private Swimming Pool Reserve	\$ 35,974
Refuse Disposal Reserve	\$ 3,797,326
Revaluation Reserve	\$ 60,690
Road Maintenance - Northern Quarry Areas	\$ 5,772
Road Maintenance - Southern Quarry Areas	\$ 47,605
Section 20A Land Reserve \$ 10,300	
Town Planning Scheme No 10 (Revoked) Reserve	\$ 642,425
Town Planning Scheme 20 - District Distributor	
Road Headworks Reserve	\$ 106,001
Trade/Industrial/Commercial Refuse	
Collection Reserve	\$ 167,538
Trade/Industrial/Commercial Refuse Collection	
Plant Replacement Reserve	\$ 176,012
Wangara Industrial Estate Reserve	\$ 295,423
Wanneroo Bicentennial Trust Reserve	\$ 79,442
	<hr/>
TOTAL	\$14,023,886

Loan Accounts

The aggregate unspent loan balance at 31 January 1995 was \$335,711.

Town Planning Scheme Accounts

Balances in these accounts at 31 January 1995 were:-

Town Planning Scheme No. 5	\$212,268
Town Planning Scheme No. 7A Stage 2	\$807,574
Town Planning Scheme No. 7A Part B	\$547,184
Town Planning Scheme No. 21	\$632,064

Trust Funds

Balances at 31 January 1995 were:-

Unclaimed Salaries and Wages	\$105,208.48
Unclaimed Monies	\$ 678.62
Town Planning Scheme No. 22	\$331,713.74
Yanchep/Two Rocks Community Bus	\$ 59,294.62
	<hr/>
	\$496,895.46
	<hr/>

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:LR
14 February 1995

tre0307

B34-03/95

CITY OF WANNEROO REPORT NO:B34-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 1 MARCH 1995

FILE REF: 012-6

WARD: ALL

SUBJECT: WESTERN AUSTRALIAN LOCAL GOVERNMENT GRANTS COMMISSION

Council is in receipt of a publication titled "Local Government Grants: Principles & Methods for the Distribution of Commonwealth Financial Assistance in Western Australia".

A copy has been placed in Councillors' Reading Room.

This document replaces the previous report which was produced in 1987. Since that time the Commission has conducted a major review and as a result there have been many refinements to the Balanced Budget methodology. This new document outlines these changes and provides a comprehensive guide to the operations and methods of the Commission.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:LR
17 February 1995

tre0309
B35-03/95

CITY OF WANNEROO REPORT NO:B35-03/95

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE
COMMUNITY SERVICES

MEETING DATE: 1 MARCH 1995

FILE REF: 851-7

WARD: ALL

SUBJECT: HEALTH ACT 1911 - FOOD COMPLAINT PROSECUTIONS
- I40401

Council is advised of the results of recent prosecutions resulting from food complaints.

1 ACI OPERATIONS PTY LTD - SAMPLE NO:062

On 31 January 1995 the Joondalup Court of Petty Sessions, ACI Operations Pty Ltd entered a plea of guilty to a charge of selling a bottle of Island Cooler which was adulterated with glass.

ACI Operations Pty Ltd was fined \$250.00 with a contribution to costs of \$487.00.

Council's legal costs in this case amounted to \$724.28.

2 HO MEI CHINESE RESTAURANT - SAMPLE NO:34

On 31 January at the Joondalup Court of Petty Sessions, the proprietors of Ho Mei Chinese Restaurant pleaded guilty to a charge that they sold noodles which were adulterated with a fly.

The two defendants were fined \$125.00 each with costs of \$122.50 each.

Council's legal costs in this case amounted to \$318.16.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

MN/jc
hre02018

B36-03/95

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 905-1

WARD: ALL

SUBJECT: MUNICIPAL LAW & FIRE SERVICES DEPARTMENT -
ACTIVITIES FROM 1 OCTOBER 1994 TO 3 DECEMBER
1994

The following is a report covering the Municipal Law & Fire Services Department's activities from 1 October 1994 to 31 December 1994.

1. COURTS

There was 1 prosecution dealt with in the Court of Petty Sessions, Joondalup, comprising:

Litter Act	-
Bushfire Act	-
Reserves & Foreshores By-laws	-
Control of Vehicles Act (Off Road)	-
Parking Facilities By-laws	-
Disabled Parking By-laws	-
Dog Act 1976	1
City of Wanneroo By-laws Relating to Dogs	-
Court matters dismissed by Magistrate	-
Court matters adjourned to next Court date	-

2. INFRINGEMENT NOTICES

There were 587 infringement notices issued, comprising:

Control of Vehicles (Off Road Areas) Act	-
Commercial Vehicles - Parking on Verges	4
Dog Act 1976	162
Litter Act	6
Bushfires Act	249
Parking & Reserves & Foreshores	165
Disabled Parking	1

3. INREP REGISTRY

There were 61 infringement notices lodged with the INREP Registry, comprising:

Dog Act 1976	42
Parking	18
Disabled Parking	1

4. COMPLAINTS AND OTHER MATTERS

There were 511 complaints and requests for service to this Department, comprising:

General complaints including abandoned motor vehicles, rubbish dumping and hooliganism at City buildings and reserves	250
Off road vehicle complaints	16
Commercial vehicle parking complaints	52
Parking complaints	71
Investigations into theft and vandalism	18
Fire hazard investigations	85
Special duties	7
Disabled parking complaints	12

5. DOG AND CATTLE COMPLAINTS

There were 893 dog and stock complaints received from City residents, comprising:

General (dogs wandering and stray dogs, including horses and cattle on roads)	719
Barking dog nuisances	142
Dog bites and attacks	32

6. DOGS IMPOUNDED 310

7. DOGS CLAIMED AND SOLD 157

8. DOGS PUT DOWN 149

9. CATTLE IMPOUNDED 2

10. TELEPHONE CALLS

- received at Main Office during office hours - 11,190

11. DELIVERIES AND ESCORTS

There were 313 deliveries and escorts by Patrol Officers and Rangers, comprising:

Council Agendas	312
Other Deliveries	1

12. HALL AND RESERVE PATROLS - PRIVATE FUNCTIONS - 123

13. FIRE REPORTS AND CALL OUTS

There were 69 call outs attended by Patrol Officers and Brigade Volunteers, comprising:

Grass fires	30
Bush fires	13
Vehicle fires	6
Rubbish fires	-
Property fires	3
False alarms	3
Not described	14

14. NEIGHBOURHOOD WATCH

During this quarter 2 meetings were held within the City and were attended by residents, the Crime Prevention Bureau of the Police Department and the Council's Neighbourhood Watch Liaison Officer.

The meetings covered topics such as home security and self protection against physical attack by intruders.

15. WANNEROO STATE EMERGENCY SERVICE

There were 2,253 hours expended on operations by the Wanneroo State Emergency Service, as follows:

Air Search	48
Storm Damage Assistance	174
Mass Rescue	-
Support Operations	-
Training	1,560
Community Service (Blue Light)	263
Fire Assistance	208

During this period, 622 kilometres were travelled.

T M TREWIN
 Manager - Municipal
 Law & Fire Services

30 January 1995

dt/dw/02006