

C I T Y O F W A N N E R O O

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
ON WEDNESDAY, 22 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 from 7.47 pm	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

Acting Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Treasurer:	J 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
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Executive Assistant:	P A HIGGS
Committee Clerk:	J HARRISON
Minutes Clerk:	V GOFF

Apologies for absence were tendered by Crs Dammers and Hall and Town Clerk, Mr Ron Coffey.

An apology for late attendance was tendered by Cr Ewen-Chappell.

There were 21 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.37 pm.

CONFIRMATION OF MINUTES

C97-03/95 MINUTES OF COUNCIL MEETING, 08 MARCH 1995

Correction

- 1 Item TP63-03/95, Page 10, Point 4 of the Motion which was Lost: the word "vegetation" be amended to read "vegetable".
- 2 Item C94-03/95 be amended to read:

"MOVED Cr Cooper, **SECONDED** Cr MacLean that a report be submitted to General Purposes Committee, as a matter of urgency, outlining the legislative amendments required to address the many areas of conflict that arise due to the shortcomings of the R-Codes.

CARRIED"

MOVED Cr Curtis, **SECONDED** Cr Lynn that the Minutes of Council Meeting held on 08 March 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

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

SHADOW CABINET MEETING AT JOONDALUP

On Monday, 13 March the Shadow Cabinet held a full Cabinet Meeting in Council Chambers as part of a series of local authority visits.

The visit provided an excellent opportunity to acquaint Shadow Cabinet members with issues of concern within the municipality.

1995 CITY OF WANNEROO ART AWARD

This year's City of Wanneroo Art Award was held at Joondalup's Lakeside Shopping Centre from Friday, 17 March. The excellent venue and high standard of works on display contributed to the overall success of this prestigious event.

Awards were presented to Pamela Clempson, Leigh Hewson Bower, Christian Townsend, Joan Roberson, Lesley Anne Whitam, Shaun Tan, Walter Clarkson, Natalie Poli, Ross Thomas and Cynthia Ellis. Congratulations to those winners and indeed to all those who participated in the award program. It was a fine exhibition of local artistic talent.

PETITIONS, MEMORIALS AND DEPUTATIONS

C98-03/95 PETITION TO SAVE CRAIGIE OPEN SPACE - [745-4]

Cr Major submitted a 309-signature petition from residents and ratepayers of the City of Wanneroo expressing strong disapproval and objection to proposed commercial recreation use on the Craigie Open Space.

The reasons given are:

- 1 the continuing loss of natural habitat in the Metropolitan Area is dehumanising;
- 2 placing commercial recreation facilities in this location will destroy the bushland corridor between Hepburn Heights Reserve, Pinnaroo Valley, and the Water Authority Treatment Plant Reserve;
- 3 the educational, passive recreational, aesthetic and heritage values will be lost forever.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the petition in support of the retention of Craigie Open Space as bushland be received and referred to Town Planning Department for a report to Council.

CARRIED

C99-03/95 LETTERS SUPPORTING CLOSURE OF PEDESTRIAN ACCESSWAY DANBURY CRESCENT/GAYFORD WAY, GIRRAWHEEN - [510-1114, 510-1115]

Cr Gilmore submitted 51 letters from residents of Danbury Crescent and Gayford Way, Girrawheen supporting the closure of the pedestrian accessway between Danbury Crescent and Gayford Way, Girrawheen.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the 51 letters supporting the closure of the pedestrian accessway between Danbury Crescent and Gayford Way, Girrawheen be received and considered in conjunction with Item TP97-03/95.

CARRIED

C100-03/95 SAFETY HOUSE ASSOCIATION - [220-1]

Cr Gilmore tabled a letter from the Safety House Association advising that there is no Safety House Programme operating at Girrawheen Primary School.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the letter from the Safety House Association be received and referred to Municipal Law and Fire Services for action.

CARRIED

C101-03/95 ON-SITE DRYCLEANING OPERATION - CARINE GLADES SQUASH ACADEMY - [474-1]

Cr Curtis tabled a letter from M J Hoffman objecting to an on-site drycleaning operation at Carine Glades Squash Academy.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the letter objecting to establishment of an on-site drycleaning operation at Carine Glades Squash Academy be received and referred to Town Planning Department for a report to Council.

CARRIED

C102-03/95 PETITION FROM WANNEROO WANDERERS FOUR WHEEL DRIVE CLUB - [906-1]

Cr Cooper submitted a letter on behalf of the Wanneroo Wanderers Four Wheel Drive Club seeking four wheel drive access to beaches within the City.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the letter from Wanneroo Wanderers Four Wheel Drive Club seeking four wheel drive access to beaches within the City be received and referred to Town Planning for a report to Council.

CARRIED

C103-03/95 PROPOSED 18 THREE STOREY SINGLE HOUSES ON LOTS 48, 49 & 50 TOULON CIRCLE, MINDARIE KEYS - [30/4674]

Cr Freame tabled a letter from J & M Pearson objecting to the proposal to subdivide Lots 48, 49 and 50 Toulon Circle, Mindarie Keys into 18 small lots.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that correspondence from J & M Pearson be received and considered in conjunction with Report TP83-03/95.

CARRIED

**C104-03/95 PETITION REQUESTING TRAFFIC CALMING MEASURES -
SCENIC DRIVE, WANNEROO - [510-1690]**

A 46-signature petition has been received from residents of Scenic Drive, Wanneroo requesting Council to put in place traffic calming measures to prevent vehicles travelling at high speeds along Scenic Drive, Wanneroo.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the petition from residents requesting traffic calming measures be installed to prevent vehicles travelling at high speeds along Scenic Drive, Wanneroo be received and referred to Engineering Department for a report to Council.

CARRIED

**C105-03/95 PETITION SUPPORTING GLENGARRY PRIMARY SCHOOL
"HELP OUR PRECIOUS ENVIRONMENT" (HOPE) RECYCLING
UNIT - [510-1770, 218-1-1, 016-4]**

A 68-signature petition and three letters were presented to the Special Electors Meeting of 21 March 1995 supporting the current activities of the (HOPE) Recycling Unit at Glengarry Primary School.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the petition supporting the current activities of the (HOPE) Recycling Unit at Glengarry Primary School be received and referred to Engineering Department for a report to Council.

CARRIED

**C106-03/95 LETTERS SUPPORTING APPLICATION FOR PREMISES AT
PINNAROO POINT - [427-1]**

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

MOVED Cr O'Grady, **SECONDED** Cr Moloney 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 and Town Planning Departments for a report to Council.

CARRIED

**C107-03/95 PETITION REQUESTING ACTION ON NOISE POLLUTION AND
PUBLIC NUISANCE COMPLAINTS - WANNEROO PAVILION -
[770-2]**

A 34-signature petition has been received from residents of the Cherokee Village Caravan Park regarding the activities at the Wanneroo Pavilion.

The petitioners feel that the constant noise pollution and anti-social behaviour of a great many patrons using the pavilion is spoiling not only their quality of life, but also the quality and peacefulness of the area in question and are seeking Council's assistance to rectify the matter.

This petition will be referred to Town Planning and Environmental Health Departments for action.

MOVED Cr O'Grady, **SECONDED** Cr Moloney that the petition received from residents of the Cherokee Village Caravan Park seeking Council's assistance in rectifying the constant noise pollution and anti-social behaviour at the Wanneroo Pavilion be received and referred to Town Planning and Environmental Health Departments for action.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held 28 February 1995
- B GIRRAWHEEN/KOONDOOLA SENIOR CITIZENS CENTRE MANAGEMENT
COMMITTEE - Meeting held 2 March 1995
- C YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held 9 March 1995

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

CARRIED

ADVISORY COMMITTEES

- A HISTORICAL SITES ADVISORY COMMITTEE
Meeting held 15 February 1995
- B INAUGURAL MEETING OF THE WRITERS' CENTRE WORKING PARTY
Meeting held 21 February 1995

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

CARRIED

OTHER COMMITTEES

- A WHITFORD RECREATION ASSOCIATION
Meeting held 21 November 1994
Meeting held 12 November 1994
Meeting held 20 February 1995
- B BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)
Meeting held 9 February 1995
- C KINGSLEY WOODVALE RECREATION & COMMUNITY ASSOCIATION
Meeting held 13 February 1995
- D AUSTRALIA REMEMBERS: 1945-1995 - MEETING OF STATE
ACTIVITIES COUNCIL
Meeting held 14 February 1995
- E JUNIOR COUNCIL
Meeting held 8 March 1995
- F OFFICE SITES SAFETY COMMITTEE
Meeting held 13 March 1995

MOVED Cr Gilmore, **SECONDED** Cr Freame that the Minutes listed at Item A to F 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

Crs Gilmore and Wood declared an interest in Item FA26-03/95.

Crs Major and MacLean declared an interest in Item CS55-03/95.

Cr Freame declared an interest in Item CS54-03/95.

BUSINESS REQUIRING ACTION

Legend - Numbering System:

B - Business for Information
C - Council

OC - Occasional Committee
P - Policy

CS - Community Services
FA - Finance & Admin Resources
SC - Special Council

TP - Town Planning
TS - Technical Services

C108-03/95 TOWN PLANNING COMMITTEE

MOVED Cr Freame, **SECONDED** Cr Wood that the Report of the Town Planning Committee Meeting, held on 13 March 1995, be received.
CARRIED

ATTENDANCES

Councillors: A V DAMMERS - Chairman Central Ward
H M WATERS, JP - Mayor, from 5.40 pm North Ward
K H WOOD South Ward
M E LYNN, JP South-West Ward
S P MAGYAR - Observer Central Ward
F D FREAME - Observer, to 6.35 pm South-West Ward
G A MAJOR - Observer South-West Ward
G W CURTIS - Observer South-West Ward

Acting Town Clerk: R E DYMOCK
City Planner: O G DRESCHER
Deputy City Planner: A C SHEPPARD
Committee Clerk: J HARRISON

APOLOGIES

Apologies for absence were tendered by Crs O'Grady, Moloney, Hall Cooper and Ewen-Chappell and Town Clerk, Mr Ron Coffey.

PUBLIC/PRESS ATTENDANCE

There were 3 members of the Public in attendance.

CONFIRMATION OF MINUTES

MINUTES OF TOWN PLANNING COMMITTEE MEETING HELD ON 27 FEBRUARY 1995

The Minutes of Town Planning Committee Meeting held on 27 February 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.33 pm
Closed: 6.50 pm

REPORTS

TP79-03/95 DEVELOPMENT ASSESSMENT UNIT - 1 FEBRUARY 1995 TO
28 FEBRUARY 1995 - [290-1]

CITY PLANNER'S REPORT

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit for the period 1 to 28 February 1995.

ADDITIONAL INFORMATION

The Town Planning Committee requested additional information regarding this approval issued by the Development Assessment Unit.

The Town Planning Appeals Tribunal approved a six cinema complex design to link into the existing shopping centre elevated above existing at-grade parking. This recent approval does not relate to the cinema complex itself but proposes two levels of parking below the cinemas in place of the previous single level, and extension of the rooftop parking to make it accessible to the cinemas.

There are no significant changes to the overall size, location or bulk of the development approved by the Tribunal.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report TP79-03/95.

CARRIED

Appendix I refers.

TP80-03/95 DRAFT NORTH WANNEROO (SINAGRA) LOCAL STRUCTURE
PLAN - [790-634]

CITY PLANNER'S REPORT

A revised Local Structure Plan has been received for the Sinagra locality (formally referred to as the North Wanneroo area). An earlier version of this plan was previously considered by Council following public advertising, however, various modifications have now been made to that plan. The consultant has requested Council to adopt this modified plan.

The City Planner provides background information to the subject matter and advises that in general the Local Structure Plan is

satisfactory in terms of the disposition of public open space and other infrastructure. He suggests that the portion of Local Structure Plan which relates to Lot 3071 Dundebur/Griffiths Road be endorsed to allow subdivision to be progressed.

As there are still some concerns with the Local Structure Plan, it is recommended that a further review of the plan be undertaken by the consultants engaged for the East Wanneroo consultancy.

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

- 1 endorses the portion of the revised Sinagra (North Wanneroo) Local Structure Plan which relates to Lot 3071 Dundebur/Griffiths Roads, subject to the proposed special residential lot in the north east corner of this lot being reinstated;
- 2 advises Greg Rowe and Associates that it requires a further review of this Local Structure Plan be undertaken by BSD Consultants as part of the East Wanneroo consultancy and that Council will consider the matter further upon the completion of that review.

CARRIED

TP81-03/95 **PROPOSED EXPANSION TO CHILD CARE CENTRE: LOT 500**
(42) SCOTT ROAD, WANNEROO - [30/4467]

CITY PLANNER'S REPORT

An application has been received for an additional ten placements at an existing child care centre at Lot 500 (42) Scott Road, Wanneroo with provision of four additional car parking bays as prescribed by Council's draft Child Care Centre Policy.

The City Planner provides background information to the subject matter and advises that the applicant has redesigned his proposal in order to comply with Council's draft policy requirement.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council approves the application for expansion of ten placements and two staff members for a child care centre, Lot 500 (42) Scott Road, Wanneroo submitted by B J Woodhead, subject to the following conditions:

- 1 the finalisation of the subdivision and amalgamation of Lots 86 and 500 as indicated on the approved plan;

- 2 the provision of revised drawings of the proposed car parking areas to the satisfaction of the City Engineer;
- 3 standard and appropriate conditions.

CARRIED

**TP82-03/95 CHANGE OF NURSERY DEFINITION FOR LOT 58 (15)
QUEENSWAY ROAD, LANDSDALE - [30/4841]**

CITY PLANNER'S REPORT

The City Planner advises that it will be necessary to rescind Council resolution TP5-01/95 and substitute the correct "Nursery" definition.

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

- 1 rescinds resolution TP5-01/95 of its Meeting held on 8 February 1995 viz:

"That Council modifies Condition No 1 of approval to Commence Development for the Nursery on Lot 58 (15) Queensway Road, Landsdale issued on 7 December 1994 to Greg Rowe & Associates on behalf of J B, P E, J G and M B Tilbrook to read as follows:

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

"Nursery means land and/or buildings used for the propagational nurturing and growing of plants, and where that is the predominant use may include as an incidental use the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock propagated and grown on the site, and additionally plant containers, fertilizers, soil conditions, weedicides and pesticides, sold in bags or other containers; and gardening implements, sprinklers and home reticulation equipment."

- 2 modifies Condition No 1 of approval to Commence Development for the Nursery on Lot 58 (15) Queensway Road, Landsdale issued on 7 December 1994 to Greg Rowe & Associates on behalf of J B, P E, J G and M B Tilbrook to read as follows:

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

"Nursery means land and/or buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include as an incidental use the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock, and additionally plant containers, fertilizers, soil conditions, weedicides and pesticides, sold in bags or other containers, and gardening implements, sprinklers and home reticulation equipment."

CARRIED

Cr Ewen-Chappell entered the Chamber at this point, the time being 7.47 pm.

TP83-03/95 PROPOSED EIGHTEEN THREE STOREY SINGLE HOUSES ON LOTS 48, 49 AND 50 TOULON CIRCLE, MINDARIE - [30/4674]

CITY PLANNER'S REPORT

J Corp on behalf of Byron Corporation Pty Ltd is seeking Council approval to develop 18 three storey single houses on Lots 48, 49 and 50 Toulon Circle, Mindarie.

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

He addresses the issues of concern raised by residents and considers that the proposal be supported subject to appropriate development conditions.

RECOMMENDATION

That Council supports the proposal for eighteen (18) single houses of three storeys on a small lot subdivision submitted by J Corp on behalf of Byron Corporation Pty Ltd on Lots 48, 49 and 50 Toulon Circle, Mindarie subject to:

- 1 the applicant providing a schedule of materials and colours to be used in the buildings to the satisfaction of the City Planner;
- 2 all buildings being developed and designed in accordance with the approved plan and schedule of materials and colours;
- 3 the applicant providing an outline construction schedule demonstrating to the satisfaction of the City Planner that development of the proposed lots can be carried out

in a timely and effective manner with a minimum of disturbance to existing residents;

- 4 any new development applications shall be required to result in designs consistent with buildings constructed under this approval;
- 5 this approval being valid for a period of five (5) years;
- 6 standard and appropriate development conditions.

ADDITIONAL INFORMATION

Further to Report No TP83-03/95 which was considered at the Town Planning Committee meeting on 13 March 1995 on the abovementioned proposal, the attachments are explained as follows:

- Attachment 1 Location Plan
- Attachment 2 Elevations from all roads
- Attachment 3 Site Plan and Ground Floor Level Plans for northern end of development
- Attachment 4 Site Plan and Ground Floor Level Plans for southern end of development
- Attachment 5 Floor Plans for second level (northern end)
- Attachment 6 Floor Plans for second level (southern end)
- Attachment 7 Floor Plans for third level (northern end)
- Attachment 8 Floor Plans for third level (southern end)
- Attachment 9 Elevations of Plan approved by Minister for Planning, received 22 November 1994 for 19 grouped dwellings.

MOVED Cr O'Grady, **SECONDED** Cr Cooper that Council supports the proposal for eighteen (18) single houses of three storeys on a small lot subdivision submitted by J Corp on behalf of Byron Corporation Pty Ltd on Lots 48, 49 and 50 Toulon Circle, Mindarie subject to:

- 1 the applicant constructing all the dwellings;

- 2 the applicant providing a schedule of materials and colours to be used in the buildings to the satisfaction of the City Planner;
- 3 all buildings being developed and designed in accordance with the approved plan and schedule of materials and colours;
- 4 the applicant providing an outline construction schedule demonstrating to the satisfaction of the City Planner that development of the proposed lots can be carried out in a timely and effective manner with a minimum of disturbance to existing residents;
- 5 any new development applications shall be required to result in designs consistent with buildings constructed under this approval;
- 6 this approval being valid for a period of five (5) years;
- 7 standard and appropriate development conditions.

CARRIED

Cr Freame dissented.

TP84-03/95 **PROPOSED ADDITIONAL UNIT TO FORM TWO GROUPED DWELLINGS, LOT 137 (81) CONIDAE DRIVE, HEATHRIDGE - [30/5049]**

CITY PLANNER'S REPORT

Scarbnash Pty Ltd is seeking Council approval to construct an additional grouped dwelling to the rear of an existing residence on Lot 137 (81) Conidae Drive, Heathridge.

The applicant wishes Council to exercise discretion under Clause 1.5.7 of the Residential Planning Codes regarding certain setback deficiencies.

The City Planner provides an assessment of the proposal and advises that as the adjoining owners have submitted written support to the application, approval is recommended.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council exercises its discretion under Clause 1.5.7 of the Residential Planning Codes and approves the additional unit to form two grouped dwellings submitted by Scarbnash Pty Ltd at Lot 137 (81) Conidae Drive, Heathridge subject to the following:

- 1 the additional unit and its studio only being used as one single occupancy or dwelling and not being strata titled or leased as more than one occupancy or dwelling;
- 2 standard and appropriate conditions.

CARRIED

TP85-03/95 **PATIO EXTENSION: LOT 2 (UNIT 2/171) GOOLLELAL DRIVE, KINGSLEY - [30/3414]**

CITY PLANNER'S REPORT

Swan Patios on behalf of Nancy Kenwrich is seeking Council approval for a patio extension on Lot 2 (Unit 2/171) Goollelal Drive, Kingsley.

The City Planner advises that a reduced open space provision is requested for a patio which covers the 24m² prescribed minimum area of open space under the Residential Planning Codes of Western Australia. Approval is requested on compassionate grounds.

He provides background details of the subject site and states that the patio extension is to provide protection from the elements. The applicant has submitted a written statement outlining an asthmatic condition which would be minimised by the patio extension.

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

- 1 refuses the application submitted by Swan Patios for proposed patio extensions to Lot 2 (Unit 2/171) Goollelal Drive, Kingsley on the grounds that it does not meet the minimum open space requirements provided for by the R-Codes;
- 2 advises the applicant that a pergola with shadecloth will adequately protect against the sun on the northern side of the dwelling and it will approve an application for a patio as illustrated in this application on the eastern side of the dwelling.

CARRIED

TP86-03/95 **PROPOSED REZONING OF LOTS 35-42, 45 AND 46 KINGSWAY, LANDSDALE - [790-711]**

CITY PLANNER'S REPORT

Feilman Planning Consultants on behalf of North Whitfords Estates and other landowners are seeking rezoning of Lots 35 - 42, 45 and 46 Kingsway, Landsdale from Rural to Residential R20.

The City Planner advises that the rezoning is consistent with the intentions for the development of the surrounding area and is considered relatively minor in nature. He recommends that the proposed rezoning be supported.

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

- 1 in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:
 - (a) supports the rezoning of Lots 35-42, 45 and 46 Kingsway, Landsdale from Rural to Residential R20;
 - (b) forwards the documentation for Amendment No 711 to the Minister for Planning for preliminary approval to advertise;
- 2 advises the consultant that in the interest of facilitating the development of the area, it has resolved to seek the amendment on the basis as described above, however, before granting final approval to Amendment No 711 it will require:
 - (a) an approved local structure plan for the area bounded by Kingsway, Mirrabooka Avenue alignment, Ocean Reef Road alignment and the eastern extent of urbanisation;
 - (b) a letter of undertaking being submitted from the subject landowners stating that they will make the necessary infrastructure contributions for the subject cell on the basis as set out in the State Planning Commission letter to Council dated 3 May 1994;
- 3 requests that the Hon Minister for Planning grants a reduced advertising period of 28 days for this amendment as the subject land has recently been rezoned to Urban under the Metropolitan Region Scheme which was subject to extensive public advertising and that this local scheme rezoning is completely consistent with the intentions for this area.

CARRIED

CITY PLANNER'S REPORT

Gray & Lewis Planning Consultants on behalf of Mr Arrigo and Mr Ricciardo have submitted an application for the rezoning of Lots 331, 332 and 333 Gngangara Road, Wangara. A concept plan has also been submitted in support of this proposal.

The City Planner reports that the proposal for Lot 331 is generally consistent with the regional planning proposals for the area, although at this time, it is considered somewhat premature. The application for Lots 332 and 333, however, largely proposes land-uses that are not compatible with the intentions for the future development of the surrounding area.

He states that although the rezoning of Lot 331 is compatible with future intentions, due to the size of the lot, it is questionable whether it could be feasibly developed without adjoining landowners participating.

He supports the rezoning of Lots 332 and 333 to accommodate a Service Station zone and light industrial for the balance of the area.

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

- 1 advises Gray and Lewis Planning Consultants that:
 - (a) it does not support the proposed rezoning of Lot 331 Gngangara Road for the reasons stated in Report No TP87-03/95, however, it will rezone the portion of Lot 331 north of the future Gngangara Road alignment when the rezoning of Lot 330 is contemplated by that owner;
 - (b) it does not support the proposals for Lots 332 and 333 except for a zoned Service Station site. Council will, however, support the rezoning of the balance of Lots 332 and 333 Gngangara Road to Light Industrial;
 - (c) the applicants are required to liaise with the Council's Engineering Department in relation to the location and configuration of the proposed Service Station site, in light of the access restrictions, prior to the amendment being initiated;
 - (d) the applicants are required to convey their support to the rezoning as proposed by the

Council prior to it initiating the amendment for the subject lots;

- (e) the area of land opposite the Wangara Industrial area between Wanneroo Road and Yellagonga Regional Park is being considered for the development of tourism related facilities and is believed to be an ideal location for motel convention centre and restaurant development. Mr Ricciardo should therefore contact GHD Consultants (currently undertaking structure planning for the Yellagonga Regional Park area) regarding his proposals;
- (f) that in the interest of facilitating the development of the area, it has resolved to seek the amendment on the basis as described above, however, before granting final approval to Amendment No 712 it will require:
 - (i) an approved local structure plan for the area bounded by Wanneroo Road, the southern boundary of the Wangara Industrial Area, the new Hartman Drive alignment and the new Gngangara Road alignment;
 - (ii) a letter of undertaking being submitted from the landowners stating that they will make the necessary infrastructure contributions for the subject cell on the basis as set out in the State Planning Commission's letter to Council dated 3 May 1994;

2 in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:

- (a) supports the rezoning of Lot 332 and 333 Gngangara Road, Wangara, from Rural to Service Station and Light Industrial;
- (b) forwards the documentation for Amendment No 712 to the Minister for Planning for preliminary approval to advertise;

3 supports the modification to the South Wangara Local Structure Plan as shown in Appendix II of Report No TP87-03/95, and endorses this plan for referral to the Ministry for Planning for its adoption as the approved local structure plan.

CARRIED

Appendix II refers.

TP88-03/95 **PROPOSED CAR PARKING RELAXATION: FACTORY
EXTENSION ON LOT 220 (58) DELLAMARTA ROAD,
WANGARA - [30/1943]**

CITY PLANNER'S REPORT

Brian Cook on behalf of H C & L J Farmer is seeking Council approval for a proposed car parking relaxation for factory extension of Lot 220 (58) Dellamarta Road, Wangara.

The City Planner provides background details to the subject site and states that relaxation of the car parking provisions for this factory extension is supported in view of its single occupancy and the nature of the use.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council exercises its discretion under Clause 9.1 of the Town Planning Scheme No 1 and approves the application for a factory extension submitted by Brian Cook on behalf of H C & L J Farmer on Lot 220 (58) Dellamarta Road, Wangara with a reduced number of car bays subject to:

- 1 the provision of forty-two (42) bays to be constructed to the satisfaction of the City Engineer;
- 2 this approval being limited to the use of Lot 220 Dellamarta Road by the Elka Furnishing Company for the manufacture of furniture and any proposal for its use for another purpose or by another operator must be the subject of a further application for approval to commence development;
- 3 standard and appropriate conditions.

CARRIED

TP89-03/95 **DRAFT METROPOLITAN RURAL POLICY - [290-7]**

CITY PLANNER'S REPORT

The Ministry for Planning has prepared a draft Metropolitan Rural Policy which is proposed to provide a framework for the future planning of Perth's rural areas. The draft policy has been released for a comment period finishing on 10 March 1995. It is intended to submit a preliminary submission on the draft policy to the Ministry for Planning immediately following the

Town Planning Committee, with any changes arising from Council's consideration of the matter at its meeting of 22 March 1995 being subsequently sent to Ministry for Planning. Ministry for Planning has advised it will accept comments received shortly after the specified deadline.

The City Planner comments on the draft policy and advises that it is considered to be generally warranting Council's support.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council advises the Ministry for Planning that it generally supports the draft Metropolitan Rural Policy, subject to the comments contained in Report No TP89-03/95 being considered.

CARRIED

Appendix III refers.

TP90-03/95 **SUBDIVISION CONTROL UNIT FOR MONTH OF FEBRUARY
1995 - [740-1]**

CITY PLANNER'S REPORT

The City Planner submits a resumé of the Subdivision Applications processed by the Subdivision Control Unit for the month of February 1995.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report TP90-03/95.

CARRIED

Appendix IV refers.

TP91-03/95 **PROPOSED SUBDIVISION: LOT 7 (53) BURNS BEACH ROAD
- [740-94835]**

CITY PLANNER'S REPORT

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

The City Planner provides details of the site and an assessment of the proposal. He gives reasons why the application is not supported.

RECOMMENDATION

That Council does not support the application submitted by H J Marshall and J C Dobbyn for the subdivision of Lot 7 (53) Burns Beach Road, Wanneroo for the following reasons:

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

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

- 1 does not support the application submitted by H J Marshall and J C Dobbyn for the subdivision of Lot 7 (53) Burns Beach Road, Wanneroo for the following reasons:
 - (a) the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in this area;
 - (b) the proposal is inconsistent with current planning intentions for this area which identify the subject lot as future Special Residential land;
 - (c) support for the proposal will lead to the further fragmentation of land in the area which will prejudice the successful implementation of an overall coordinated land use and management strategy;
 - (d) support for the proposal will establish an undesirable precedent for further subdivision in the area;
- 2 notifies the applicant that it will shortly be preparing a strategy for the area.

CARRIED

TP92-03/95

PROPOSED AMENDMENT NO 722 TO TOWN PLANNING SCHEME
NO 1 - CHANGES TO PART 7 - [790-722]

CITY PLANNER'S REPORT

Council recently amended its Town Planning Scheme No 1 by modifying the interpretation of "Radio Masts and Antennae" to cover television satellite dishes. The new interpretation "Mast or Antenna" was introduced into the Scheme by Amendment No 689 in December 1994.

The City Planner reports on the need to make amendments to Part 7 to make it consistent with the new "Mast or Antenna" interpretation.

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

- 1 supports Amendment No 722 to Part 7 of Town Planning Scheme No 1 to:
 - (a) delete the words "Radio Masts and Antennae" in Clauses 7.1, 7.3 and 7.4 and to substitute the term "Mast or Antenna" in Clause 7.1;
 - (b) delete the words "the radio mast and antenna" from sub-clause 7(h) and substitute the term "any building or structure";
- 2 forwards the amending documents to the Minister for Planning for approval to advertise.

CARRIED

TP93-03/95

PROPOSED AMENDMENT NO 715 TO TOWN PLANNING SCHEME
NO 1 TO RECODE PORTION OF LOT 1002 QUINNS ROAD,
MINDARIE, FROM R20 TO R40 - [790-715]

CITY PLANNER'S REPORT

Taylor and Burrell, Town Planning Consultants on behalf of Gumflower Pty Ltd, seek an R40 recoding for portion of Lot 1002 Quinns Road, Mindarie.

The applicants have also requested the closure of Gateshead Avenue road reserve and its inclusion in the coding. This site is a remaining portion of land which can be considered suitable for group housing. It is also considered appropriate to initiate the closure of Gateshead Avenue so that this portion of land can also be utilized.

The City Planner provides background information on the subject site and gives reasons why the application is supported.

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

- 1 supports the application submitted by Taylor and Burrell on behalf of Gumflower Pty Ltd to initiate Amendment No 715 to Town Planning Scheme No 1 to recode portion of Lot 1002, 52 Quinns Road, Mindarie, and portion of Gateshead Avenue, Mindarie, from R20 to R40.
- 2 resolves to close the portion of Gateshead Avenue abutting that part of Lot 1002 which is the subject of the Amendment No 715, and advertises the proposed closure under Section 288A of the Local Government Act.

CARRIED

TP94-03/95 **PROPOSED OMNIBUS METROPOLITAN REGION SCHEME AMENDMENT - [319-7-1]**

CITY PLANNER'S REPORT

The Western Australian Planning Commission has recently resolved to undertake an omnibus amendment to the Metropolitan Region Scheme for the North West Corridor of the Metropolitan Region. The amendment also includes rezoning proposals which are located within the western suburbs. Council will note that this Omnibus Amendment was released on the 20 February 1995 for a three month public comment period closing on 19 May 1995.

The City Planner reports on these proposals and advises that in general, they are supported.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council advises the Western Australian Planning Commission that it generally supports the proposals contained in the North West Corridor Omnibus Metropolitan Regional Scheme Amendment and that it is hopeful that the Commission will consider the reservation of the remaining arterial roads within the East Wanneroo area in a future Omnibus Amendment.

CARRIED

TP95-03/95 **PROPOSED COMMERCIAL RECREATION USE OF CRAIGIE OPEN SPACE - RESERVE 32858 - [745-4]**

CITY PLANNER'S REPORT

In October 1994 Council resolved to seek submissions from interested parties to establish, lease and operate commercially

based recreation facilities at Craigie Open Space (Item I51010 refers). In relation to this matter:

- 1 Council has since requested an update on the current status of design plans for Craigie Open Space;
- 2 a six-signature petition has been received from residents objecting to the possible commercial recreation use of Craigie Open Space.

The City Planner provides background information on the subject matter and advises that documentation for the "Registration of Interest" is currently being prepared.

With regard to the six-signature petition, he advises that Council is not necessarily committed to proceeding with the establishment of additional recreation facilities at this reserve. A registration of interest is just one step in the preparation and approval of an overall concept plan for the future use of Craigie Open Space.

RECOMMENDATION

That Council advises the signatories of the petition received "to save the Craigie Public Open Space bushland" that:

- 1 Council is currently not committed to any proposal to establish additional recreation facilities at Craigie Open Space;
- 2 the procedure to obtain registrations of interest in relation to the provision of additional recreation facilities at Craigie Open Space, recently approved by Council, will be used to obtain ideas for the preparation of a concept plan for the site;
- 3 the objections to the provision of additional recreation facilities at Craigie Open Space have been noted and will be taken into account during the preparation of a concept plan for the area.

Cr Magyar requested that the recommendation be modified as follows:

"That Council advises the signatories of the petition received "to save the Craigie Public Open Space bushland" that:

- 1 Council is currently not committed to any proposal to establish additional recreation facilities at Craigie Open Space prior to establishing recreation facilities at any other sites;

- 2 the procedure to obtain registrations of interest in relation to the provision of additional recreation facilities at Craigie Open Space, recently approved by Council, will be used to obtain ideas for the preparation of a concept plan for the site;
- 3 the objections to the provision of additional recreation facilities at Craigie Open Space have been noted and will be taken into account during the preparation of a concept plan for the area;
- 4 any concept plan for the area will be publicly advertised both on site and in the local paper allowing for a period of at least 30 days for submissions and comments on the plan;
- 5 any concept plan will take into account, but not be limited to the \$235,996 estimated worth of significant trees listed at the Craigie Open Space recorded on the City of Wanneroo's Register of significant trees."

Discussion ensued, and Cr Magyar was requested to submit further information to Councillors.

MOVED Cr Cooper, **SECONDED** Cr Freame that consideration of this matter be deferred pending further information from Cr Magyar being circularised to all Councillors.

CARRIED

TP96-03/95 **OFFER TO PURCHASE COUNCIL LAND: LOT 8 PRINDIVILLE DRIVE/IRWIN STREET, WANGARA - SUMBERY PTY LTD - [1267/8/41]**

CITY PLANNER'S REPORT

An unsolicited offer to purchase the vacant Council-owned land being Lot 8 on the corner of Prindiville Drive and Irwin Road, Wangara has been submitted by David Evans Real Estate of Wangara on behalf of Sumbery Pty Ltd of West Perth.

The City Planner provides background information to the subject site and an assessment of the proposal. He gives reasons why he considers the offer to purchase should be refused.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council does not accept the offer submitted on behalf of Sumbery Pty Ltd to purchase the vacant municipal land at Lot 8 corner of Prindiville Drive and Irwin Street, Wangara, at the price of \$430,290.

CARRIED

TP97-03/95

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

CITY PLANNER'S REPORT

The residents adjoining the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen have requested Council to close the accessway on the grounds of vandalism and antisocial behaviour. The application was supported by a petition signed by 27 residents representing 13 households. The accessway provides direct and convenient access to Hudson Park and Girrawheen Avenue and closure would affect pedestrian movement through the vicinity.

The City Planner provides background information to the subject matter and an assessment of the proposal. He considers the application for closure should be advertised to gauge the opinions of the residents. The primary school's opinion should also be sought.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council initiates preliminary closure by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen subject to the benefiting landowners meeting all costs in accordance with Council's policy.

CARRIED

TP98-03/95

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

CITY PLANNER'S REPORT

The proposed closure of the pedestrian accessway between Tendring Way and Hainsworth Avenue, Girrawheen was advertised in the local newspaper and at the close of the advertising period two objections were received. The accessway provides convenient access to a park, school and the Girrawheen/Koondoola Recreation Centre, however the amount of vandalism occurring appears to be excessive.

The City Planner provides an assessment of the proposal and states that the owners of Lot 1198 Hainsworth Avenue and Lot 1186 Tendring Way have agreed to purchase the full width of the accessway and to meet all associated costs.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council agrees to the closure of the pedestrian accessway between Tendring Way and Hainsworth Avenue, Girrawheen, subject to the benefiting land owners meeting all associated costs in accordance with Council's policy.

CARRIED

TP99-03/95 **DEDICATION OF A ROAD WIDENING AT THE CORNER OF
ADMIRAL GROVE AND CHANNEL DRIVE, HEATHRIDGE -
[755-36855]**

CITY PLANNER'S REPORT

The City is proposing to install a roundabout at the intersection of Admiral Grove and Channel Drive, Heathridge. The land being excised from Admiral Park will need to be dedicated as a public road and a Council resolution is required to achieve this.

The City Planner provides details of the land required for the road widening to proceed.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council requests the Minister for Lands to dedicate as a public road the 519m² of land being excised from Reserve 36855 and Lot 746 held in Certificate of Title Volume 1551 Folio 608 in accordance with Section 287 of the Local Government Act.

CARRIED

TP100-03/95 **LAND ACQUISITION FOR ROAD WIDENING - NOWERGUP
ROAD, NOWERGUP - [468/435/263]**

CITY PLANNER'S REPORT

Council has previously authorised road widening and upgrading works in Nowergup Road between Wanneroo Road and Gibbs Road, Nowergup (Item I10609 refers). One of the two affected landowners has agreed on a figure for the compensation to be paid for the land required by the works.

The City Planner provides details of the land requirement, valuation and price which the owners have agreed to accept for the subject land.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council authorises payment of \$10,000 from Account 32683 to C and O A Zagar for the acquisition of 4338m² from Part Swan Location 435 Nowergup Road, Nowergup for road widening purposes.

CARRIED

TP101-03/95 PROPOSED EXCISION OF A PORTION OF A PUBLIC
RECREATION RESERVE 42584 FOR A DRAINAGE SITE -
[30/3769, 755-42584]

CITY PLANNER'S REPORT

A reserve for drainage is required to be created along Joondalup Drive, Edgewater to accommodate the future Edgewater Gate Development and stormwater from Joondalup Drive. A portion of land could be excised from "Public Recreation" Reserve No 42584 for the required site. The proposed excision will need to be advertised in the local newspaper in accordance with the guidelines for Section 20A reserves.

The City Planner provides an assessment of the proposal and states that the subject land which is situated between Joondalup Drive and the Mitchell Freeway is unlikely to be used by the community for active recreation.

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

- 1 agrees to advertise the proposed excision of approximately 2145m² from Public Recreation Reserve 42584 for the creation of a drainage reserve.
- 2 subject to no objections being received from the Ministry for Planning and the public during the advertising period requests the Minister for Lands to excise an area of 2145m² of land from Reserve 42584 for the purpose of creating a drainage reserve.

CARRIED

TP102-03/95 FORMATION OF WESTERN AUSTRALIAN PLANNING
COMMISSION AND MINISTRY FOR PLANNING - [970-3]

CITY PLANNER'S REPORT

On 1 March 1995, the Planning Legislation Amendment Act (No 2) 1994 was proclaimed, seeing the replacement of the State Planning Commission by the Western Australian Planning Commission and the renaming of the Department of Planning and Urban Development to the Ministry for Planning. Council is advised as to the various people who have now been named to form the new Commission and the key personnel in the new Ministry.

The City Planner provides details of the new executive and the conference entitled "Where Will Western Australians Live and Work in the 21st Century" which was held to provide a launching of the new Western Australian Planning Commission and Ministry for Planning.

MOVED Cr Wood, **SECONDED** Cr Lynn that CITY PLANNER'S REPORT TP102-03/95 be received.

CARRIED

TP103-03/95 **EAST WANNEROO DEVELOPMENT SCHEME: PREFUNDING OF LAND ACQUISITIONS BY WESTERN AUSTRALIAN PLANNING COMMISSION - [780-21, 290-7]**

CITY PLANNER'S REPORT

The provision of Important Regional Roads within the future urban areas of East Wanneroo is to be managed by the City of Wanneroo and funded by a Headworks charge that is to be levied against each new lot that is created by a sub-divider in the area.

At present, either no funds or insufficient funds are held by the City in the areas designated Cell 5 and Cell 6 of the East Wanneroo Development Scheme, however, certain landowners whose landholdings are significantly affected by adopted regional road alignments are anxious to sell their land to a public authority forthwith. The Western Australian Planning Commission has advised Council that in the circumstances the Western Australian Planning Commission may be able to prefund the acquisition of those properties.

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

He outlines alternatives for repayment of the land to the Western Australian Planning Commission.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council agrees to repay to the Western Australian Planning Commission, subject to the Council receiving adequate developer contributions from the operation of the East Wanneroo Development Scheme, any amounts paid by the Commission and agreed to by Council for the acquisition of land for important regional roads from Lot 4 Gngangara Road, Landsdale, and Lot 55 Landsdale Road, Landsdale, on the following basis:

- 1 in the event that the Commission acquires the road alignment only from either Lot 4 Gngangara Road, Landsdale or Lot 55 Landsdale Road, Landsdale, the Council will pay to the Commission the amount paid by it for those acquisitions;

2 in the event that the Commission acquires the whole of either Lot 4 Gngara Road, Landsdale, or Lot 55 Landsdale Road, Landsdale, the Council will pay to the Commission the amount paid by it increased by the Consumer Price Index for the period between the date of acquisition and the date of payment by Council.

CARRIED

**TP104-03/95 PROPOSED VETERINARY HOSPITAL ON LOT 2 (921)
WANNEROO ROAD, WANNEROO - [30/1305]**

CITY PLANNER'S REPORT

An application has been received from Mr Steve Mawson on behalf of Mr Bruce Young, for approval to establish a veterinary hospital on Lot 2 (921) Wanneroo Road, Wanneroo. The site is part of the Crisafulli Rectangle and zoned Special Zone (RU) Service Industrial excluding Light Industrial, Lunch Bar, Motor Repair Station, Petrol Filling Station and Service Station. A veterinary hospital proposal is not an excluded use and therefore Council's determination is required.

The City Planner provides background details to the subject site. In assessing the proposal he states that the development complies with Town Planning Scheme No 1 and Council Policy requirements with the exception of traffic circulation and noise containment.

ADDITIONAL INFORMATION

Cr Freame tabled correspondence and charts from acoustic engineers in relation to this matter - Appendix XIV refers.

MOVED Cr Wood, **SECONDED** Cr Lynn that Council approves the application submitted by Mr Steve Mawson on behalf of Mr Bruce Young on Lot 2 (921) Wanneroo Road, Wanneroo for a veterinary hospital subject to:

- 1 the building being designed to contain noise levels to a level considered satisfactory to the Council;
- 2 approval being limited to two practitioners only;
- 3 the access to Wanneroo Road being modified and upgraded to the satisfaction of the City Engineer;
- 4 a legal agreement, at the applicant's expense (including legal expenses incurred by the City) and to the satisfaction of the City and its solicitors, to facilitate reciprocal vehicular access and car parking between lots in which Council interests are protected;

5 standard and appropriate conditions.

CARRIED

Appendix XIV refers.

**TP105-03/95 PROPOSED REZONING: LOT 79 GNANGARA ROAD,
LANDSDALE - [790-720]**

CITY PLANNER'S REPORT

Mitchell Goff & Associates on behalf of Trivecta Pty Ltd are seeking Council approval to rezone Lot 79 Gngangara Road from Rural to General Industrial and Residential Development R20.

The City Planner provides an assessment of the proposal and gives reasons why the application is supported subject to certain conditions.

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

- 1 in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:
 - (a) supports the rezoning of Lot 79 Gngangara Road, Landsdale from Rural to General Industrial and Residential Development R20;
 - (b) forwards the documentation for Amendment No 720 to the Minister for Planning for preliminary approval to advertise;
- 2 requests the North West District Planning Committee to request the Western Australian Planning Commission to amend the Metropolitan Region Scheme to rezone the land subject to Amendment No 720 from Urban Deferred to Industrial and Urban accordingly;
- 3 advises the consultant that in the interest of facilitating the development of the area, it has resolved to seek the amendment on the basis as described above, however before granting final approval to Amendment No 720 it will require:
 - (a) a letter of undertaking being submitted from the landowner stating that he will make the necessary infrastructure contributions for the subject cell on the basis as set out in the State Planning Commission letter to Council dated 3 May 1994, should this lot be subdivided in the future;

- (b) that the land required for the extension of Furniss Road through the southern part of Lot 79 be ceded and dedicated as a public road to the satisfaction of Council.

CARRIED

PLANNING PROCESSES - [702-0]

Discussion took place regarding the planning process and deadlines relating thereto, and Cr Dammers stressed the need for Councillors to make decisions when items are presented to them, rather than deferring consideration.

C109-03/95 GENERAL PURPOSES COMMITTEE

MOVED Cr Cooper, **SECONDED** Cr Lynn that the Report of the General Purposes Committee Meeting, held on 15 March 1995, be received.

CARRIED

ATTENDANCES

Councillors:	B A COOPER - Chairman	Central Ward
	H M WATERS, JP - Mayor to 7.35 pm	North Ward
	L O'GRADY	North Ward
	K H WOOD - Deputising for Cr Gilmore	South Ward
	F D FREAME	South-West Ward
	A V DAMMERS - Observer	Central Ward
	L A EWEN-CHAPPELL - Observer from 5.58 pm to 7.30 pm	Central Ward
	S P MAGYAR - Observer	Central Ward
	I D MACLEAN - Observer from 5.38 pm	South Ward
		to 7.23 pm
	G A MAJOR - Observer from 5.38 pm	South-West Ward
	M E LYNN, JP - Observer to 6.38 pm	South-West Ward

Acting Town Clerk:	R E DYMOCK
City Treasurer:	J TURKINGTON
City Engineer:	R McNALLY
Deputy City Engineer:	D BLAIR to 6.45 pm
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 Welfare Services: P STUART
City Librarian: N CLIFFORD from 6.37 pm
Minute Clerk: V GOFF

APOLOGIES

Apologies for absence were tendered by Crs Gilmore, Moloney, Hall, Curtis and the Town Clerk, Mr Ron Coffey.

PUBLIC/PRESS ATTENDANCE

Nil

CONFIRMATION OF MINUTES

MINUTES OF GENERAL PURPOSES COMMITTEE MEETING HELD ON 1 MARCH 1995

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

PETITIONS AND DEPUTATIONS

PETITION REQUESTING TEMPORARY FOOTPATH TO BUS STOP ON BURNS BEACH ROAD - [502-5, 510-239] - Item TS88-03/95 refers

DECLARATIONS OF PECUNIARY INTEREST

Cr Wood declared an interest in Item FA26-03/95.

Crs MacLean and Major stated their intention to declare an interest in Item CS55-03/95.

MEETING TIMES

Commenced: 5.35 pm
Closed: 7.40 pm

TECHNICAL SERVICES SECTION

REPORT NO:

TS80-03/95 **TENDER NO 105-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT NANOVICH PARK, WANNEROO - [280-105-94/95]**

CITY PARKS MANAGER'S REPORT

Tenders have been called for supply, installation and commissioning of an Automatic Reticulation System at Nanovich Park, Wanneroo.

The City Parks Manager reports on the tender submissions received.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council accepts the tender submitted by Total Eden Watering Systems of \$42,641 for Tender Number 105-94/95 for the Supply, Installation and Commissioning of an Automatic Reticulation System at Nanovich Park, Wanneroo.

CARRIED

TS81-03/95 **PEEL-OFF CITY OF WANNEROO CRESTS - REPORT ITEM CS36-02/95 - [702-0]**

CITY ENGINEER'S REPORT

At its meeting on 22 February 1995, Council requested a report to be submitted to the General Purposes Committee on the feasibility of Councillors being supplied with peel-off City of Wanneroo crests to attach to vehicles for use on Council business.

The City Engineer advises that a magnetic crest can be produced at a cost of \$4.50 each. It is considered that two magnetic crests for each Councillor to place on his/her vehicle should suffice. The estimated cost to supply these magnetic crests is \$135.00 which could be funded by a reallocation of funds from an operating account with unexpended funds, eg 20052 Members Presentation Items.

MOVED Cr Curtis, **SECONDED** Cr MacLean that a further report be submitted to General Purposes Committee on the feasibility and cost of Councillors being supplied with City of Wanneroo crests which can be attached to the inside of windows of vehicles for use on Council business.

CARRIED

CITY ENGINEER'S REPORT

Council considered reports on the need for additional access roads to the Joondalup Business Park from Hodges Drive and Shenton Avenue at its meetings on 21 December 1994 and 8 February 1995 (Items I11237 and TS30-02/95 refer) and resolved to:

- 1 approve, the provision of a left in/left out access road from Shenton Avenue to Winton Road estimated at a total cost of \$260,000 (land acquisition \$200,000 - road construction \$60,000) subject to:
 - (a) the total cost of the project is \$260,000 being funded on a \$ for \$ basis between LandCorp (\$130,000) and the City of Wanneroo (\$130,000);
 - (b) LandCorp being reasonable for acquisition of the land;
 - (c) City of Wanneroo being responsible for construction of the road;
- 2 list the provision of \$130,000 as a high priority for inclusion in the 1995/96 Budget.

The City Engineer reports on LandCorp's action in this matter and its decision to construct the northern access road. This will require an amendment to Council's previous resolution.

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

- 1 rescinds its decision of 8 February 1995 - TS30-02/95 Part 2(c) - Joondalup Business Park - Additional Access Roads to Hodges Drive and Shenton Avenue, viz:
 - "(c) City of Wanneroo being responsible for construction of the road.";
- 2 endorses the construction of the northern access road to Shenton Avenue by LandCorp.

CARRIED

CITY ENGINEER'S REPORT

The Principal of Quinns Rocks Primary School has requested an additional parking prohibition in White Road, Quinns Rocks to allow formalisation of a set down/pick up facility currently in operation in the White Road embayment.

The City Engineer supports this request.

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

- 1 installs "NO PARKING 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" signs along the north side of White Road as shown on Appendix V to Report TS83-03/95;
- 2 advises all affected parties accordingly.

CARRIED

Appendix V refers.

TS84-03/95 **STORMWATER FLOODING - EUCALYPT COURT, DUNCRAIG - [510-707]**

CITY ENGINEER'S REPORT

In April and May 1993, reports were received of stormwater flooding at 5 Eucalypt Court, Duncraig. There has been an extensive history of house and property flooding at this location. Previous improvement works have included construction of a small drainage sump on Telopia Park.

The City Engineer provides a background history to the problem and outlines a number of options for the control of stormwater thus reducing the risk of property damage through flooding.

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

- 1 approves the enlargement of the existing sump site to provide a compensating sump facility on Telopia Park, as shown on Appendix VI to Report No TS84-03/95;
- 2 notifies the adjacent residents accordingly.

CARRIED

Appendix VI refers.

TS85-03/95 **MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]**

CITY BUILDING SURVEYOR'S REPORT

The City Building Surveyor reports on the number and value of building permits issued for the month of February, building control activity, Council building works and swimming pool inspection programmes.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council endorses the action taken in relation to the issuing of licences as set out in Appendix VII to Report No TS85-03/95.

CARRIED

Appendix VII refers.

TS86-03/95 **JOONDALUP BAPTIST COLLEGE AUDITORIUM - LOT 1
KENNEDYA DRIVE, JOONDALUP - [30/2941]**

CITY BUILDING SURVEYOR'S REPORT

A building licence for the Joondalup Baptist College Auditorium was issued on 21 January 1994. A condition of the building licence was that surface linings and finishes for the building comply with Building Code of Australia requirements for early fire hazard indices. After completion of the building a site inspection revealed that the fixed seating does not comply. As a result, Council has not issued a Certificate of Classification.

The Building Department, in conjunction with the Western Australian Fire Brigades' Board have agreed to allow occupation of the building provided additional precautions are taken to ensure "reasonable care" of the occupants until satisfactory resolution of the fire indices for the fixed seating.

The City Building Surveyor provides background details to the subject matter and seeks Council approval to serve a Notice requiring the removal of the fixed seating.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council serves a Notice pursuant to Section 401 of the Local Government Act on the Lake Joondalup Baptist College, Lot 1 Kennedya Drive, Joondalup requiring the removal of the fixed polypropylene seating so that the building complies with the requirements of the Building Code of Australia.

CARRIED

TS87-03/95 **PARK MAINTENANCE - WOODVALE WATERS ESTATE AREA -
[740-79234]**

The Parks Department has received a written request from Woodvale Waters Land Owners Association for "support in principal of the Woodvale Waters Land Owners Association taking

over the maintenance and upkeep of parks and gardens in and around the Town and Country subdivision known as Woodvale Waters".

Discussions have been held with representatives of Town and Country, residents and Park officers regarding the current maintenance programme being undertaken by Town and Country and Council's standard after handover.

The City Parks Manager provides background details to the subject matter and an assessment of the proposal. He outlines a programme for funding the project for a period of three years.

CITY PARKS MANAGER'S REPORT recommended that Council:

- 1 accepts the proposal by Woodvale Waters Land Owners Association to undertake all landscape maintenance works within the Woodvale Waters Estate area and the specified area of Yellagonga Regional Open Space;
- 2 allocates funding of \$14,660 on an annual basis for maintenance works payable to the Association;
- 3 authorises signing of an agreement with the Woodvale Waters Land Owners Association for a period of three (3) years.

MOVED Cr Curtis, **SECONDED** Cr MacLean that consideration of this matter be deferred for one month and a further report submitted to General Purposes Committee containing information on the incorporation of the Woodvale Waters Land Owners Association and the enforceability of a legally binding contract.

CARRIED

TS88-03/95 **PETITION REQUESTING TEMPORARY FOOTPATH TO BUS STOP ON BURNS BEACH ROAD - [502-5, 510-239]**

Cr Dammers tabled a petition from residents of Kinross requesting a paved footpath to the bus stop on Burn Beach Road.

MOVED Cr Curtis, **SECONDED** Cr MacLean that the petition seeking a temporary paved footpath from the Kinross area to the Burns Beach local bus stop be received and referred to Engineering Department for action.

CARRIED

COMMITTEE PROCEDURES - [702-0]

Cr Cooper sought comment from Councillors on the function of Town Planning and General Purposes Committee meetings.

Cr Dammers considered that the system of four separate Committees and one Council meeting per month was the best as it provided an opportunity for more involvement by Councillors. Cr Freame stated that the Town Planning meeting being calendarised on a Monday gave too little time for Councillors to follow up queries with the Town Planning Department. Further discussion ensued on the matter.

TS89-03/95 PEDESTRIAN CROSSINGS - YANCHEP - [510-454-1483]

Cr Waters advised of the urgent need for two pedestrian crossings - one at Yanchep Beach Road at the entrance to St Andrews Estate and one on Lagoon Drive opposite the Yanchep District High School.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council writes to the appropriate authorities, State and Federal politicians seeking the installation of two pedestrian crossings in Yanchep to provide safe crossings for school children.

CARRIED

DEPUTATION FROM WESTERN POWER - [319-2]

Cr Major requested that a deputation from Western Power be invited to address the General Purposes Committee regarding all night lighting and other issues.

The City Engineer advised that he would invite representatives from Western Power to address the next General Purposes Committee meeting.

The City Engineer advised that he has sent a written invitation to Western Power and is awaiting a response.

Cr Magyar submitted a number of questions to the City Engineer for Western Power's response.

TS90-03/95 TOILET AND CHANGEROOMS POLICY FOR COUNCIL'S RESERVES - [250-1]

Cr Dammers requested that a report relating to standardising toilet and changeroom facilities on Council's reserves be submitted to the Policy Committee.

MOVED Cr Curtis, **SECONDED** Cr MacLean that a report be submitted to the Policy Committee on the feasibility of developing a policy to standardise toilet and changeroom facilities on Council's reserves.

CARRIED

BERNARD ROAD QUARRY, CARABOODA - [30-4633]

Cr Freame reported that at the recent Historic Sites meeting, the matter of extensions to the Bernard Road Quarry was discussed. Mr Lex Bastion addressed the Committee and has written a paper in which he states that the cave on the site was the first cave recognised by a white man, George Gray, referred to in his diaries of 1834.

This makes the cave an historic site from the Aboriginal Heritage point of view and is a significant historic site in Wanneroo.

The Historical Sites Committee is seeking verification that this is the cave referred to by Mr Gray and will be requesting that the cave is listed on the City's Historic Sites Listing and that Council applies for Heritage listing.

RECYCLING BINS - WANNEROO TOWNSITE - [508-4]

Cr Cooper reported on the condition of the recycling bin area in Wanneroo Townsite which was an eyesore. He asked if the bins could be emptied on a more regular basis.

The City Engineer advised that the bins were situated on the Wanneroo Shopping Centre property and were there to provide a convenient drop-off for recyclables for rural residents. He stated that he would investigate this matter.

TS91-03/95 REAR ACCESS - PINJAR ROAD BETWEEN EDWARD AND HARRIS ROADS, MARIGINIUP - [510-250]

The residents of Pinjar Road, Mariginiup are seeking the upgrading of the rear accessway between Edward and Harris Roads with limestone base material.

MOVED Cr Curtis, **SECONDED** Cr MacLean that a report be submitted to General Purposes Committee on the cost and feasibility of providing limestone base to the rear accessway between Edward and Harris Roads on Pinjar Road, Mariginiup.

CARRIED

FINANCE & ADMINISTRATIVE RESOURCES COMMITTEE

REPORT NO:

FA24-03/95 OUTSTANDING GENERAL DEBTORS - FEBRUARY 1995 -
[020-0]

CITY TREASURER'S REPORT

The City Treasurer reports on the outstanding general debtors at the end of February 1995. He makes comments on the action being taken with long outstanding accounts and recommends the write-off of debts totalling \$65.45 which are considered to be irrecoverable.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council writes out of its general debtors ledger an amount of \$65.45 representing debts considered irrecoverable as detailed in Appendix VIII to Report No FA24-03/95.

CARRIED

Appendix VIII refers.

FA25-03/95 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT

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

The net result of these reallocations and adjustments is a budget deficit of \$130,466.

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

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix IX refers.

FA26-03/95 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 28
FEBRUARY 1995 - [021-1]

CITY TREASURER'S REPORT

The City Treasurer submits a Warrant of Payments for the period ending 28 February 1995 over Voucher Nos 009057 - 010558 relating to Treasurer's Advance Account No 1, Voucher Nos 000079A - 000090A relating to Municipal Fund and Voucher Nos 000017B - 000019 relating to Trust the total sum expended was \$15,667,548.79.

Crs Wood and Gilmore declared an interest in this item.

MOVED Cr Lynn, **SECONDED** Cr Freame that Council it be recommended that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 28 February 1995, certified by the Mayor and City Treasurer, and totalling \$15,667,548.79:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No	1009057 - 010558	\$ 5,576,968.30
Municipal	000079A - 000090A	\$ 9,603,342.26
Trust	000017B - 000019	\$ 487,238.23
		<u>\$15,667,548.79</u>
		CARRIED

Crs Wood and Gilmore abstained from voting.

Appendix X refers.

FA27-03/95 **INCREASE IN CASH FLOAT - CRAIGIE LEISURE CENTRE - [680-1]**

CITY TREASURER'S REPORT

The City Treasurer submits a request from the Recreation and Cultural Services Department to increase the cash float at the Craigie Leisure Centre by \$100 to \$350. The additional float is required as the increase in children's entry fees has resulted in an increased demand for change.

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

- 1 increases the Craigie Leisure Centre's cash float by \$100.00 to \$350.00;
- 2 ensures the cash float is operated in accordance with correct accounting principles.

CARRIED

FA28-03/95

YANCHEP HOLIDAY VILLAGE - APPLICATION FOR GRANT -
[320-1]

CITY TREASURER'S REPORT

Council is in receipt of a submission for financial assistance from the Yanchep Holiday Village.

The Western Australian Tourism Commission is conducting a European Trade Mission from 20 March 1995 to 5 April 1995. The Yanchep Holiday Village will be participating in the Trade Mission, together with 11 other West Australian tourism service providers.

The City Treasurer advises that Council did make 1994/95 Budget provision for tourism development within the City of Wanneroo. He considers a venture of this nature would have only minimal advantage to the City and suggests that Council rejects this application.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council does not accede to the request for a \$2,000 grant by the Yanchep Holiday Village to participate in the Trade Mission to Europe, as it would be of limited advantage to the City.

CARRIED

FA29-03/95

AMENDMENTS TO LOCAL GOVERNMENT ACT - DIFFERENTIAL
RATING - [018-4]

CITY TREASURER'S REPORT

Councillors are advised that amendments to the Local Government Act became law in December 1994. In the main, the amendments relate to S533 to S555 of the Act affecting Differential Rating.

The City Treasurer provides details of the current system and advises that the amendments will permit greater flexibility with Differential Rating.

MOVED Cr Curtis, **SECONDED** Cr MacLean that a rates workshop be convened at 5.30 pm on 28 March 1995 in Committee Room 2 to discuss the implications of the recent amendments to the Local Government Act.

CARRIED

FA30-03/95

RATE EXEMPTION - 7 CHESSELL DRIVE, DUNCRAIG -
[1467/ /7]

CITY TREASURER'S REPORT

The City Treasurer reports on an application for rate exemption from the Australian Pensioners' League of WA.

The aged persons' unit falls within the provision of Section 532 (3) (a) of the Local Government Act.

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

- 1 grants rate exemption pursuant to Section 532 (3) (a) of the Local Government Act on 7 Chessel Drive, Duncraig effective 1 September 1994;
- 2 amends the rate book accordingly.

CARRIED

FA31-03/95 DONATIONS - [009-1]

The City Treasurer reports on the following requests for donations:

James Bicknell, Hillarys
Rowena Howie, Greenwood
Sheree James, Heathridge
Mary McKendry, Jandabup
Melanie Talbot, Duncraig
Jane Truswell, Kallaroo

The above students will be travelling to France for a specialised art study tour.

Peter Gamble, Karrinyup
(WA Swimming Team, Hong Kong).

CITY TREASURER'S REPORT recommended that Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective areas:

James Bicknell
Rowena Howie
Sheree James
Mary McKendry
Melanie Talbot
Jane Truswell
Peter Gamble

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

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

- 1 Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective areas:

James Bicknell
Rowena Howie
Sheree James
Mary McKendry
Melanie Talbot
Jane Truswell
Peter Gamble

such donations to be from Account No 29470 - Sundry Donations - Recreation Control;

- 2 a report be submitted to the Policy Committee on Council's policy relating to Donations.

CARRIED

FA32-03/95 STAFF AND SALARY PACKAGING - [404-6]

Cr Dammers expressed concern that the City of Wanneroo may be losing good staff due to salary rates and incentives not keeping up with the private sector.

MOVED Cr Curtis, **SECONDED** Cr MacLean that a report be submitted to General Purposes Committee evaluating salaries paid to Local Government employees as opposed to market rates in the private sector.

CARRIED

**FA33-03/95 REGIONAL ECONOMIC DEVELOPMENT ORGANISATION -
BROCHURE LAUNCH - [200-2]**

Cr Cooper tabled a brochure for the Regional Economic Development Organisation - North Metropolitan Zone which has been produced jointly by LandCorp, City of Wanneroo, Joondalup Business Association, Wanneroo Chamber of Commerce, Arena, Edith Cowan University, TAFE and others. The brochure will be launched during April at the Arena and he is requesting funding to assist with the function.

It is anticipated that some 300 guests will be invited.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council makes a contribution of \$1,000 towards the cost of the function to be held at the Arena, for the launch of the brochure by the Regional Economic Development Organisation - North Metropolitan Zone, such contribution being made from Account No 20023 - Civic Functions.

CARRIED

COMMUNITY SERVICES COMMITTEE

REPORT NO:

CS46-03/95 FOOD COMPLAINT - SAMPLE NO 55C - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The City Environmental Health Manager reports on an incident of the sale of sandwich ham which was adulterated.

He seeks Council approval in accordance with the provisions of the Health Act to instigate legal proceedings against the retailer or manufacturer.

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

- 1 Action Food Barns, Woodvale Boulevard Shopping Centre, Whitfords Avenue, Hillarys and/or;
- 2 D'Orsogna Bros, Cnr Leach Highway and Stock Road, Melville 6156.

CARRIED

CS47-03/95 FOOD COMPLAINT - SAMPLE NO 36 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The City Environmental Health Manager reports on an incident of the sale of a loaf of bread which was adulterated.

He seeks Council approval in accordance with the provisions of the Health Act to instigate legal proceedings against the retailer or manufacturer.

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

- 1 Action Food Barns - Whitfords Shopping Centre, 470 Whitfords Avenue, Hillarys and/or;
- 2 Country Bake Western Australia Pty Ltd - Lot 9, Michael Street, Byford WA 6201.

CARRIED

CS48-03/95 FOOD SAMPLE NO 260 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The City Environmental Health Manager reports of an incident of substitution of fish.

He seeks Council approval in accordance with the provisions of the Health Act to instigate legal proceedings against the supplier of the fish or the retailer.

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

- 1 Catalanos Seafood Markets, 1345 Albany Highway, Cannington WA 6107 and/or;
- 2 Coles Supermarket, Warwick Grove Shopping Centre, 643 Beach Road, Warwick WA 6024.

CARRIED

CS49-03/95 POLLUTION ABATEMENT NOTICE - [30/188]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The City Environmental Health Manager reports on the serving of a Pollution Abatement Notice upon the proprietors of Newmart Supermarket, Greenwood Village Shopping Centre, Greenwood as a result of noise emanating from the supermarket's refrigeration motors.

He seeks Council approval to instigate legal action under the provisions of the Environmental Protection Act for breach of the Pollution Abatement Notice.

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

- 1 endorses the issue of the Pollution Abatement Notice served on 23 January 1995 upon Newmart Pty Ltd in regard to noise emanating from Lot 2 (18) Calectasia Street, Greenwood;
- 2 should the matter not have been rectified by 31 March 1995, authorises legal action under the provisions of the Environmental Protection Act, 1986 against Newmart Pty Ltd for breach of the Pollution Abatement Notice issued on 23 January 1995.

CARRIED

CS50-03/95

INCREASE IN FEES - KINGSLEY OCCASIONAL CARE CENTRE - [880-3-1]**ACTING MANAGER WELFARE SERVICES' REPORT**

The Welfare Department seeks Council's approval to increase attendance fees at the Kingsley Occasional Child Care Centre.

The Acting Manager Welfare Services provides background details to the subject matter and advises that due to an increase in operational costs of the Centre it is proposed to raise the attendance fees.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council approves the following increases in fees at the Kingsley Occasional Child Care Centre:

First Child	\$ 5.00 per hour
Additional Child	\$ 3.00 per hour
First Child	\$12.00 per session
Additional Child	\$ 6.00 per session

CARRIED

CS51-03/95

SCHEDULE OF HIRE CHARGES - ALEXANDER HEIGHTS COMMUNITY HALL - [635-15]**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT**

The City Recreation and Cultural Services Manager advises that as the Community Hall at Alexander Heights is now complete, it is appropriate to adopt a schedule of fees for each of the meeting rooms.

The rates suggested are consistent with Council's pricing policy for venues of a similar standard.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council adopts the following schedule of hire charges for the meeting rooms at the Community Hall at Alexander Heights, effective 1 March 1995:

Facility	Scale	RATES (per hour)		Community	
		Commercial	Function	Regular	
Community					
Casual					
		\$	\$	\$	\$
Meeting Rm 1	H	13.00	9.80	6.50	7.80
Meeting Rm 2	I	8.80	6.60	4.40	5.30

CARRIED

DEVELOPMENT OF BOWLING GREENS AT WARWICK REGIONAL
OPEN SPACE - [439-1]**CITY RECREATION & CULTURAL SERVICES MANAGER/CITY
PARKS MANAGER & CITY BUILDING SURVEYOR'S REPORT**

Council, at its meeting of 13 July 1994, agreed to contribute the full development costs of the first two greens as outlined in Report No I50708 as a basic provision for newly established bowling clubs in the City of Wanneroo.

Council also adopted the recommendation that comprehensive plans be sought from the Warwick and Craigie Bowling Clubs for the ongoing development of facilities at Warwick and Craigie Open Spaces respectively, prior to any further commitment from Council.

The City Recreation and Cultural Services Manager, City Parks Manager and City Building Surveyor advise that the Warwick Bowling Club has submitted a development plan for clubrooms and bowling greens and has raised \$20,000 as a contribution towards the costs of building clubrooms. In the meanwhile the Club will be encouraged to share the clubroom already existing at Warwick Open Space.

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

- 1 accepts the submission submitted by the Warwick Bowling Club outlining its commitment to future development of the bowling facilities at Warwick Open Space;
- 2 accepts the revised position of the bowling greens and clubhouse as shown on Appendix XI to Report CS52-03/95;
- 3 instigates a meeting with the Greenwood Tennis Club, the Perth Outlaws Softball Club and the Warwick Bowling Club to ensure that the clubs come to a suitable arrangement on hiring the clubroom facility at Warwick Open Space on a temporary basis;
- 4 supports the Warwick Bowling Club in its application for funds from the Ministry of Sport and Recreation;
- 5 lists for consideration in the 1995/96 Draft Budget, funds for the development of two bowling greens at the Warwick
Regional Open Space at a cost of \$65,560.

CARRIED

Appendix XI refers.

COMMUNITY SPORTING AND RECREATION FACILITIES
FUNDING - SUBMISSION PRIORITISATION - [260-0]**CITY RECREATION & CULTURAL SERVICES MANAGER'S
REPORT**

On 28 February, 1995 applications closed with the Recreation and Cultural Services Department for submissions from community groups applying for the first round of funding from the "Community Sporting and Recreation Facilities Fund".

Applications will be accepted for grants twice yearly. Discussions with the Building Department resulted in no applications from Council for this first funding round. It is anticipated applications from Council will be submitted to the next round later this year.

Applications from five community sporting groups were received.

The City Recreation and Cultural Services Manager has now prioritised the five applications in order of rankings and rating for submission to the Ministry of Sport and Recreation.

MOVED Cr Curtis, **SECONDED** Cr MacLean that Council endorses the applications for Community Sporting and Recreation Facilities Fund grants with the following rankings and ratings and forwards these applications to the Ministry of Sport and Recreation:

High

- 1 Warwick Bowling Club Inc;
- 2 Kingsley Soccer Club Inc;
- 3 Sorrento Junior Rugby League Inc/Duncraig Cricket Club Inc;

Medium

- 4 West Perth Football Club Inc;
- 5 Lakelands Country Club Inc.

CARRIEDLITTLE FEET FESTIVAL - [314-4]

The Wanneroo Festivals' Committee has written to Council asking for financial assistance for the Little Feet Festival to be held in May 1995. Council resolved to support last year's festival via \$5,000 sponsorship in the 1994/95 Municipal Budget (Item I30507 refers). This funding was through a \$3,000 direct sponsorship and \$2,000 "in kind" support.

The City Recreation and Cultural Services Manager reports that this year's festival has been brought forward to bring it into line with budget requirements of its major sponsor, LandCorp.

The Festivals' Committee is seeking "in kind" support from Council which has been costed at approximately \$2,000.

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

- 1 supports the 1995 Little Feet Festival by providing sponsorship of \$5,000;
- 2 authorises, in accordance with Section 547 (12) of the Local Government Act, the over expenditure of \$5,000;
- 3 declines to provide the services of Council's photographer to assist with the documentation of the 1995 Little Feet Festival.

Cr Freame declared an interest in this item.

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

- 1 supports the 1995 Little Feet Festival by providing sponsorship of \$5,000;
- 2 authorises, in accordance with Section 547 (12) of the Local Government Act, reallocation of funds of \$5,000 to Account No 32130 as follows:

Account No 31161 -	
Unexpended funds Australia Day	\$3,000
Account No 32130 -	

Sponsorship "Little Feet" Festival	\$ 645
Account No 32131 -	
Unexpended funds "Spirit of Christmas"	<u>\$1,355</u>

Total \$5,000

**CARRIED BY AN
ABSOLUTE MAJORITY**

Cr Freame abstained from voting.

CS55-03/95 **WANNEROO EISTEDDFOD - [429-1-1]**

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

The place of the Wanneroo Eisteddfod Committee in the operations of Council has been ambiguous. There has been confusion whether the Eisteddfod Committee is a committee of Council or a separate entity. This report reviews the Committee's relationship with Council.

The City Recreation and Cultural Services Manager provides background details to the formation of the Committee and seeks Council approval to constitute the Wanneroo Eisteddfod Committee as an Advisory Committee in accordance with Section 180 of the Local Government Act.

Crs MacLean and Major declared an interest in this item.

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

- 1 pursuant to Section 180 of the Local Government Act 1960, establishes the City of Wanneroo Eisteddfod Advisory Committee;
- 2 adopts the Terms of Reference for the City of Wanneroo Eisteddfod Advisory Committee as attached to Report No CS55-03/95;
- 3 nominates two Council delegates to the City of Wanneroo Eisteddfod Advisory Committee after the annual Municipal Elections in May 1995;
- 4 endorses the appointment of:

Cr G Major	Chairperson
Cr I MacLean	Deputy Chairperson
Mrs A Major	Co-ordinator, Community Representative
Mrs C Ellis	Community Representative
Mr A Green	Community Representative
Mr G Jones	Community Representative
Ms F Muir	Community Representative
Mrs L Nosow	Community Representative
Mrs J Ruscoe	Community Representative
Mr A True	Community Representative
Mr M Stanton	Cultural Services Co-ordinator

as members of the City of Wanneroo Eisteddfod Advisory Committee for 1994/95.

CARRIED

Crs Major and MacLean abstained from voting.

Appendix XII refers.

In late 1994, Council received a petition from members of the Kingsley Soccer Club requesting improvements to existing facilities at Chichester Reserve, Woodvale.

This followed a deputation to the Policy and Special Purposes Committee on 19 October 1994.

The City Recreation and Cultural Services Manager provides background information to the subject matter. He considers that there is some justification for extensions consisting of two additional changerooms and a kiosk/servery to accommodate club members and visiting teams.

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT recommended that Council erects a sign on Chichester Reserve, Woodvale seeking public comment on the proposed extensions of a kiosk/servery and changeroom.

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

- 1 endorses the Kingsley Soccer Club's submission for a Community Sporting and Recreation Facilities Fund grant of \$36,771 (being one third of cost) for extensions to the ablution block on Chichester Reserve;
- 2 advises the Kingsley Soccer Club that support for this application is based on one third contribution being made by the Club and one third by the City of Wanneroo.

CARRIED

COUNCIL FUNCTION - 17 DECEMBER 1994 - [702-0]

Crs Ewen-Chappell and Freame requested an investigation to the sickness that a number of Councillors experienced following the Council function on 17 December 1994.

The Deputy Town Clerk said he would look into this matter with the assistance of the Environmental Health Department.

C110-03/95 BUSINESS FOR INFORMATION

MOVED Cr Curtis, **SECONDED** MacLean that the Business for Information Reports be received.

CARRIED

REPORTS

TOWN PLANNING COMMITTEE

B37-03/95 DEVELOPMENT ENQUIRIES: FEBRUARY 1995 - [290-0]

CITY PLANNER'S REPORT

The City Planner submits schedule lists of development enquiries received during February 1995 indicating preferred location for such development.

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY PLANNER'S REPORT B37-03/95 be received.

CARRIED

B38-03/95 APPEAL DETERMINATION - PROPOSED CHILD CARE CENTRE ON LOT 44 (2) PINNAROO DRIVE, PADBURY - [30/4575]

CITY PLANNER'S REPORT

The City Planner advises that the application for a proposed child care centre on Lot 44 (2) Pinnaroo Drive, Padbury was refused by Council and the appeal to the Minister for Planning was not upheld.

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY PLANNER'S REPORT B38-03/95 be received.

CARRIED

B39-03/95 DEVELOPERS' COVENANTS - [210-16]

CITY PLANNER'S REPORT

Council has been considering community concern about the enforcement of restrictive covenants which developers commonly place on residential lots when new areas are being marketed. Council's request to be included on a working party formed to consider the complex question of enforcing restrictive covenants was referred to the Department of Local Government and Council was subsequently informed that the WA Law Reform Commission had been given a brief to prepare a report on the matter.

The City Planner provides an update on the subject and advises that the WA Law Reform Commission is preparing a draft discussion paper and has invited comment from local government and other interested parties.

The City Planner has approached the WA Municipal Association and the Institute of Municipal Management, WA Division to make a co-ordinated approach to this subject.

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY PLANNER'S REPORT B39-03/95 be received.

CARRIED

GENERAL PURPOSES COMMITTEE

B40-03/95 ENGINEERING DEPARTMENT CURRENT WORKS - [210-2]

CITY ENGINEER'S REPORT

The City Engineer reports on Council works, drainage, pedestrian and dual pathways, traffic treatments, car parks, miscellaneous works, minor road resurfacing, rubbish disposal and sub-divisional development for the period ending March 1995.

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY ENGINEER'S REPORT B40-03/95 be received.

CARRIED

B41-03/95 FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 1995 - [002-3]

CITY TREASURER'S REPORT

The City Treasurer submits the Municipal Fund Summary of Financial Activity for the period ended 28 February 1995. He advises that with eight months of the year expired, actual revenues/expenses are generally within Budget estimates.

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY TREASURER'S REPORT B41-03/95 be received.

CARRIED

B42-03/95 STAFF AND OUTSIDE WORKERS' OVERTIME - FEBRUARY 1995 - [404-10]

CITY TREASURER'S REPORT

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

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY TREASURER'S REPORT B42-03/95 be received.

CARRIED

B43-03/95 LOCAL GOVERNMENT SELF INSURANCE SCHEMES - [013-3]

CITY TREASURER'S REPORT

The Western Australian Municipal Association has developed self managed insurance schemes for both Liability and Workers Compensation risks.

The City Treasurer provides details of the interim Board of Executives of each scheme and points out that due to the competitive nature of these insurance alternatives, Council's current insurer SGIO will be acutely conscious of the impact each will have on its operations.

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY TREASURER'S REPORT B43-03/95 be received.

CARRIED

B44-03/95

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

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT

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

The City of Wanneroo is hosting the 1995 Multicultural Week Festival Finale at Sorrento Quay on 9 April 1995. The City's Cultural Development Officers are liaising with the Multicultural Arts Centre of WA, Ethnic Communities Council, the Office of Multicultural Interests and the City of Wanneroo Multicultural Advisory Committee in regard to publicity of the event and details of the programme.

6000 children attended the Education Department Swimming lessons at Aquamation during February.

Attendances at both aquatic centres have been excellent during February.

The City Recreation and Cultural Services Manager reports problems with car parking with the increased usage of Sorrento/Duncraig Recreation Centre. The Engineering Department has advised that there are no plans to extend the carpark.

Ground allocations have been completed for Winter 1995 season with all groups applying being accommodated.

MOVED Cr Curtis, **SECONDED** Cr MacLean that a report be submitted to General Purposes Committee on the feasibility of one of the existing car bays at the rear of Sorrento/Duncraig Recreation Centre becoming a "Loading Bay".

CARRIED

B45-03/95 LOT 8 WATTLE AVENUE - LEASE FOR QUARRYING -
[30/1116]

CITY ENGINEER'S REPORT

Council resolved (Item I51126 refers) to sell portion of Lot 8 Wattle Avenue to the Water Authority of WA for a water storage tank site. The remainder of Lot 8 is to be leased for quarrying purposes.

The City Engineer provides a progress report on the subject matter and advises that the lease documents and tender specification will be completed in April.

MOVED Cr Curtis, **SECONDED** Cr MacLean that CITY ENGINEER'S REPORT B45-03/95 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."

TOWN CLERK'S REPORT ITEM

CITY OF WANNEROO LOGO - ex C95-03/95

"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."

A report will be submitted in due course.

ELECTION SIGNAGE - ex C96-03/95

"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."

TOWN CLERK'S REPORT ITEM

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 has been held between Councillors, the 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.

CONTROL OF RUBBISH ON BUILDING SITES - ex TS78-03/95

"a report be submitted to General Purposes Committee on the cost and feasibility of using holding pens to contain rubbish on building sites."

A report will be submitted to the General Purposes Committee meeting scheduled for 29 March 1995.

ISSUES RELATING TO BUILDING REGULATIONS - ex C94-03/95

"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."

A report will be submitted to the General Purposes Committee meeting scheduled for 29 March 1995.

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.

REPLACEMENT OF CURTAINS AT WANNEROO CIVIC CENTRE - ex TS79-03/95

"a report be submitted to General Purposes Committee on the cost of replacing the curtains at Wanneroo Civic Centre."

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 to the General Purposes Committee meeting scheduled for 11 April 1995.

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."

A report will be submitted to the General Purposes Committee meeting scheduled for 29 March 1995.

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."

A report will be submitted to the General Purposes Committee meeting scheduled for 11 April 1995.

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 to the General Purposes Committee meeting scheduled for 11 April 1995.

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."

A report will be submitted to the General Purposes Committee meeting scheduled for 29 March 1995.

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.

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."

CITY ENGINEER'S REPORT TS81-03/95

PETITION REQUESTING "NO STANDING" SIGNAGE - MULLALOO BEACH PRIMARY SCHOOL - ex C47-02/95

"the petition requesting "No Standing" signs to be erected at Mullaloo Beach Primary School be received and referred to Engineering Department for a report to Council.

This matter will be included in the Schools Parking Investigations Programme; a report will be submitted following a site survey.

PETITION REQUESTING IMPROVED TRAFFIC CALMING DEVICE - TAPPING WAY, QUINNS ROCKS - ex C52-02/95

"the petition from residents for a more effective traffic calming treatment in Tapping Way be 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.

LIMESTONE QUARRY, LOT 8 (259) WATTLE AVENUE, NOWERGUP - ex C70-02/95

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

CITY ENGINEER'S REPORT B45-03/95

NOTICE OF MOTION - CR MAJOR - ex C75-02/95

"Council takes no further action to administer Council's resolution TS10-02/95 (Page 47, Council Minutes of 8 February 1995) regarding site relocation options of the HOPE Group recycling unit until after the Special Electors' Meeting Scheduled for 21 March 1995.

MOVED Cr Curtis, **SECONDED** Cr Major that consideration of the "Help Our Precious Environment" (HOPE) Group recycling facility in Alfreton Way, Duncraig be referred to the General Purposes Committee scheduled for 29 March 1995.

CARRIED

SAND QUARRY, LOTS 505 AND 508 PEDERICK ROAD, NEERABUP - ex TS62-03/95

"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*."

A report will be submitted in due course.

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.

CRAIGIE OPEN SPACE - UPDATE - ex C68-02/95

"a report be submitted to General Purposes Committee on the current status of design plans for Craigie Open Space with particular reference to the Golf Driving Range and the RSL Bowling Green."

A report will be submitted in due course.

WANNEROO ROAD MEDIAN LANDSCAPE PROPOSED BY MAIN ROADS DEPARTMENT - ex TS73-03/95

"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."

A report will be submitted in due course.

PETITION REQUESTING RETICULATION OF PARKS AND RESERVES WITHIN HEATHRIDGE - ex C80-03/95

"petition requesting reticulation of certain parks and reserves within Heathridge be received and referred to Parks Department for a report to Council."

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."

This matter is currently being investigated; a report will be submitted 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."

CITY PLANNER'S REPORT TP80-03/95

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."

CITY PLANNER'S REPORT TP104-03/95

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.

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.

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.

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."

CITY PLANNER'S REPORT TP81-03/95

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"

CITY PLANNER'S REPORT TP91-03/95

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."

CITY PLANNER'S REPORT TP97-03/95

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."

CITY PLANNER'S REPORT TP95-03/95

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.

PETITION SUPPORTING THE CLOSURE OF THE PEDESTRIAN ACCESSWAY
BETWEEN CASSERLEY AVENUE AND COLNE WAY, GIRRAWHEEN - ex
C49-02/95

"the petition requesting the immediate closure of the southern accessway running west to east between Colne Way and Casserley Avenue, Girrawheen be received and referred to Town Planning Department for a report to Council."

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

PETITION OPPOSING ESTABLISHMENT OF CAFE ADJACENT TO MULLALOO
TAVERN - ex C50-02/95

"the petition objecting to the establishment of a cafe on land adjacent to Mullaloo Tavern to the north be received and referred to Town Planning Department for a report to Council."

This matter has been handled administratively and may therefore be removed from the Agenda.

MEDICAL PRACTITIONERS RESIDING AT CONSULTING ROOMS - ex
C69-02/95

"a report be submitted to Town Planning Committee on the effectiveness of Council's policy in enforcing the requirement that a medical practitioner, as a condition of approval, is required to reside on the premises"

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

REQUIREMENT FOR DEVELOPERS TO MULCH - ex C71-02/95

"a report be submitted to Town Planning Committee on the feasibility of requiring developers to mulch green material removed from land being developed."

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

MINISTER WITHHOLDING CONSENT : AMENDMENT NO 691 TO REZONE FOR A RURAL STORE, MEADOWLANDS SPECIAL RURAL ZONE - ex TP73-02/95

"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."

A Rural Strategy Councillor Workshop is being arranged.

SNAKE SWAMP MANAGEMENT PLAN - ex TP78-02/95

"requests a detailed report on the "final draft" of the Snake Swamp management plan when it is released for public review."

A copy of the report will be requested when it is released for public review.

PROPOSED SUBDIVISION, SWAN LOCATION 1981 PERRY ROAD (CORNER ANDERSON ROAD) PINJAR - ex TP65-02/95

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

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."

Letters are being written to the Ministers for Planning and the Environment.

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"

A report will be submitted to the Policy Committee meeting scheduled for 3 April 1995.

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"

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT CS52-03/95

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."

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT CS56-03/95

LETTER SUPPORTING APPLICATION FOR PREMISES - OFFSHORE ANGLING CLUB OF WA (BEACH DIVISION) - ex C46-02/95

"the letter received in support of the establishment of club rooms at Pinnaroo Point be received and referred to Recreation and Cultural Services Department for a report to Council."

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

LETTERS SUPPORTING APPLICATION FOR PREMISES AT PINNAROO POINT -
ex C81-03/05

"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."

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.

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.

UPGRADE OF DUPLEX - LEACH ROAD, WANNEROO - ex CS39-03/95

"consideration of this matter be deferred for two months pending a decision being made on the area known as the Crisafulli Rectangle."

A report will be submitted in due course.

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

CARRIED

C111-03/95 TOWN CLERK'S REPORT

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

CARRIED

C112-03/95

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

Document: Transfer of Land
Parties: City of Wanneroo and Roman Catholic Archbishop of Perth
Description: Roads shown on Plan 20565
Date: 3.3.95

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Smith Corporation Pty Ltd
Description: Part Lot 908 Connolly Drive, Merriwa
Date: 3.3.95

Document: Transfer of Land
Parties: City of Wanneroo and V A Ioppolo
Description: Loc 2928 Perry Road, Pinjar
Date: 3.3.95

Document: Application
Parties: City of Wanneroo and Woodvale Business Centre
Description: 1 Trappers Drive, Woodvale
Date: 3.3.95

Document: Easements
Parties: City of Wanneroo and Landcorp
Description: Lot 456 McLarty Avenue/Lots 457, 458 Reid Promenade, Joondalup
Date: 7.3.95

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Rosinita Nominees
Description: Woodvale Tavern, Trappers Drive, Woodvale
Date: 7.3.95

Document: Grant of Easement
Parties: City of Wanneroo and Cassim Pty Ltd
Description: Lot 467 Reid Promenade, Joondalup
Date: 8.3.95

Document: Certification of Identity
Parties: N/A
Description: A R Matteeussen, 270 Carabooda Road, Carabooda
Date: 13.3.95

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

CARRIED

This report gives details of staff appointments and resignations and seeks authorisation of an officer within the Municipal Law and Fire Services Department.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Ranger - ML & FS	D MIDDLETON	13.03.95

RESIGNATIONS

Shelver - Woodvale Library	F COLSON	03.03.95
Planning Officer - T/Planning 13.03.95	V COLEMAN	09.03.95
Cleaning Supervisor - Bldg	J VALE	04.04.95
Clerk/Typist - Recreation	M DUFALL	19.04.95

AUTHORISATION OF OFFICER - JUSTICES ACT 1902

The Manager - Municipal Law and Fire Services Department has requested that Ranger D Middleton be authorised to act under, enforce and make complaints in accordance with the provisions of the Justice Act 1902 for several Acts, Regulations and By-laws.

Council is also requested to list him as an Authorised Officer in the next available issue of the Government Gazette.

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; and
- 2 in accordance with the provisions of the Justices Act 1902, authorises David Wayne Middleton to make complaints and act under and enforce the provisions of the Local Government Act 1960, Part XX and Section 669, and the Dog Act 1976, Regulations and By-laws thereunder, for the Municipality of the City of Wanneroo.

CARRIED

At its meeting on 8 March 1995 (Item C96-03/95 refers) Council resolved that a report be submitted to General Purposes Committee on the feasibility of improved suburb election signage for forthcoming Municipal Elections and the possible implementation of such signs before the May 1995 elections.

During February 1995, arrangements were made to replace sixty five (approx) election signs which are fitted to Council's refuse truck fleet and erected at various locations throughout the City each year. Many of the old signs had become rusty and were generally in poor condition. Sixty-five new signs have now been delivered.

In response to Council's request to examine election signage, I wish to report that an additional six large signs (2400 x 1200) have been ordered and will be installed at the following locations three weeks prior to election day:

(Note: All signs are located in the street underlined)

Wanneroo Road/Beach Road West side

Marmion Avenue/Beach Road West side

Joondalup Drive/Edgewater Station West side
Access Road

Wanneroo Road/Ocean Reef Road West side

Marmion Avenue/Ocean Reef Road West side

Whitfords Avenue - Immediately North of
Roundabout, Hillarys Boat Harbour West side

In addition the standard 1200 x 900 signs will be fitted to Council's refuse truck fleet, the mobile library and the following street locations. These will all be in place by Thursday 13 April 1995:

Shenton Avenue/Joondalup Drive North side, 200m from
junction

Wanneroo Road/Dundebar Road East side, 200m north
of Dundebar

Wanneroo Road/Elliott Road East side, 200m south
of Elliott Road

<u>Wanneroo Road/Ocean Reef Road</u>	South side
<u>Wanneroo Road/Whitfords Avenue</u>	South side, 200m from junction
<u>Wanneroo Road/Gnangara Road</u>	West side, 200m south of junction
<u>Wanneroo Road/Marangaroo Drive</u>	North side, 200m east of junction
<u>Wanneroo Road/Beach Road</u>	East side, 200m from intersection
<u>Beach Road/Alexander Drive</u>	North side, 200m
<u>Beach Road/Mirrabooka Avenue</u>	East side, 200m
<u>Beach Road/Erindale Road</u>	West side, 200m
<u>Beach Road/Davallia Road</u>	West side, 200m
<u>Beach Road/West Coast Highway</u>	West side, 200m
<u>Marangaroo Drive/Koondoola Avenue</u>	North side, 200m east of Koondoola Avenue
<u>Warwick Road/Cockman Road</u>	North side, 200m west of Cockman Road
<u>Marmion Avenue/Whitfords Avenue</u>	East side, 200m north of intersection
<u>Marmion Avenue/Banks Avenue</u>	West side, 200m south of Banks Avenue
<u>Whitfords Avenue/West Coast Highway</u>	North side, 200m from junction
<u>Whitfords Avenue/Marmion Avenue</u>	North side, 200m east of Marmion Avenue
<u>Burns Beach Road/prior Fourth Avenue</u>	North side
<u>Moore Drive/Joondalup Drive</u>	South side
<u>Burns Beach Road/Marmion Avenue</u>	North side, 100m east of junction

MOVED Cr Wood, **SECONDED** Cr Freame that the information submitted regarding election signage for the forthcoming Council Elections be received.

CARRIED

C115-03/95 LOCAL GOVERNMENT ACT FORUM - [1970-6]

The Western Australian Municipal Association is holding a forum to discuss the new Local Government Act. The forum will be held at the Burswood Convention Centre on the 21 April 1995.

The new Local Government Act will fundamentally affect the way in which Councils operate. This Forum will be used to debate and discuss the new Act with a view to incorporating the results into the statewide Local Government response to the draft bill. As this Forum will offer new insights into the draft bill it is considered that attendance by Councillors and officers would be advantageous.

The forum will debate a variety of issues including choice of method of conducting elections, rateable land, works on private land, codes of conduct and eligibility to enrol to vote (these are outlined in Appendix XIII). The debate is not limited to these issues and Councils may raise other issues they wish to discuss.

The cost of the Forum is \$150 per participant and this includes lunch. There are sufficient funds in Account 20006 to allow Councillors to attend this forum. It is considered appropriate that the Town Clerk and Deputy Town Clerk also attend this forum (an overbudget expenditure will need to be authorised for this attendance). Council will also need to nominate a voting delegate to represent them at the Forum.

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

- 1 authorises interested Councillors to attend the Local Government Act Forum on the 21 April 1995; such expenditure to be debited to Account 20006 - Members Conference Expenses;
- 2 authorises the attendance of the Town Clerk and Deputy Town Clerk at the Local Government Act Forum; and authorises such expenditure (from Account 20151) in accordance with Section 547 (12) the Local Government Act;
- 3 nominates the Mayor as voting delegate to represent Council at the Local Government Forum;

4 in the absence of the Mayor, authorises the Deputy Mayor, or such other Councillor present (in order of seniority) as voting delegates representing Council at the Local Government Forum.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix XIII refers.

C116-03/95 GIFT TO KASTORIA FROM COUNCIL - [701-5-2]

In April 1994 Council resolved to investigate the matter of transporting a pair of black swans to Kastoria as a gift from Council (Item I90429 refers).

Council has written to the Greek Consulate on three occasions in order to establish that an enclosure, in accordance with the Australian Nature Conservation Agency standards, can be provided in Kastoria. These standards must be met in order that the swans may be legally exported. As there has been no communication since November 1994, and in view of the administrative effort already expended, it is recommended that Council does not pursue this matter.

RECOMMENDATION

That Council takes no further action in endeavouring to export a pair of black swans to Kastoria.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that consideration of this matter be deferred.

CARRIED

**C117-03/95 VISIT TO THE CITY OF BRISBANE AND SHIRE OF ALBERT
BY THE DEPUTY TOWN CLERK**

I recently visited the City of Brisbane and the Shire of Albert to examine information technology developments and other management initiatives which have application to the City of Wanneroo.

There are a number of factors which made this visit worthwhile.

Firstly, being the largest local government in WA, the City of Wanneroo finds itself in a situation when it virtually has to invent the wheel. There are many local governments in the eastern states which are similar in size to Wanneroo and are resolving problems we need to confront.

Secondly, local governments in the eastern states have already felt the impact of external pressure for change. Indeed the

Shire of Albert, which I visited, is in the process of amalgamating with the City of Gold Coast.

As you may expect an amalgamation raises numerous issues such as organisation structure changes, integration of computer systems and questions relating to the provision of customer services. All these issues are important to the City of Wanneroo and initiatives from which we can learn.

I chose to visit the Shire of Albert because it had been an ICL site running the same accounting, salaries and wages and land information systems as we are currently running. Clearly, there is a lot to be learnt from examining how the shire made the transition and the problems it has encountered .

In much the same way as the City of Wanneroo is different to other local governments in WA, the City of Brisbane is different to its counterparts.

The City of Brisbane has been at the leading edge of many new initiatives in both general management and technology. It has enjoyed many successes and its failures have been as equally spectacular.

The unusual situation faced by Brisbane has required it to develop systems. The resources it has devoted to this is huge. For example, it has 140 persons in its information technology section. In addition it has IT liaison officers within departments.

Rather than being at the leading edge as a developer of systems, the City of Wanneroo must be the end user of proven technology. It was, nevertheless, very interesting to observe how IT was being planned, and how it delivered services to its clients.

As a general observation I believe the City can learn a lot from its counterparts in the eastern states. The cost of officers being involved in study and evaluation tours is low when considered against the cost of adopting an inappropriate technology or system

MOVED Cr Wood, **SECONDED** Cr Freame that report of the Deputy Town Clerk on his recent visit to the City of Brisbane and Shire of Albert be received.

CARRIED

C118-03/95 LEAVE OF ABSENCE - CR DAMMERS - [702-0]

Cr Dammers has requested leave of absence from Council duties from 22 to 31 March inclusive.

MOVED Cr Wood, **SECONDED** Cr Freame that Council approves the leave of absence requested by Cr Dammers from 22 to 31 March inclusive.

CARRIED

C119-03/95 **LEAVE OF ABSENCE - CR COOPER - [702-0]**

Cr Cooper has requested leave of absence from Council duties from 26 to 30 March inclusive.

MOVED Cr Freame, **SECONDED** Cr Ewen-Chappell that Council approves the leave of absence requested by Cr Cooper from 26 to 30 March inclusive.

CARRIED

C120-03/95 **SPECIAL ELECTORS MEETING TO DISCUSS ISSUES
RELATING TO THE "HELP OUR PRECIOUS ENVIRONMENT"
(HOPE) GROUP RECYCLING FACILITY, ALFRETON WAY,
DUNCRAIG - [510-1770, 218-1-1, 016-4]**

At its meeting of 22 February 1995 (Item C75-02/95 refers), Council resolved to:

"take no further action to administer Council's Resolution TS10-02/95 (Page 47, Council Minutes of 8 February 1995) regarding site relocation options of the HOPE Group recycling unit until after the Special Electors' Meeting Scheduled for 21 March 1995".

The Special Electors' Meeting was duly held on 21 March 1995. There were 89 Electors, 2 Non-Electors and 1 member of the Press in attendance.

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

MOVED Dean Gaskell, **SECONDED** Coral Reiger that Council:

- 1 removes the existing limestone track across Alfreton Reserve;
- 2 approves the construction of hardstanding on the access way on the gazetted community purpose site;
- 3 approves the relocation of the shed by the HOPE Group to school grounds;
- 4 notifies all parties accordingly.

MOVED Cr Freame, **SECONDED** Cr Ewen-Chappell that the report of the Special Electors Meeting to discuss issues relating to the

HOPE Group recycling facility, Alfreton Way, Duncraig be received.

CARRIED

MOTIONS FOR FURTHER ACTION

LETTER TO PRIME MINISTER REGARDING MABO DECISION - [301-3]

Cr Waters advised that she would be writing to the Prime Minister asking how much taxes are expected to rise over the MABO deal, as this will affect Council's Budget projections.

COUNCIL MEETING PROCEDURE - [702-0]

Cr Gilmore requested that Council officers be required to stand when addressing the Mayor at Council Meetings as a measure of respect.

SAND DUNE DEGRADATION - [765-1]

Cr Lynn requested progress on the Committee that was formed to look at sand dune degradation.

BEENYUP WASTE TREATMENT PLANT - [506-5]

Cr Cooper reported that smells emanating from the Beenyup Waste Treatment plant were present in the vicinity of Council's Administration Centre and he referred to several telephone calls he had received from residents in this regard. Although the Water Authority states that the problem of smells from Beenyup has been dealt with, this was obviously not the case and Cr Cooper requested that Council urgently write to the Water Authority to ascertain what action was to be taken.

Cr Lynn advised that she also had received complaints, and through the City Environmental Health Manager, had contacted Mr Peter Addison of the Water Authority. A meeting had been arranged for Tuesday 4 April 1995 at 2.00 pm, at Beenyup Water Treatment, to discuss the problems being experienced. Cr Lynn recommended that interested Councillors and officers liaise with the City Environmental Health Manager to arrange attendance at this meeting.

Cr Curtis recommended that this problem be brought to the attention of the Minister. Cr Waters suggested that following the meeting with the Water Authority on 4 April 1995, a deputation be sought with the Minister.

C121-03/95

UNTIDY TOWNS - [508-1]

Cr Freame reported on a number of complaints from ratepayers regarding the untidy condition of the City and seeking action from Council.

She requested that a report be submitted to Council on the feasibility of introducing an incentive or award system to encourage residents to take a pride in their suburb. This type of incentive was already provided in some of Council's industrial areas. Also it was suggested that Council investigate innovative ways of maintaining the verge area between the footpath and kerb.

RESOLVED that a report be submitted to Council:

- 1 on the feasibility of introducing an incentive or award system for residents to maintain a "tidy town";
- 2 investigating innovative ways of maintaining the verge area between the footpath and kerb.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

CONFIDENTIAL BUSINESS

Nil

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for **WEDNESDAY 5 APRIL 1995.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 8.57 pm the following Councillors being present at that time:

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

CITY OF WANNEROO
TOWN PLANNING COMMITTEE REPORTS
13 MARCH 1995

TP79-03/95

CITY OF WANNEROO : REPORT NO: TP79-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 290-1
SUBJECT: DEVELOPMENT ASSESSMENT UNIT -
1 FEBRUARY 1995 TO 28 FEBRUARY 1995

Overleaf is a resumé of the development applications processed by the Development Assessment Unit from 1 February 1995 to 28 February 1995.

RECOMMENDATION:

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

O G DRESCHER
City Planner

gap:rp
pat005
1.3.95

TP80-03/95

CITY OF WANNEROO REPORT NO: TP80-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 790-634
WARD: CENTRAL
SUBJECT: DRAFT NORTH WANNEROO (SINAGRA) LOCAL STRUCTURE PLAN

METRO SCHEME: URBAN
LOCAL SCHEME: RURAL
APPLICANT/OWNER: PACESETTER HOMES
CONSULTANT: GREG ROWE & ASSOCIATES
APPLICATION RECEIVED: 16 FEBRUARY 1995
REPORT WRITTEN: 24 FEBRUARY 1995

SUMMARY

A revised Local Structure Plan (LSP) has been received for the Sinagra locality (formally referred to as the North Wanneroo area). An earlier version of this plan was previously considered by Council following public advertising, however, various modifications have now been made to that plan. The consultant has requested Council to adopt this modified plan. As there are still some concerns with this plan, it is recommended that it not be adopted but that a further review of this plan be required by the consultants engaged for the East Wanneroo consultancy.

BACKGROUND

Council last considered the draft Sinagra LSP at its April meeting (Report No I20418) where it was resolved to defer consideration pending a further report to Council (Refer Attachment No 1).

The previous report was prepared following advertising of the draft LSP and several submissions were received. Whilst the submissions generally supported the draft LSP, several modifications would be necessary before the Council could issue

its approval to the plan. There was also some concern regarding the alignment of Dundebur road, particularly as it affected Lot 3071 Dundebur/Griffiths Road as this lot was the subject of a subdivision application by Pacesetter Homes.

The consultant who had prepared this draft LSP was subsequently advised of Council's concerns and was requested to re-examine the LSP and make the appropriate modifications where necessary.
THE REVISED LOCAL STRUCTURE PLAN

Greg Rowe and Associates on behalf of Pacesetter Homes have now submitted a modified LSP for the subject area and request that the Council formally adopt this plan (Attachment No 2).

This plan has accommodated many of the concerns previously identified by the Council in addition to several other matters not previously discussed. The main changes that have occurred are listed as follows:

1The area adjacent to the proposed district centre site (ie Lot 1657 Wanneroo Road) has been deleted from the LSP as the planning of this area will require further study to determine appropriate and compatible land uses and their disposition. This approach is consistent with previous recommendations for this area.

2The special residential buffer has been modified by deleting a proposed cul-de-sac previously located along the western boundary of the adjacent special rural zone as a northern extension of Griffiths Road. It should be noted that in this regard, the LSP still reflects a road in such a location north of Vincent Road which is not considered appropriate and therefore should similarly be deleted. Access to these lots can be alternatively provided from within the Structure Plan area.

In addition, the consultant has deleted a proposed special residential lot from the north eastern corner of its client's lot, ie Lot 3071. The Council will note that the inclusion of a special residential lot in this location was a specific requirement that was previously imposed. It is therefore inappropriate for this lot to now be removed and, therefore, should be reinstated.

3Lot 3071 now includes an area of public open space (POS) in the north west corner of the lot. This POS represents a 10% contribution for this lot and will ultimately form part of a larger reserve to the north west.

4The alignment of Dundebur Road has been modified in accordance with a draft road alignment plan which was

prepared by the Ministry for Planning (MFP) in consultation with the City of Wanneroo. Whilst this alignment is only a draft option, it represents the likely land requirements affecting Lot 3071 which is the subject of a current application for subdivision.

It should be noted that this alignment will ultimately require further evaluation and will need to be advertised for public comment before it can be viewed as a 'final alignment'. For the purposes of this LSP and considering design options for Lot 3071, however, it is considered appropriate to show this alignment at this time.

5The LSP includes a proposed local shop in the northern part of this cell. It is believed that this proposal may have some merit as the proposed neighbourhood centre located centrally within the area is unlikely to be developed for some time. This proposal will however require further evaluation before it is adopted on the LSP.

6The LSP also includes a proposed re-alignment to the southern part of Pinjar Road. Council will note that this re-alignment is only notional and that the LSP will need to be further reviewed to show the ultimate alignment of Pinjar Road together with the proposals for the area between the existing road once this alignment has been determined by MFP. The current Omnibus Metropolitan Region Scheme (MRS) Amendment (which is the subject of a separate report) includes this realignment of Pinjar Road.

In general, the LSP is satisfactory in terms of the disposition of public open space and other infrastructure. Whilst some of the proposed modifications shown in the LSP can be accommodated, other aspects will require further assessment and evaluation, eg arterial road structure.

Council will note that BSD Consultants have now been appointed for the East Wanneroo consultancy. One of the tasks that BSD will be required to undertake will be the review of all LSPs within the East Wanneroo area. Rather than pursuing Greg Rowe and Associates for continued modifications to this LSP, it is proposed that the further review and modification of this plan be undertaken by BSD prior to the plan being adopted by the Council.

In the meantime, however, it is believed that Council should endorse the portion of this draft LSP which relates to Lot 3071 Dundobar/Griffiths road, subject to the special residential lot being reinstated in the north east corner of that lot. This will allow the proposed subdivision of that lot to be progressed.

Council is advised that the consultant has already lodged a subdivision application for Lot 3071 and has requested its urgent consideration. The application submitted generally accords with this revised LSP. However, as Council is aware, more detailed assessment of this application will be required due to the proximity of the adjacent Inghams poultry farm.

RECOMMENDATION:

THAT Council:

1. endorses the portion of the revised Sinagra (North Wanneroo) Local Structure Plan which relates to Lot 3071 Dundobar/Griffiths Road, subject to the proposed special residential lot in the north east corner of this lot being reinstated;
2. advises Greg Rowe and Associates that it requires a further review of this LSP be undertaken by BSD Consultants as part of the East Wanneroo consultancy and that Council will consider the matter further upon the completion of that review.

O G DRESCHER
City Planner

rwz:jw
pre39514
1.2.95

TP81-03/95

CITY OF WANNEROO REPORT NO: TP81-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/4467
WARD: CENTRAL
SUBJECT: PROPOSED EXPANSION TO CHILD CARE CENTRE : LOT
500 (42) SCOTT ROAD, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: B J Woodhead
CONSULTANT: City of Trees
APPLICATION RECEIVED: 25.11.94
DAU/SCU: 29.11.94
APPLICANT CONTACTED: 10.1.95
ADVICE RECEIVED: 13.1.95
REPORT WRITTEN: 27.2.95

SUMMARY

An application has been received for an additional ten placements at this existing child care centre with provision of four additional car parking bays as prescribed by Council's draft Child Care Centre Policy. Given the applicant has redesigned his proposal in order to comply with the draft policy requirement, I recommend approval of this application.

BACKGROUND

Council had approved the subject child care centre at its meeting of 27 October 1993 (H21024). The child care centre was then to cater for 38 placements and six staff and was assessed to have a car parking requirement of 11 car parking bays. Revised plans were approved with the provision of 12 parking bays. At the Town Planning Committee meeting of 31 January 1995 (TP3-01/95) it was recommended that Council refuse the application as the proposal did not provide sufficient car parking (2 bays deficient). Council considered the proposal subsequently at its 8 February

1995 meeting and resolved to defer it upon request of the applicant. The proposal was deferred pending the completion of the study being conducted by Council for the preparation of a policy relating to development requirements for child care centres.

COMMENT

The site is located on the south-east corner of Scott Road and High Road and is zoned Residential Development. A child care centre is an "AA" land use under Town Planning Scheme No 1 and is not permitted unless approved by Council.

The applicant proposes to expand the existing child care centre to support an additional ten children and two staff members. This would bring the total to 48 children (from 38) and 8 staff (from 6). Under Council's draft policy, a total of 18 car bays would be generated, however, the application of the draft policy to the proposed additional capacity only results in 16 car bays being needed.

Prior to submission of the new proposal, which provides a total of 16 car parking bays, the applicant had written to Council to reconsider the requirement of 16 bays based on the notion that when the proposal had been originally vetted the approved plans showed a surplus car parking bay, one in excess of the working practice of the time. On that basis, he has maintained that it was in fact 15 car parking bays that needed to be provided, not 16, based on the one bay surplus under the previous method of assessment. Council officers have calculated the additional car bays required over and above what had been previously approved, regardless of whether a surplus existed under Council's previous working practice. The total suggested is still less than the currently estimated requirement.

The latest submission of 16 car parking bays has resulted from an additional 76.5m² of the adjoining Lot 86 (owned by the applicant's family) being proposed to be amalgamated into the existing child care centre Lot 500 in order to facilitate the car park extension and maintain a satisfactory play area.

Car bay 10 does not have ample turning distance to reverse into the adjoining accessway with ease. A condition of development approval will be required outlining the need for provision of a reversing bay of 1.5 metres depth adjacent to bay 10 for ease of vehicular manoeuvrability.

RECOMMENDATION:

THAT Council approves the application for expansion of ten placements and two staff members for a child care centre, Lot 500 (42) Scott Road, Wanneroo submitted by B J Woodhead, subject to the following conditions:

1. the finalisation of the subdivision and amalgamation of Lots 86 and 500 as indicated on the approved plan;
2. the provision of revised drawings of the proposed car parking areas to the satisfaction of the City Engineer;
3. standard and appropriate conditions.

O G DRESCHER
City Planner

vc:rp
pre39512

TP82-03/95

CITY OF WANNEROO REPORT NO: TP82-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/4841
WARD: SOUTH
SUBJECT: CHANGE OF NURSERY DEFINITION FOR LOT 58
(15) QUEENSWAY ROAD, LANDSDALE

Council's resolution TP5-01/95 is not consistent with its modified interpretation "Nursery" in resolution TP28-01/95 and requires correction.

The recommendation in Report TP5-01/95 , a Greg Rowe and Associates submission on behalf of the Tilbrook Family, was incorrect. As the resulting resolution has already been confirmed in the minutes of the Council Meeting held on 8 February 1995 it is necessary to rescind resolution TP5-01/95 and substitute the correct nursery definition with the words "propagated and grown on the site" deleted.

RECOMMENDATION:

THAT Council

7Rescinds resolution TP5-01/95 of its Meeting held on 8 February 1995 viz:

"That Council modifies Condition No 1 of approval to Commence Development for the Nursery on Lot 58 (15) Queensway Road, Landsdale issued on 7 December 1994 to Greg Rowe & Associates on behalf of J B, P E, J G and M B Tilbrook to read as follows:

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

"Nursery means land and/or buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include as an incidental

use the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock propagated and grown on the site, and additionally plant containers, fertilizers, soil conditioners, weedicides and pesticides, sold in bags or other containers; and gardening implements, sprinklers and home reticulation equipment."

8Modifies Condition No 1 of approval to Commence Development for the Nursery on Lot 58 (15) Queensway Road, Landsdale issued on 7 December 1994 to Greg Rowe & Associates on behalf of J B, P E, J G and M B Tilbrook to read as follows:

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

"Nursery means land and/or buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include as an incidental use the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock, and additionally plant containers, fertilizers, soil conditioners, weedicides and pesticides, sold in bags or other containers; and gardening implements, sprinklers and home reticulation equipment."

O G DRESCHER
City Planner

acs:jw
pre29545
27.2.95

TP83-03/95

CITY OF WANNEROO REPORT NO: TP83-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/4674
WARD: NORTH
SUBJECT: PROPOSED EIGHTEEN THREE STOREY SINGLE HOUSES
ON LOTS 48, 49 AND 50 TOULON CIRCLE, MINDARIE

METRO SCHEME: Urban
LOCAL SCHEME: Marina Development
APPLICANT/OWNER: Byron Corporation Pty Ltd
CONSULTANT: J Corp
APPLICATION RECEIVED: 12.1.95
DAU/SCU: 17.1.95
APPLICANT CONTACTED: 18.1.95, 17.2.95
ADVICE RECEIVED: 17.2.95, 20.2.95
REPORT WRITTEN: 17.2.95

SUMMARY

This proposal for 18 single houses of three storeys in a small lot subdivision has received objections which relate to amenity, ownership, development controls and the timing of development. It is felt that these issues can be addressed using appropriate development conditions and the proposal is supported.

BACKGROUND

Lots 48, 49 and 50 are 1112m², 1199m² and 1035m² respectively and zoned Marina Development. They form an island flanked by Toulon Circle, Itea Place and St Malo Court and are set back only one block from the marina at Mindarie Keys.

A previous application for 19 grouped dwellings (I20504) was refused by Council on 11 April 1994 on the grounds that it did not comply with the requirements of the Residential Planning Codes in terms of building setbacks and private open space requirements. An appeal to the Minister was lodged by Greg Rowe

and Associates on behalf of the then applicants, John McKenzie & Co, and was upheld (I61210).

The applicants did not however proceed with this development and a new proposal was submitted by J Corp on 12 January 1995.

ASSESSMENT

The present proposal is for 18 single residences of three storeys on a small lot subdivision. Clause 2.5 of the Residential Planning Codes (R Codes) states that development requiring the creation of lots less than 350m² in area shall be accompanied by or integral with an application for approval of the development of a house on each lot. This clause therefore requires approval of the subdivision to be contingent on Approval to Commence Development and vice versa.

The application for subdivision (95659) based on this application for development approval was supported by the Subdivision Control Unit and approved by the Ministry for Planning (MFP) on 24 January 1995. No clearances have been issued because development approval is a prerequisite.

Lots 48, 49 and 50 are included in the Marina Development zone and are subject to Clause 5.38 (Marina Development Zone) and Schedule 7 (Marina Development Zone Special Provisions) of Town Planning Scheme No 1. These relate, amongst other things, to maintaining the overall appearance and amenity of the zone.

One of the provisions of Schedule 7 is for a 6.0m setback from road frontages. Balconies addressing the streets overhang 1.5m into this setback but given that Council in previously considering a grouped dwelling development on these lots supported setback relaxations in accordance with the Residential Planning Codes, this is considered acceptable. The development complies with all other requirements of the Town Planning Scheme and R Codes.

Council has a policy, Height of Buildings in Residential Neighbourhoods, which requires that residences exceeding two storeys or six metres average wall height be advertised on site or through referral to adjacent landowners. Any objections must be considered by Council in reaching its decision.

Five letters of objection were received. The issues of concern are summarised below.

9Lots are being sold separately and different types of buildings will be developed, resulting in "ad hoc" development not in accordance with the quality of development in Mindarie.

10Sales agents are instructing potential purchasers they can build whenever they wish without building packages resulting in sporadic building with vacant lots still existing into the next century.

11Building heights of 8.2m with gable rooves will be unsightly.

12Property values will be devalued from day one as a result of subdivision of this sensitive "dress circle" area of Mindarie and development extending over time with accompanying chaos, construction noise and associated traffic and parking problems.

Byron Corporation Pty Ltd have supplied a letter of intent which states that some lots may be sold off as vacant lots and they have drafted a proposed Restrictive Covenant which is intended to require dwellings to be constructed substantially in accordance with the approved design. This excludes reference to exterior colours and finishes and has yet to be applied.

Independent of any attempt from the developer's point of view to place constraints on the development, restrictive covenants do not enable Council to ensure compliance under its Town Planning Scheme. In addition, covenants can be lifted and the proposed covenant would only be imposed until 2005. After this date any undeveloped lots and additions to existing developments would be freed of constraints imposed by the developers at the time of purchase.

Building design, material, colours and construction are issues which can be adequately controlled via conditions placed on development approval. Also, development approval is usually limited to a two year period during which time development must be substantially completed or a new application is required. It is considered that a development of this scale would benefit from a longer approval period.

The height of the proposed dwellings is not considered excessive given the location and coding of the area. Lots 48, 49 and 50 grade approximately 4.0m towards the Marina from Toulon Circle. Lots 51, 52 and 53 Toulon Circle have similar slope and accommodate two storey grouped dwellings.

The style of the proposed residences is considered more appropriate than the previous grouped dwellings proposal.

Subdivision was supported given that the small lot subdivision complied with the Development Guide Plan for Mindarie dated June

1985. The MFP's approval is conditional to the applicant obtaining approval from the City.

Subdivision in isolation is unlikely to devalue surrounding properties, rather the design type and scale of development will exert the greatest influence on the desirability of the location.

This makes it even more vital that adequate development approval conditions are imposed.

Any development takes time and causes inconvenience to local residents and the degree of inconvenience is largely governed by consideration from workers and visitors to the site during this time. This is not enforceable by Council but will be limited by the duration of development approval.

In conclusion, while valid concerns are raised, these can be adequately addressed with the application of development controls and the proposal is supported. In particular, the appearance, materials and colours of the development must be controlled.

RECOMMENDATION:

THAT Council supports the proposal for eighteen (18) single houses of three storeys on a small lot subdivision submitted by J Corp on behalf of Byron Corporation Pty Ltd on Lots 48, 49 and 50 Toulon Circle, Mindarie subject to:

1. the applicant providing a schedule of materials and colours to be used in the buildings to the satisfaction of the City Planner;
2. all buildings being developed and designed in accordance with the approved plan and schedule of materials and colours;
3. the applicant providing an outline construction schedule demonstrating to the satisfaction of the City Planner that development of the proposed lots can be carried out in a timely and effective manner with a minimum of disturbance to existing residents;
4. any new development applications shall be required to result in designs consistent with buildings constructed under this approval;

13this approval being valid for a period of five (5) years;

14standard and appropriate development conditions.

O G DRESCHER
City Planner

hfg:rp
pre39501
24.2.94

TP84-03/95

CITY OF WANNEROO REPORT NO: TP84-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/5049
WARD: CENTRAL
SUBJECT: PROPOSED ADDITIONAL UNIT TO FORM TWO GROUPED DWELLINGS, LOT 137 (81) CONIDAE DRIVE, HEATHRIDGE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Scarbnash Pty Ltd
APPLICATION RECEIVED: 6.2.95
APPLICANT CONTACTED: 17.2.95
ADVICE RECEIVED: 27.2.95
REPORT WRITTEN: 1.3.95

SUMMARY

This site, comprising 951 square metres, is located on the south side of Conidae Way and is flanked along its east and south boundaries by Faversham Reserve. The applicant proposes to add a grouped dwelling to the rear of the existing residence to form two grouped dwellings.

The applicant wishes Council to exercise discretion under Clause 1.5.7 of the Residential Planning Codes regarding certain setback deficiencies. Given that adjoining owners have written to Council stating that they have no objection, approval is recommended.

ASSESSMENT

The proposal has been referred to Council with specific regard to the following setback variations to the new unit.

1. A rear setback of six metres has not been provided as the rear unit has been designed to incorporate boundary walls to its bedroom, store and bathroom.

2. The boundary walls to the bedroom, store and bathroom are located on the rear and south-east sides of the lot. There are specific clauses in the Residential Planning Codes which firstly relate to setback reductions where a lot adjoins a right of way, pedestrian accessway or similar [Clause 1.5.8(d)] and secondly for boundary walls [Clause 1.5.8(f)]. In the first instance, although the boundary walls are located along a reserve, the principle of allowing a setback reduction up to half its width could still apply. Further, with regard to the second scenario relating to boundary walls, the R Codes allow certain wall lengths and heights to be built up to the boundary. It is normal Council practice to request the written consent from adjoining landowners with regard to such variations, although in this case as it is a reserve, this practice is not appropriate. Given the proposed unit has been designed to maximise courtyard space along its northern side and therefore solar penetration to indoor and outdoor living areas, this setback variation is supported.
3. The side wall of the proposed unit incorporating the family room and study is located 1.0 metre from the west boundary. Table 2 of the R Codes prescribes this setback for wall lengths no greater than 9.0 metres. A wall length in excess of 9.0 metres requires a 1.5 metre setback. In this case the wall length does exceed 9.0 metres by 0.865 metres.

All of the abovementioned variations are worthy of support as the adjoining owners have no objections. As shown by Attachment 4 there will be no adverse impact on the amenity of these lots (and the nearest rear lot located over 9.0 metres from this property).

Further, there is merit in the design proposed for the proposed unit which maximises solar access to living areas.

Clause 1.5.7 of the Residential Planning Codes gives Council the discretion to allow a lesser setback where certain conditions are satisfied including the fulfilment of general objectives of the R Codes, amenity of adjoining lots, consideration of existing and potential use of lots and existing street setbacks. In this instance the setback variations would have no detrimental impact on any of these conditions.

Another boundary wall is proposed for the carport to the new unit. Council has received the written consent from the affected adjoining neighbour for this and no discretion is required to be exercised in this regard as in this instance boundary walls are a developer's right.

Part of the proposal for the additional unit includes a studio which is to be utilised by the applicant for his work as a designer and for hobby purposes. A condition of development approval shall be applied to ensure that this studio is not strata titled or leased as a separate occupancy.

A further condition of development approval would be applied to specify all portions of building including eaves, walls and foundations to be located fully within the boundaries of the subject lot.

On this basis, this application is supported.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 1.5.7 of the Residential Planning Codes and approves the additional unit to form two grouped dwellings submitted by Scarbnash Pty Ltd at Lot 137 (81) Conidae Drive, Heathridge subject to the following:

1. the additional unit and its studio only being used as one single occupancy or dwelling and not being strata titled or leased as more than one occupancy or dwelling;
2. standard and appropriate conditions.

O G DRESCHER
City Planner

vc:rp
pre39503
2.3.95

TP85-03/95

CITY OF WANNEROO REPORT NO: TP85-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/3414
WARD: SOUTH
SUBJECT: PATIO EXTENSION : LOT 2 (UNIT 2/171) GOOLLELAL
DRIVE, KINGSLEY

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Nancy Kenwrich
CONSULTANT: Swan Patios
APPLICATION RECEIVED: 8.2.95
APPLICANT CONTACTED: 17.2.95
ADVICE RECEIVED: 20.2.95
REPORT WRITTEN: 20.2.95

SUMMARY

A reduced open space provision is requested for a patio which covers the 24m² prescribed minimum area of open space under the Residential Planning Codes of Western Australia. Approval is requested on compassionate grounds.

BACKGROUND

The subject lot is located on the western side of the northern end of Goollelal Drive, Kingsley. Two patios are proposed on the north-east and south-east corners of the unit to provide protection from the elements. The applicant has submitted a written statement outlining an asthmatic condition which would be minimised with the provision of the two patios.

ASSESSMENT

The Residential Planning Codes of Western Australia state under Clause 3.3.3 that each dwelling shall provide reasonable access from a habitable room to a portion of private open space with a

minimum area of 24m² a minimum dimension of 4m and shall not be built on except for structures of a pergola type. The proposed patio will cover most of this open space (see Attachment No 2). However, the owner, in a letter to Council, asks for approval on compassionate grounds. She states that she has quite a serious problem with asthma, and it is aggravated by excessive heat. Also, during cold weather she requires that doors and windows be open for ventilation and this is impossible without any protection as is the present case.

Verbally the owner has stated that a pergola covered the open space, however this did not provide the required protection. Approval could create a precedent for other applications.

RECOMMENDATION:

THAT Council:

15refuses the application submitted by Swan Patios for proposed patio extensions to Lot 2 (Unit 2/171) Goollelal Drive, Kingsley on the grounds that it does not meet the minimum open space requirements provided for by the R-Codes;

16advises the applicant that a pergola with shadecloth will adequately protect against the sun on the northern side of the dwelling and it will approve an application for a patio as illustrated in this application on the eastern side of the dwelling.

O G DRESCHER
City Planner

rb:rp
pre39511

TP86-03/95

CITY OF WANNEROO REPORT NO: TP86-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 790-711
WARD: SOUTH
SUBJECT: PROPOSED REZONING OF LOTS 35 - 42 AND 45 AND
46 KINGSWAY, LANDSDALE

METRO SCHEME: Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: North Whitfords Estates
CONSULTANT: Feilman Planning Consultants
APPLICATION RECEIVED: 16.12.94
REPORT WRITTEN: 21.2.95

SUMMARY

The proposed rezoning of the subject lots for residential purposes is consistent with the intentions for the development of the surrounding area. As this proposal is considered relatively minor in nature and represents a southern extension to the development already occurring to the north, it is believed that this rezoning can be supported.

PROPOSED APPLICATION

Feilman Planning Consultants on behalf of North Whitfords Estates Pty Ltd together with other individual landowners have lodged an application for the rezoning of Lots 35 - 42, 45 and 46 Kingsway, Landsdale (Attachment No 1) from Rural to Residential R20 to reflect the Urban zoning in the Metropolitan Region Scheme (MRS).

Council will note that the subject lot was zoned to Urban under the MRS via the East Wanneroo Major Amendment which took effect on 3 November 1994.

The consultant has stated that subdivision of the subject lots should be viewed as a southern extension to the current development occurring within the area and that there are no constraints to this development. Consequently, the consultant

has requested a reduced advertising period of 28 days to expedite the rezoning process. Given the subject land has recently been rezoned to Urban under the MRS which was subject to extensive public advertising and that this is considered to be a relatively minor proposal, it is recommended that the Hon Minister for Planning be requested to grant a reduced advertising period.

Council will note that the North-East Landsdale Local Structure Plan (LSP) was previously approved for the subject area, ie north of Kingsway. The rezoning of these lots is in accordance with this plan and therefore, consistent with the intentions for the area. However, whilst the LSP for this area was previously approved, North Whitfords Estates have continually modified subsequent stages of subdivision within the area to such an extent that a revised LSP is considered necessary to re-examine various issues affecting this area, eg public open space distribution. This work is considered essential prior to any further subdivision taking place within the area.

In this regard, it should be noted that the consultants that will be engaged to undertake the East Wanneroo Consultancy will be responsible for reviewing the subject LSP. Should the subdivision and development of these lots be contemplated prior to the revised LSP being prepared, North Whitfords Estates will need to ensure that its consultant undertake this work in advance.

Finally, Council will note that the cell where this application is located is subject to the infrastructure contribution system that Council is looking to establish within East Wanneroo. Consequently, Council should require an interim arrangement that the rezoning landowners must submit a letter of undertaking stating that they will make the necessary developer infrastructure contribution as stated in the State Planning Commission letter to Council dated 3 May 1994 (which details the basis for contributions) prior to the finalisation of the rezoning.

RECOMMENDATION:

THAT Council:

17in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:

- .1 supports the rezoning of Lots 35 - 42, 45 and 46 Kingsway, Landsdale from Rural to Residential R20;

.2 forwards the documentation for Amendment No 711 to the Minister for Planning for preliminary approval to advertise;

18advises the consultant that in the interest of facilitating the development of the area, it has resolved to seek the amendment on the basis as described above, however, before granting final approval to Amendment No 711 it will require:

.1 an approved local structure plan for the area bounded by Kingsway, Mirrabooka Avenue alignment, Ocean Reef Road alignment and the eastern extent of urbanisation;

.2 a letter of undertaking being submitted from the subject landowners stating that they will make the necessary infrastructure contributions for the subject cell on the basis as set out in the State Planning Commission letter to Council dated 3 May 1994;

19requests that the Hon Minister for Planning grants a reduced advertising period of 28 days for this amendment as the subject land has recently been rezoned to Urban under the Metropolitan Region Scheme which was subject to extensive public advertising and that this local scheme rezoning is completely consistent with the intentions for this area.

O G DRESCHER
City Planner

rwz:rp
pre39510
1.3.95

TP87-03/95

CITY OF WANNEROO REPORT NO: TP87-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 790-712
WARD: SOUTH
SUBJECT: PROPOSED REZONING OF LOTS 331, 332 & 333
GNANGARA ROAD, WANGARA

METRO SCHEME: URBAN/INDUSTRIAL
LOCAL SCHEME: RURAL
APPLICANT/OWNER: ARRIGO AND RICCIARDO
CONSULTANT: GRAY & LEWIS PLANNING CONSULTANTS
APPLICATION RECEIVED: 6 DECEMBER 1994
ADVICE RECEIVED: 16 JANUARY 1995
REPORT WRITTEN: 24 FEBRUARY 1995

SUMMARY

Gray & Lewis Planning Consultants on behalf of Mr Arrigo and Mr Ricciardo have submitted an application for the rezoning of Lots 331, 332 and 333 Gnangara Road, Wangara. A concept plan has also been submitted in support of this proposal.

The proposal for Lot 331 is generally consistent with the regional planning proposals for the area, although at this time, it is considered somewhat premature. The application for Lots 332 and 333, however, largely proposes land-uses that are not compatible with the intentions for the future development of the surrounding area.

BACKGROUND

Whilst the proposal for the rezoning of Lot 331 has not been previously considered by the Council, the proposed rezoning of Lots 332 and 333, on behalf of Mr Ricciardo, has been considered by the Council in various forms over the past 11 years.

In December 1984, Council initiated Amendment 294 to Town Planning Scheme No 1 to rezone Lot 333 to Special Zone

(Additional Use) - Motel. Following advertising for submissions in April 1986, the Minister for Planning refused to grant final approval to the amendment. The amendment was refused for the following reasons, viz:

20the proposed amendment represented an ad hoc rezoning to permit a non-rural use in a Rural zone, contrary to orderly and proper planning and the intent of the Scheme;

21approval to the amendment would set an undesirable precedent for further non-rural activities which would have a negative impact on the rural character and amenity of the locality, and conflict with the Commission's policy concerning development on regional roads;

22insufficient justification has been established for a motel in this location.

Council subsequently formally discontinued Amendment 294. In October 1986, however, following a deputation of Council and local parliamentarians to the Minister, it was agreed that an overall plan should be prepared for the subject area in light of the Corridor Plan Review.

In January 1988, a further proposal was submitted for both Lots 332 and 333 Gngangara Road. This was subsequently deferred by Council pending a final decision on the future alignment of the Gngangara Road deviation in this vicinity and the outcome of the Corridor Review.

Council will note that in 1975, an amendment to the Metropolitan Region Scheme (MRS) proposed the deviation of the alignment of Gngangara Road through the subject area. In July 1988, however, a further amendment to the MRS deleted the proposed deviation indicating that the existing Gngangara Road alignment would remain. In addition, the Corridor Review was proposing this area be developed for future urban purposes.

In light of the above, the Council reconsidered the application in September 1988 and resolved to approve the proposal. Amendment 446 was subsequently initiated to rezone Lots 332 and 333 for motel purposes. The State Planning Commission subsequently advised Council that it was not prepared to deal with any rezoning applications within the subject area until planning for the area had been confirmed and local structure plans were in place. Accordingly, the Council resolved to discontinue this amendment in August 1989.

CURRENT REZONING PROPOSALS

The current application proposes to rezone Lot 331 from Rural to Residential Development R20 (for the land south of the realigned Gngangara Road) and Light Industrial for the balance of this lot.

Lots 332 and 333 are proposed to be rezoned to Service Station, Commercial and Special Zone (Restricted Use) Motel, Convention Centre, Restaurant and Tavern. In support of the application, the consultant has submitted a concept plan which shows how the area could be developed (Attachment No 1).

In considering this proposal, it would be appropriate to examine the lots north and south of the future alignment of Gngangara Road in two separate parts.

LOT 331

The consultant has stated that the rezoning of Lot 331 as requested is consistent with the proposals for the area as the MRS now shows the proposed new alignment of Gngangara Road bisecting this lot (as an Important Regional Road reserve) with the land to the south being zoned Urban and the land to the north zoned Industrial. Information has also been provided indicating that the necessary services will be provided in close proximity to this property within two years.

Whilst the area south of the proposed Gngangara Road alignment is zoned Urban under the MRS, there are still other issues which must be considered before a rezoning such as this can be contemplated. The subject lot is 2.584 hectares in area. The residential component of this lot, however, is only approximately 1.4 hectares.

The consultant's concept plan (Attachment No 1) shows an indicative road structure over the adjacent Lots 13, 14, 15 and 39. Access to the subject lot is proposed via these properties.

At this stage, however, no applications have been received for the rezoning of these lots. Access to the subject lot would therefore be significantly constrained if these lots were not to develop at the same time. The only viable alternative would be the provision of temporary access directly onto Gngangara Road. The Council's Engineering Department has indicated, however, that this would not be a desirable option given the location that access would need to be provided and the likely conflicts that would be experienced with traffic along this road.

It is, therefore, clear that the developable area of Lot 331 is undesirably small to be independently considered for a residential rezoning. The rezoning of this lot is also considered premature until the surrounding landholdings request a similar rezoning.

It is also believed that this application cannot be adequately considered on the basis of the concept plan provided. Issues such as the future of the present alignment of Gngangara Road (ie should it remain open or be closed), location of access points to the new alignment of Gngangara Road, future access arrangements for the Noranda Hills Nursery, the future use of Reserve 15531, the disposition of public open space, etc, are all matters that need detailed consideration in light of the structure planning for the total area of this cell (ie bounded by Wanneroo Road, new alignment of Gngangara Road, Skeit Road and Hepburn Avenue).

Similarly, the independent rezoning of the balance northern section of Lot 331 is not supported at this time, as it would not be capable of being reasonably developed for industrial purposes.

This portion of lot is very small with an undesirable configuration and future access restrictions, therefore, should logically be developed in conjunction with the abutting northern lot (ie Lot 330). The applicant should consequently be advised that although the proposed rezoning of Lot 331 is not to be supported, the Council will include this portion of lot when the rezoning of lot 330 is contemplated by the owner.

LOTS 332 AND 333

The rezoning proposal for Lots 332 and 333 is essentially the same as was previously proposed by the landowner. Although the Council has previously issued its support to the various elements contained in the current application, this was on the basis of the area developing for Urban purposes. As stated, however, this area is now identified for industrial purposes, and therefore, Council will need to reconsider the application in regard to the current intentions for the area.

The consultant has stated that the overall concept is to create a multi-purpose development centred around a reception/convention centre building. Surrounding this will be the proposed motel accommodation (approximately 60 units) including licensed restaurant facilities. It is argued that the City has very little in the way of motel accommodation facilities and that this proposal will go some way in addressing this need.

The consultant has also submitted a modification to the South Wangara Local Structure Plan (LSP) which proposes some alterations to the local road structure to accommodate the proposed development (Attachment No 2). Council's Engineering Department has examined this plan and advise that the design proposed is not satisfactory. A modification to the LSP can be supported, however, it should be as shown in Attachment No 3 which satisfies engineering requirements.

Council will recall that at its December meeting, (Report I21250) the draft LSP for this cell was considered (Attachment No 4). The LSP was not adopted by the Council at that time as several modifications were still considered necessary. Although Council advised the consultants of such modifications, at this stage a revised LSP has not been received. It would, therefore, be considered appropriate to have the recent modification included on the LSP with the other modifications currently being made.

On this basis, it is recommended that the Council endorse the South Wangara Local Structure Plan and refer it to the Ministry for Planning (MFP) for adoption as the basis for subdivision and development within this cell. It is not believed that re-advertising of the LSP would be necessary as the recent variation is only minor in nature and does not adversely impact on any landholdings.

In general, the proposal for a commercial zoning is not considered appropriate for this area. Council will note that it has also already refused a previous request for commercial rezoning within this area on the basis that such a zone within a designated industrial area was considered unwarranted and without justification. Commercial land-uses will be planned and adequately catered for within the abutting Urban area south of Gngara Road. Support for a commercial zone within this area would also lead to a precedent for the proliferation of similar applications from other landowners wishing to maximise the return from their land.

The proposal for a service station site at this location is considered generally compatible with the intentions for the area. The Council's District Planning Scheme acknowledges this and lists a service station as an "AA" use within the light Industrial zone. The proposed rezoning for a service station site can therefore be supported.

Vehicular access to the proposed service station site will be constrained as no direct access will be permitted onto Gngara Road due to the significant level of vehicular traffic that will use this road. Similarly, direct access will be denied onto the local road abutting Lot 332 within 60 metres from where it intersects with Gngara Road. The consultant will therefore need to liaise with Council regarding the configuration of the service station site prior to the amendment being initiated.

The applicant has requested that the balance of the site is rezoned to a Special zone to accommodate a motel, convention centre, restaurant and tavern. In considering these land-uses, the Council will need to examine the merits of providing such facilities within an industrial area. Motel accommodation is lacking within the City of Wanneroo and the provision of such a

facility would certainly be beneficial to the area. Motels, however, are a land-use more akin with residential and tourism type development as opposed to industrial. Given the nature of industrial land uses, it is likely that the subject area will be subjected to varying levels of noise, odours, industrial traffic, reduced visual amenity, etc, thereby making this location completely inappropriate.

A more appropriate location for this type of facility would be the area of land opposite the Wangara Industrial area between Wanneroo Road and Yellagonga Regional Park. Council will recall that this area was previously being considered for the development of tourism related facilities and it is believed to be an ideal location for a motel development. In this regard, it should be noted that GHD Consultants are currently undertaking structure planning for this area. Therefore, it is recommended that Mr Ricciardo contact this consultancy firm regarding his proposal and the availability of land within this area.

A convention centre is a difficult proposal to assess. Such a land-use primarily operates in the evening and on weekends, and consequently, the likelihood of any conflicts with other industrial uses would be reduced. It would also require significant car parking provision which could also be adequately catered for in such a location. Conversely, an industrial area does not offer a particularly attractive amenity for such a facility. In addition, such a use is not entirely compatible with the intentions for the subject cell and would be better located in an area with similar uses. The area described above (ie: opposite the Wangara industrial area) would also be ideal for this type of facility.

Although a restaurant and tavern proposal could possibly be accommodated on the subject landholdings via a rezoning, the Council's District Scheme does not allow for such developments within a Light Industrial area. Such land-uses would be better situated within the adjacent residential areas that are proposed south of Gngara Road. These areas will have several neighbourhood centres specifically designed and developed to cater for such land-uses.

The provision of a tavern on Lots 332 and 333 could also significantly jeopardise the future provision of such a facility in the more preferable location of a neighbourhood centre, as obtaining a liquor license would become very difficult due to the proximity of this site. In any case, it is believed that there would not be sufficient demand in the proposed location to justify the provision of a tavern, particularly as one is already established within the area along Wanneroo Road, that caters for the local workforce.

Finally, Council will note that the cell where this application is located is to be subject to the infrastructure contribution system that Council is looking to establish within East Wanneroo. Consequently, the Council should require as an interim arrangement, that the rezoning landowner must submit a letter of undertaking stating that he will make the necessary developer infrastructure contribution as stated in the Commission's letter to Council dated 3 May 1994 (which details the basis for contributions) prior to the finalisation of the rezoning.

CONCLUSION

This application proposes rezoning to accommodate various land-uses, many of which have been shown to be either premature, undesirable or incompatible with the proposed future zoning of the area. It has been shown that although the rezoning of Lot 331 is compatible with future intentions, due to the size and location of this lot, it is questionable whether it could be feasibly developed without adjoining landowners participating.

The rezoning for a service station site at Lots 332 and 333 can be accommodated, however, in the interest of the development of this cell, it is believed that the other land-uses proposed should not be supported. This area has been identified as a predominantly Light Industrial area and consequently, it is believed that it should be preserved for corresponding land-uses. Should Council support this proposal it would create an undesirable precedent for the development of other non-industrial land-uses within an area which has specifically been designated for Industrial purposes.

The applicant should therefore be advised by Council that it will only support the rezoning of Lots 332 and 333 at this time, and only to accommodate a Service Station zone and Light Industrial for the balance of the area. The applicant should also subsequently confirm support for this prior to Council initiating this amendment.

RECOMMENDATION:

THAT Council:

1. advises Gray and Lewis Planning consultants that:
 - .1 it does not support the proposed rezoning of Lot 331 Gngangara Road for the reasons stated in Report No _____, however, it will rezone the portion of Lot 331 north of the future Gngangara Road alignment when the rezoning of Lot 330 is contemplated by that owner;

.2 it does not support the proposals for Lots 332 and 333 except for a zoned Service Station site. Council will, however, support the rezoning of the balance of Lots 332 and 333 Gngangara Road to Light Industrial;

.3 the applicants are required to liaise with the Council's Engineering Department in relation to the location and configuration of the proposed Service Station site, in light of the access restrictions, prior to the amendment being initiated;

.4 the applicants are required to convey their support to the rezoning as proposed by the Council prior to it initiating the amendment for the subject lots.

.5 the area of land opposite the Wangara Industrial area between Wanneroo Road and Yellagonga Regional Park is being considered for the development of tourism related facilities and is believed to be an ideal location for motel convention centre and restaurant development. Mr Ricciardo should therefore contact GHD Consultants (currently undertaking structure planning for the Yellagonga Regional Park area) regarding his proposals;

.6 that in the interest of facilitating the development of the area, it has resolved to seek the amendment on the basis as described above, however, before granting final approval to Amendment No 712 it will require:

- .1 an approved local structure plan for the area
- .2 a letter of undertaking being submitted from the Commission's letter to Council dated 3 May 1994.

2. in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:

- (a) supports the rezoning of Lot 332 and 333 Gngangara Road, Wangara, from Rural to Service Station and Light Industrial;
- (b) forwards the documentation for Amendment No 712 to the Minister for Planning for preliminary approval to advertise.

3. supports the modification to the South Wangara Local Structure Plan as shown in Attachment No 3 of Report No , and endorses this plan for referral to the Ministry for Planning for its adoption as the approved local structure plan.

O G DRESCHER
City Planner

rwz:jw
pre39513
2.3.95

TP88-03/95

CITY OF WANNEROO REPORT NO: TP88-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/1943
WARD: SOUTH
SUBJECT: PROPOSED CAR PARKING RELAXATION : FACTORY
EXTENSION ON LOT 220 (58) DELLAMARTA ROAD,
WANGARA

METRO SCHEME: Industrial
LOCAL SCHEME: Light Industrial
APPLICANT/OWNER: H C & L J Farmer
CONSULTANT: Brian Cook
APPLICATION RECEIVED: 13.1.95
DAU/SCU: 24.1.95
APPLICANT CONTACTED: 7.2.95, 16.2.95
ADVICE RECEIVED: 8.2.95
REPORT WRITTEN: 16.2.95

SUMMARY

Relaxation of the car parking provisions for this factory extension is supported in view of its single occupancy and the nature of the use (furniture manufacture) which attracts few visitors to the site.

BACKGROUND

Lot 220 is 4120m² in area and zoned Light Industrial. Lots 219 and 220 have been occupied since 1980 by the Elka Furnishing Company under the direction of the present owners, H & L Farmer.

Both sites have been developed with factories for furniture manufacture with the original development being on Lot 219 for which Approval to Commence Development was issued 1 May 1980. Council granted a relaxation of the car parking requirement from 60 to 32 bays for this development.

A large extension of this factory was approved in 1985 subject to amalgamation of the lots prior to the issue of a Building

Licence. This development did not proceed and the lots were not amalgamated.

A Building Licence was issued in 1986 for a factory on Lot 220. This measured 638m² in area and required 22 car parking bays under Council's Town Planning Scheme. Two further Approvals to Commence Development were issued in 1989 and 1991 and required the construction of an additional 8 and 3 car bays respectively.

Another large factory addition was approved in 1991 but not proceeded with. A total of 33 bays should therefore have been constructed on Lot 220. To date only 14 car bays are constructed.

ASSESSMENT

The proposal is to extend the existing factory by 650m² and sell the premises on Lot 219. An additional 22 car bays are required at the standard parking rate of 1 bay per 30m² gross floor area. A total of 43 bays are proposed, however, a number of existing bays will no longer be useable with the proposed system of access and the location of the recently constructed temporary crossover near the eastern boundary (see Attachment No 2). This results in a shortfall of 24 bays for the overall development based on a total of 55 bays required.

The applicant is seeking Council's relaxation of its car parking requirement in approving the factory extension.

Council Cash In Lieu of Car Parking Policy provides for exceptions to the number of bays required under Town Planning Scheme No 1. One such circumstance is where the development is purpose built and in single occupancy where the parking demand can be estimated with a high degree of confidence. A cash in lieu payment and/or an area set aside for additional car parking may be required by Council in approving an exception to its policy.

The factory with the proposed extension will employ a maximum of 32 people. Elka Furnishing Company will continue to operate from these premises as it has since 1986.

Minimal details of landscaping are provided, presently confined to the area within a 9m setback to Dellamarta Road. The requirement is for a minimum 8 percent of the site to be landscaped, which can be accommodated.

In conclusion, the factory with the proposed extension is to continue to be used by Elka Furniture Company for furniture manufacture as it has since 1986 and will employ a maximum of 32 people. Forty-two bays can be provided on site. Given that the

use does not attract many patrons to visit the factory and that 8 extra bays are being proposed for customers' use, a relaxation of the car parking requirement by Council is supported.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 9.1 of the Town Planning Scheme No 1 and approves the application for a factory extension submitted by Brian Cook on behalf of H C & L J Farmer on Lot 220 (58) Dellamarta Road, Wangara with a reduced number of car bays subject to:

23the provision of forty-two (42) bays to be constructed to the satisfaction of the City Engineer;

24this approval being limited to the use of Lot 220 Dellamarta Road by the Elka Furnishing Company for the manufacture of furniture and any proposal for its use for another purpose or by another operator must be the subject of a further application for approval to commence development;

25standard and appropriate conditions.

O G DRESCHER
City Planner

hg:rp
pre29535
19.2.95

TP89-03/95

CITY OF WANNEROO REPORT NO: TP89-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 13 MARCH 1995

FILE REF: 290-7

WARD: NORTH, CENTRAL AND SOUTH

SUBJECT: DRAFT METROPOLITAN RURAL POLICY

ADVICE RECEIVED: 9.12.94
REPORT WRITTEN: 20.2.95

SUMMARY

The Ministry for Planning (MFP) has prepared a draft Metropolitan Rural Policy which is proposed to provide a framework for the future planning of Perth's rural areas. The draft policy has been released for a comment period finishing on 10 March 1995. It is intended to submit a preliminary submission on the draft policy to MFP immediately following the Town Planning Committee, with any changes arising from Council's consideration of the matter at its meeting of 22 March 1995 being subsequently sent to MFP. MFP has advised it will accept comments received shortly after the specified deadline.

ASSESSMENT OF DRAFT POLICY

A summary of the draft policy is included as Attachment No 1.

The "policy objectives" and "key principles of the policy" are provided as Attachment No 2.

The specific policy measures have been extracted from the draft policy document and included as Attachment No 3.

A copy of the full draft policy document has been placed in Councillor's Reading Room.

The draft policy has been examined and is considered to be generally warranting Council's support, subject to the following comments being made upon it:

26The draft policy is accompanied by a separate atlas of plans of the metropolitan region showing land capability and similar information. This will be useful information for carrying out studies of the area. Unfortunately however, presumably due an oversight, the plans do not show a capability rating for the eastern Bassendean sands areas which comprise the area east of a line running roughly from Lake Adams through to Lake Gngangara. MFP should be requested to correct this.

27The policy measures dealing with "future urban land" need to be understood in terms of just where the "future urban land" is.

In this regard, the draft policy says "Those areas currently identified for future urban expansion are shown in Figure 5 (see Attachment No 4). Additional urban land will be needed to accommodate further long term growth beyond thirty years. The additional areas are generally in the directions of the extension of the urban corridors". "Future urban land" should therefore be regarded as including the areas currently shown for future urban use on the North West Corridor Structure Plan, plus the longer term Nowergup and Carabooda areas. It does not include the area east of the currently designated urban area in East Wanneroo. This accords with Council's position to date to retain that eastern area as non-urban.

Policy measure no 2 (regarding "future urban land"), which is that "existing lot sizes should be retained by restricting further subdivision" would mean a change to the long standing MFP and Council subdivision policies in those parts of Nowergup and Carabooda which should be regarded as "future urban land". MFP will therefore need to delineate those areas.

This policy measure also appears at odds with MFP policy concerning super-lot subdivision in future urban areas and clarification is required in this regard.

28The draft policy report refers to the issue of "major public uses and installations" and that these include things like water treatment plants, prisons and airports.

Unfortunately, the plan showing such sites does not show airports and in the case of this City, it should show the optional sites currently being considered for the proposed general aviation aerodrome in Wanneroo, as this will be a significant determinant of future use in the rural area.

29The report refers to the problems associated with poultry farms which this City has been considering for some time now, however it does not refer to the move to investigate means for achieving the relocation of poultry farms from proposed urban areas.

30The policy measures dealing with "land uses requiring special consideration" is prefaced by comments regarding poultry farms, piggeries and similar rural uses with off-site impacts. However, the second item of policy measure no 2 under that heading deals with suitable measures being introduced to "minimise the impacts of rural uses on surface and groundwater catchments, land adjacent to wetlands and water courses, areas of

landscape and scenic value and areas with a high bush fire risk". Such rural uses would include horticulture which can have a significant effect on groundwater quality. This section of the policy therefore requires broadening to include such broad scale uses which also have significant off-site impacts.

31The report includes a plan (Figure 8) which shows "Rural Landscape and Conservation Areas". This plan shows a substantial area of land in the future Enterprise Park industrial area as "additional regional open space including rural landscape and conservation areas". This land has already been zoned for industrial purposes and should be deleted from the plan in the report.

32Though the introduction section to the MFP report refers to the Parliamentary Select Committee Report on Metropolitan Development and Groundwater Supplies, the main section of the report dealing with water resource management and the associated policy measures makes no mention of it. The Select Committee Report should be more fully considered in the MFP report.

RELATIONSHIP TO LOCAL RURAL STRATEGY

Council may recall that when it resumed preparation of a Local Rural Strategy (LRS) a year or so ago, one of the first things which had to be done was to obtain formal advice from the MFP regarding the regional framework which the LRS should look to work within. This culminated in MFP advising the City that it should proceed with the preparation of a LRS which involved further Special Rural zoning immediately to the east of the designated future urban areas in the East Wanneroo area. The current draft MFP policy seems generally consistent with that advice.

At its December meeting of last year, Council considered a report on the progressing of the LRS, including some basic principles and directions for the LRS. The draft MFP policy again seems to be generally compatible with that report to Council. Council has resolved to hold a Councillors' Workshop on the LRS and this will be held in about a month's time. The draft MFP policy will be an important input to that workshop.

RECOMMENDATION:

THAT Council advises the Ministry for Planning that it generally supports the draft Metropolitan Rural Policy, subject to the comments contained in Report No _____ being considered.

O G DRESCHER
City Planner

pjt:rp
pre39509

TP90-03/95

CITY OF WANNEROO : REPORT NO TP90-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 740-1
SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF
FEBRUARY 1995

Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the Western Australian Planning Commission.
- 3.3 Applications for extension of subdivision approval issued by the Ministry for Planning which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION:

THAT Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in this Report.

O G DRESCHER
City Planner

gap:gm
pat003 1.3.95

TP91-03/95

CITY OF WANNEROO REPORT NO: TP91-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 740-94835
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION : LOT 7 (53) BURNS BEACH ROAD

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: H J Marshall & J C Dobbyn
CONSULTANT: Sorensen Short & Associates
APPLICATION RECEIVED: 1.8.94
REPORT WRITTEN: 17.1.95

SUMMARY

This application proposes to subdivide Lot 7 Burns Beach Road, Wanneroo into two lots. As the proposed lot sizes do not comply with Council's Rural Subdivision Policy and the proposal would prejudice the successful implementation of current planning intentions for the area, it is recommended the application not be supported.

SITE DESCRIPTION

The subject land comprises an area of 3.2960 hectares (ha) and backs onto the Yellagonga Regional Park (Attachment No 1). It contains two dwellings together with associated outbuildings. The site is relatively level, the northern portion adjacent to Burns Beach Road has previously been used for market gardening purposes and the southern portion of the site contains scattered native vegetation.

PROPOSAL

The applicant seeks to subdivide Lot 7 into two lots, one of 2.1 ha with direct frontage to Burns Beach Road and a 1.2 ha rear

battleaxe lot (Attachment No 2). Each proposed lot is intended to accommodate one of the existing dwellings together with their respective outbuildings.

This matter was previously considered at the 22 February 1995 meeting of Council (TP52-02/95), where it was deferred to the 13 March 1995 Town Planning Committee meeting. The deferral was made on the basis that the future use of these lots abutting Burns Beach Road is undetermined, and requires further consideration in conjunction with the other remnant land parcels located west of Wanneroo Road, that were previously considered as part of the Draft East Wanneroo District Structure Plan.

Council will recall that the North West Corridor Structure Plan was released by the Ministry for Planning in 1992 and identified the future use of this land as subject to City of Wanneroo local structure planning. This work is currently being done and a report will be presented to Council in due course.

Whilst the Council has not formally adopted a position in relation to the subject area, it has supported a draft strategy which proposed low intensity development, ie Special Rural, in this region. Although the subdivision of Lot 7 would be in keeping with the intention of low intensity development, it is not in accordance with normal planning practice. Before any subdivision of this area can be contemplated, a development strategy and local structure plan would be required. Without this information the proposed subdivision will simply serve to fragment land ownership and ultimately compromise the future proper and orderly development of this area.

At this stage, therefore, this application should be determined on the basis of Council's Rural Subdivision Policy. This policy requires a minimum lot size of 4 ha in this area. The proposed lot sizes do not comply with this requirement.

Development approval for the second dwelling on Lot 7 was granted in 1986. Council's current policy in respect to two dwellings on one lot requires a deed to be entered into whereby the landowner/s agree not to seek further subdivision of the lot. In this case the second dwelling was approved prior to Council's adoption of this requirement.

Should Council decide to approve this application, the conditions relating to the construction of the proposed battleaxe leg and the provision of the necessary boundary clearances should be applied.

RECOMMENDATION:

THAT Council does not support the application submitted by H J Marshall and J C Dobbyn for the subdivision of Lot 7 Burns Beach Road, Wanneroo for the following reasons:

33the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in this area;

34the proposal is inconsistent with current planning intentions for this area which identify the subject lot as future Special Residential land;

35support for the proposal will lead to the further fragmentation of land in the area which will prejudice the successful implementation of an overall coordinated land use and management strategy;

36support for the proposal will establish an undesirable precedent for further subdivision in the area.

O G DRESCHER
City Planner

sgw:rp
pre39515
1.3.95

TP92-03/95

CITY OF WANNEROO REPORT NO: TP92-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 790-722
WARD: ALL WARDS
SUBJECT: PROPOSED AMENDMENT NO 722 TO TOWN PLANNING
SCHEME NO 1 - CHANGES TO PART 7

SUMMARY

The Council recently amended its Town Planning Scheme No 1 by modifying the interpretation of "Radio Masts and Antennae" to cover television satellite dishes. The new interpretation "Mast or Antenna" was introduced into the Scheme by Amendment No 689 in December 1994. I have noted a consequential amendment that should be made in Clause 7.1 of the Scheme to make it consistent with the new "Mast or Antenna" interpretation. Changes to Clauses 7.3 and 7.4 are also necessary because Part 7 applies to all development and was not intended to be limited to masts and antennae.

RECOMMENDATION:

THAT Council

1. supports Amendment No 722 to Part 7 of Town Planning Scheme No 1 to:
 - (a) delete the words "Radio Masts and Antennae" in Clauses 7.1, 7.3 and 7.4 and to substitute the term "Mast or Antenna" in Clause 7.1;
 - (b) delete the words "the radio mast and antenna" from sub-clause 7(h) and substitute the term "any building or structure";
2. forwards the amending documents to the Minister for Planning for approval to advertise.

O G DRESCHER
City Planner

acs:rp
pre39516
1.3.95

TP93-03/95

CITY OF WANNEROO REPORT NO: TP93-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 790-715
WARD: NORTH
SUBJECT: PROPOSED AMENDMENT 715 TO TOWN PLANNING SCHEME
NO 1 TO RECODE PORTION OF LOT 1002 QUINNS
ROAD, MINDARIE, FROM R20 TO R40

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Gumflower Pty Ltd
CONSULTANT: Taylor & Burrell
APPLICATION RECEIVED: 4 January 1995

SUMMARY

Council has received a request for the recoding of portion of Lot 1002 Quinns Road, Mindarie from R20 to R40. The applicants have also requested the closure of Gateshead Avenue road reserve and its inclusion in the coding. This site is a remaining portion of land which can be considered suitable for group housing. It is also considered appropriate to initiate the closure of Gateshead Avenue so that this portion of land can also be utilized.

BACKGROUND

Taylor and Burrell, Town Planning Consultants on behalf of Gumflower Pty Ltd, seek an R40 recoding for the subject land.

This site was the subject of a previous proposal for an R40 recoding, Amendment No 485 which Council resolved to discontinue at its meeting of 20 December 1989. Council had received six objections from nearby residents following advertising relating to obstruction of views, adverse effect on property values and adverse effect on amenity. Following advertising the applicant advised that the proposal could be accommodated under the existing R20 density code. The applicant stated that further to

the initial request to recode the site it had been determined that a reasonably large portion of the site adjacent to the intersection of Quinns Road and Seaham Way is undevelopable due to the slope of the land.

The most recent applicants advise that the site can be developed and in fact is most suitable for group housing and that Gateshead Avenue Road Reserve should be closed to be included in the development as it is otherwise unused (lots abutting front onto an adjacent subdivision rather than Gateshead Avenue).

Inspection of the site suggests that there are no major physical impediments to the future development of the site at R40 density.

The Water Authority (sewerage requirements) and other Servicing Authorities will have the opportunity to comment on the closure of Gateshead Avenue as part of the road closure procedure.

RECOMMENDATION:

THAT Council:

37 supports the application submitted by Taylor and Burrell on behalf of Gumflower Pty Ltd to initiate Amendment No 715 to Town Planning Scheme No 1 to recode portion of Lot 1002, 52 Quinns Road, Mindarie, and portion of Gateshead Avenue, Mindarie, from R20 to R40.

38 resolves to close the portion of Gateshead Avenue abutting that part of Lot 1002 which is the subject of the Amendment No 715, and advertises the proposed closure under Section 288A of the Local Government Act.

O G DRESCHER
City Planner

pjn:jw
pre39524
7.3.95

TP94-03/95

CITY OF WANNEROO REPORT NO: TP94-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 319-7-1
WARD: NORTH, CENTRAL AND SOUTH
SUBJECT: PROPOSED OMNIBUS METROPOLITAN REGION SCHEME
AMENDMENT

METRO SCHEME: various
LOCAL SCHEME: various

SUMMARY

The Western Australian Planning Commission has recently resolved to undertake an omnibus amendment to the Metropolitan Region Scheme for the North West Corridor of the Metropolitan Region. The amendment also includes rezoning proposals which are located within the western suburbs. Council will note that this Omnibus Amendment was released on the 20 February 1995 for a three month public comment period closing on 19 May 1995.

The majority of proposals contained within this amendment are located within the City of Wanneroo. In general, these rezoning proposals are supported. Council will have three months after the finalisation of the Omnibus Amendment to make appropriate consequential amendments to its Scheme.

PROPOSED OMNIBUS METROPOLITAN REGION SCHEME AMENDMENT

The amendment is part of the Government's programme of major amendments to the MRS which commenced in April 1993. Similar omnibus amendments have also already been introduced for other areas of the Metropolitan Region.

Omnibus amendments are intended to incorporate smaller scale changes to zones and reservations arising from decisions made by WAPC or government, various land use and development proposals,

detailed studies or generally to update and advance metropolitan planning.

The modifications proposed to the MRS (pertaining to the City of Wanneroo) are listed in Attachment No 1. The majority of these proposals are relatively minor and represent only a "housekeeping" exercise by the Government. Whilst several of the proposals are more significant and require further Council consideration, all of the proposals will eventually need to be reflected in the Council's Town Planning Scheme.

Council will note that on 1 March 1995, legislation came into effect whereby all local authorities are now required, within three months of the finalisation of any future MRS amendment, to resolve to rezone their District Town Planning Schemes to correspond with the MRS zones or reservations that are introduced. In the event that the local authority does not comply, the Minister for Planning is empowered to initiate such amendments to any council town planning scheme as are considered necessary on behalf of that council. The cost of such amendments will subsequently be passed onto the local authority.

In the past, only reserved land under the MRS had an impact on all local authority schemes as corresponding reservations immediately took effect. This new legislation essentially requires that all future zones will be similarly regarded as they will also need to be reflected.

As Council is aware, MRS zones are generally quite broad and can reflect numerous local authority zones. This new legislation will therefore have an obvious impact on local authority planning, particularly where broad acre landholdings are rezoned to either Urban or Urban Deferred.

In the past, Council has consistently stated that it will not rezone a landowners land unless they specifically request the rezoning. Council will therefore need to give this issue further consideration once this MRS amendment is finalised and in due course determine whether it will initiate corresponding rezoning to its District Scheme.

It should also be noted that the affect of the new planning legislation is that when local authorities are obliged to amend their schemes following a MRS amendment, they may now be unable to change administrative fees which would have otherwise been imposed if the local scheme amendment was initiated by application from a landowner. This matter will also require consideration by Council.

The following are more detailed proposals arising from the Omnibus Amendment.

39Rezoning Various Lots North and South of the Wanneroo Townsite from Rural to Urban

The amendment includes the proposed rezoning of approximately 72 hectares of land north and south of the Wanneroo townsite between Wanneroo Road and the Yellagonga Regional Park from Rural to Urban. Council is advised that the development of these respective areas has previously been reviewed in conjunction with other government authorities. In general, the Urban rezoning has been considered acceptable

40Transferring Various Landholdings at Lake Pinjar from Rural to Parks and Recreation Reservation

This amendment proposes that numerous landholdings within the Lake Pinjar area (ie, approximately 854 hectares of Rural zoned land) be reserved for Parks and Recreation purposes.

Council will note that in January 1994, Bowman Bishaw Gorham Environmental Management Consultants were engaged by the Ministry for Planning (MFP) to prepare the East Wanneroo Wetlands Natural Resource Mapping Study. This study proposed regions of core conservation over vast areas of East Wanneroo, including a large part of Lake Pinjar. These areas of conservation have been proposed as the basis for forming the Gngalara Regional Park. Some of these areas were previously reserved as Parks and Recreation Reserves under the MRS via the East Wanneroo Major Amendment. The proposed reservation of portions of Lake Pinjar is therefore in accordance with this strategy.

It should be noted that the reservation of land under the MRS makes the acquisition of such land incumbent upon Government, otherwise payment of compensation is necessary.

Council is reminded that Planning Control Area (PCA) 29 was declared over the land surrounding Lake Pinjar on 16 December 1994 as an interim mechanism for the protection of the Priority 1 Gngalara Mound Protection Zone. This declaration will remain in force for a period not exceeding five years during which time no development can be carried out without the prior approval of the Western Australian Planning Commission (WAPC). Should land be injuriously affected by this PCA, compensation is payable

and land may be acquired as if the land had been reserved by the MRS.

Council will also recall the Parliamentary Select Committee Report on Metropolitan Development and Groundwater Supplies (Report TP54-02/95). This report recommended that private rural landholdings affected by Priority 1 Groundwater Areas should be considered for public acquisition. Although some concerns were raised in relation to the significant implications for the owners of affected land, given recent strategies in relation to Lake Pinjar, the reservation of some areas may help resolve future conflicts.

Finally, Council will note that the Department of Agriculture has issued a soil conservation notice under the Soil and Land Conservation Act on a property within Lake Pinjar. This notice was issued in response to a request from a landowner who advised he was intending to clear his land. The Department of Agriculture then issued this notice to prohibit clearing to ensure that on site vegetation be protected and retained, as this area is susceptible to land degradation.

At this stage, the impact of such a notice on landowners is unclear. The Department of Agriculture however, has forwarded advice from the Crown Law Department which stated that matters of injurious affection and subsequent claims for compensation may be severely affected where soil conservation notices are issued. In light of this advice, there are obvious implications for any areas of land which are reserved and are also issued with a notice under the Soil and Land Conservation Act.

Further advice is currently being sought from the Ministry for Planning on this matter.

In general however, the reservation of portions of Lake Pinjar as proposed in this Omnibus Amendment are supported.

41Rezoning of Various Lots on Wanneroo Road South of Ocean Reef Road from Rural to Urban (Opposite the Wangara Industrial Area

This proposed recommends rezoning some 25 hectares of rural land for urban purposes. The Council has previously considered various applications over this area however, has not formally resolved a future development strategy over this land. In any case, as described earlier, an Urban classification allows for various local

authority zonings to be incorporated, therefore, it is considered acceptable in this vicinity.

Whilst this amendment includes two minor proposals for the reservation of Important Regional Roads within East Wanneroo the remaining arterial roads previously identified within the Sinclair Knight Traffic Study are yet to be reserved. Council is aware that BSD Planning Consultants have now been engaged to undertake the East Wanneroo consultancy. One of the key elements of this consultancy will require the detailed evaluation of arterial road requirements for this area. Once this work has been completed, it is anticipated that Government will consider the reservation of the remaining arterial roads (not yet reserved) in future MRS Omnibus Amendment.

CONCLUSION

In general, the majority of proposals outlined within this Omnibus MRS Amendment for the North West Corridor are of a minor nature and primarily involve updating of the MRS. The remaining proposals involve more complex issues however, as discussed, can be supported by Council as they are considered consistent with the proper planning of those areas.

RECOMMENDATION:

THAT Council advises the Western Australian Planning Commission that it generally supports the proposals contained in the North West Corridor Omnibus Metropolitan Regional Scheme Amendment and that it is hopeful that the Commission will consider the reservation of the remaining arterial roads within the East Wanneroo area in a future Omnibus Amendment.

O G DRESCHER
City Planner

acs:rp
pre39520

TP95-03/95

CITY OF WANNEROO REPORT NO: TP95-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 745-4
WARD: SOUTH WEST
SUBJECT: PROPOSED COMMERCIAL RECREATION USE OF CRAIGIE
OPEN SPACE - RESERVE 32858

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

SUMMARY

In October 1994 Council resolved to seek submissions from interested parties to establish, lease and operate commercially based recreation facilities at Craigie Open Space (Report No I51010). In relation to this matter:

.1 Council has since requested an update on the current status of design plans for Craigie Open Space; and

.2a six signature petition has been received from residents objecting to the possible commercial recreation use of Craigie Open Space.

This report outlines the status of development plans for Craigie Open Space and recommends that the petitioners be advised of the status of plans for Craigie Open Space and in particular that Council is not necessarily committed to commercial development of the land.

BACKGROUND

Craigie Open Space (Reserve 32858) is reserved under the Metropolitan Region Scheme for Parks and Recreation and is vested in the City for the purpose of recreation. Since 1975, when the land was first vested in the City, there has been considerable interest from various parties to use different parts of Craigie Open Space to undertake a range of recreational developments. In

the last two years in particular there has been considerable interest shown in developing part of the reserve for golf orientated recreational facilities.

In view of this situation Council, at its meeting of 26 October 1994, resolved to authorise advertising calling for submissions from interested parties to establish, lease and operate a golf or other public recreation facility at Craigie Open Space.

STATUS OF PLANS FOR CRAIGIE OPEN SPACE

Council, at its meeting of 22 February 1995, requested that a report be submitted on the current status of design plans for Craigie Open Space with particular reference to the Golf Driving Range and the RSL Bowling Green (C68-02/95).

The current status and future direction for planning of Craigie Open Space can be described in the following stages:

(a) Registration of Interest

Further to the Council meeting of October 1994, the Town Planning Department is currently preparing the documentation required for the "Registration of Interest" for the establishment of additional commercial and other public recreation facilities at Craigie Open Space. It is intended that the period for registrations of interest will have commenced prior to the end of March 1995.

The registration of interest procedure will be used to obtain ideas and gauge commercial interest for the provision of recreational facilities at Craigie. Proponents of facilities such as the golf driving range and the RSL bowling greens should register their proposals at this stage so that they can be considered in future planning.

(b) Concept Plan

Several draft concept plans have been prepared outlining various development/conservation options for Craigie Open Space. Importantly it is noted that none of these plans have been formally adopted by Council. A concept plan will therefore need to be prepared and approved by Council following receipt of the registrations of interest. The concept plan will take into account the ideas put forward through the registration of interest procedure. In preparing the concept plan, Council will also need to consider whether further assessment of the environmental values of the Reserve should be undertaken.

In this regard, Edith Cowan University has recently

presented to the City a report several of its students have prepared relating to conservation values of the area. This report is currently being assessed to determine its soundness and the weight which Council could give to its findings and recommendations.

(c) Detailed Proposals

Some of the ideas received as part of the registration of interest procedure may prove to be compatible with the future concept plan for Craigie Open Space. The next stage would be to invite the proponents of these ideas (if any) to submit detailed proposals (similar to tenders) for the lease and establishment of recreation facilities.

PETITION

A six signature petition has been received objecting to the Council's decision to consider the establishment of additional recreational facilities at Reserve 32858. The petition includes the following reasons for the objection:

1. the continuing loss of scarce and valuable bushland in the City of Wanneroo is unacceptably reducing the quality of life for local residents;
2. placing commercial recreation facilities in this location will destroy the bushland corridor between Hepburn Heights Reserve, Pinnaroo Valley, and the Water Authority Treatment Plant Reserve, which is essential to conserve the native flora and fauna;
3. the educational, passive recreational, aesthetic and heritage values will be lost forever.

It is noted that the six signatories on the petition are residents of the rural areas of Jandabup, Mariginiup and Wanneroo.

The concerns raised in the petition received relate directly to the loss of remnant bushland at Craigie Open Space due to the possibility of additional recreational facilities being provided.

In this regard the petitioners should firstly be advised that Council is currently not necessarily committed to proceeding with the establishment of additional recreation facilities at this reserve. Further, as outlined above, Council is yet to endorse any particular development plan for the area. The recent decision to call for registrations of interest should also be viewed as just one step in the preparation and approval of an overall concept plan for the future use of Craigie Open Space.

In any case, it is recommended that the petitioners be advised that their concerns have been noted and will be taken into account in the future preparation of the concept plan for Craigie Open Space. The petitioners should also be advised of the current status of the proposal for possible additional commercial facilities as outlined above.

Council had originally requested that this report be presented to General Purposes Committee. However, in preparing the report it is considered appropriate given the nature of the matter that the report be presented to Town Planning Committee.

RECOMMENDATION:

THAT Council advises the signatories of the petition received "to save the Craigie Public Open Space bushland" that:

1. Council is currently not committed to any proposal to establish additional recreation facilities at Craigie Open Space;
2. the procedure to obtain registrations of interest in relation to the provision of additional recreation facilities at Craigie Open Space, recently approved by Council, will be used to obtain ideas for the preparation of a concept plan for the site;
3. the objections to the provision of additional recreation facilities at Craigie Open Space have been noted and will be taken into account during the preparation of a concept plan for the area.

O G DRESCHER
City Planner

F GRIFFIN
City Parks Manager

gpp:rp
pre39517
2.3.95

TP96-03/95

CITY OF WANNEROO REPORT NO: TP96-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 1267/8/41
WARD: SOUTH
SUBJECT: OFFER TO PURCHASE COUNCIL LAND : LOT 8
PRINDIVILLE DRIVE/IRWIN STREET WANGARA
SUMBERY PTY LTD

METRO SCHEME: INDUSTRIAL
LOCAL SCHEME: RESTRICTED COMMERCIAL
APPLICATION RECEIVED: 15 FEBRUARY 1995
REPORT WRITTEN:

SUMMARY

An unsolicited offer to purchase the vacant Council-owned land being Lot 8 on the corner of Prindiville Drive and Irwin Road, Wangara, has been submitted by David Evans Real Estate of Wangara on behalf of Sumbery Pty Ltd of West Perth.

BACKGROUND

Lot 8 comprises 4781m² and abuts the Wanneroo Weekend Markets and other vacant Council-owned land described as Part Lot 232 containing 1.5172 hectares situated in the central core of the Wangara estate. Together with a small isolated section in the north west corner of the estate it forms the balance of the Council's original landholding in Wangara which it purchased in 1975.

ZONING

The land is zoned "Restricted Commercial Uses as approved by Council". This zoning was created to accommodate commercial enterprises that are currently operating illegally from the overall Light Industrial zoning in Wangara.

THE OFFER

The offered price is \$430,290.00 which equates to \$90.00m². A deposit equal to ten per cent (10.00%) is offered with the balance payable within twenty-eight days of approval to the use of the land for a motor vehicle dealership. A current valuation of the land is not available and therefore a reliable assessment of the offer cannot be given. However, recent sales evidence that is available suggests that the price is a competitive one.

SUBDIVISION AND DEVELOPMENT

Council has previously authorised (I20313) preliminary subdivision design and action on the adjoining Lot 232 with a view to offering it for sale in smaller parcels by either auction or tender.

The City is currently formulating an agreement for the joint venture subdivision and development with the remaining private land owner of the north western extension of the Wangara estate between Mary Street and Ocean Reef Road. There has already been a strong interest shown by motor vehicle dealers who are keen to establish in this precinct. It should also be noted that motor vehicle dealers are permitted throughout Wangara and should not be encouraged in this restricted commercial area which was zoned to meet other needs.

The subdivision of the subject land would be complementary to the subdivision of the adjoining Lot 232 and it may be that the City could achieve some economies of scale by carrying out the central core subdivision in conjunction with the north western extension of the estate. This approach would give greater flexibility in marketing the whole pool of Council's remaining Wangara landholdings.

STATUTORY REQUIREMENTS

Section 266 of the Local Government Act requires Council to obtain the approval of the Minister for Local Government to the sale of the land by private treaty.

This land has not previously been offered for sale by either auction or tender. As the market has not been tested and given that there are no factors that make this offer especially attractive or advantageous to the municipality, I am of the opinion that an approach for the Minister's approval to a private treaty sale would not be successful.

RECOMMENDATION:

THAT Council does not accept the offer submitted on behalf of Sumbery Pty Ltd to purchase the vacant municipal land at Lot 8 corner of Prindiville Drive and Irwin Street, Wangara, at the price of \$430,290.

O G DRESCHER
City Planner

twm:jw
pre39507
28.2.95

TP97-03/95

CITY OF WANNEROO REPORT NO: TP97-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 510-1114, 510-1115
WARD: SOUTH
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN GAYFORD WAY AND DANBURY CRESCENT,
GIRRAWHEEN

LOCAL SCHEME: Residential/Residential Development
APPLICANT/OWNER: Mr & Mrs Barailo/Crown
REPORT WRITTEN: 16.2.95

SUMMARY

The residents adjoining the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen have requested Council to close to accessway on the grounds of vandalism and antisocial behaviour. The application was supported by a petition signed by 27 residents representing 13 households. The accessway provides direct and convenient access to Hudson Park and Girrawheen Avenue and closure would affect pedestrian movement through the vicinity.

APPLICATION

The application to close the accessway was made through Ted Cunningham, the Member for Marangaroo. A petition was submitted with the application however there is some doubt over the validity of the petition. Eleven of the names have no signature and are in the same handwriting. With the remaining signatures, one person from each household has signed on behalf of each member of the household, rather than each name on the petition being signed by the individual person. In one case, five signatures representing two households are all in the same handwriting and two of these people have advised that they object to the closure.

The grounds for the application are the antisocial behaviour that is being experienced in the area as a result of the people who utilise and congregate in the accessway.

BACKGROUND

A previous application was made to close the accessway in 1988, however Council resolved not to close it on the grounds of objections received from the Girrawheen Primary School, the school P & C Association and the Local Safety House Association.

The objectors believed that the accessway provided safe use for school children.

ASSESSMENT

This current application has been referred to the servicing authorities and the Ministry for Planning (MFP) for their comments. The servicing authorities have no objections as no services will be affected.

The MFP advised that it did not support the closure from a planning point of view as it provides direct access to Hudson Park and Girrawheen Primary School.

The proposed closure was also referred to the four adjoining property owners, and one of them has objected to the closure.

Even though closure of the accessway was not supported in 1988, the residents in the vicinity may now be prepared to walk the extra distance in view of the antisocial behaviour occurring in the accessway.

The application to close the accessway should be advertised to gauge the opinions of the residents who would be affected by the closure. The primary school's opinion should also be sought.

RECOMMENDATION:

THAT Council initiates preliminary closure by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen subject to the benefiting landowners meeting all costs in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre29533
16.2.95

TP98-03/95

CITY OF WANNEROO REPORT NO: TP98-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 510-493, 510-170
WARD: SOUTH
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN TENDRING WAY AND HAINSWORTH,
GIRRAWHEEN

LOCAL SCHEME: RESIDENTIAL
APPLICANT/OWNER: ADJOINING PROPERTY OWNERS/CROWN
REPORT WRITTEN: 16 FEBRUARY 1995

SUMMARY

The proposed closure of the pedestrian accessway between Tendring Way and Hainsworth Avenue, Girrawheen, was advertised in the local newspaper and at the close of the advertising period two objections were received. The accessway provides convenient access to a park, school and the Girrawheen/Koondoola Recreation Centre, however, the amount of vandalism occurring appears to be excessive.

APPLICATION

The residents adjoining the accessway requested Council to close the accessway on the grounds of the excessive amount of vandalism and anti-social behaviour they are experiencing. The application was supported by a petition signed by 14 residents representing 10 households. Incidents have included a high speed car chase going through the laneway damaging fences and bollards, youths running through the accessway with lengths of wood with fireballs on them, rocks, glass and used syringes being thrown over fences, fights in the accessway including one woman being raped and bashed. The adjoining residents have also experienced break-ins and verbal abuse.

The type of anti-social behaviour occurring in the accessway is extreme and it would be unpleasant to live under this constant threat. Closure of the accessway will not however eliminate the problems being experienced. It will simply move it to another location.

ASSESSMENT

The accessway provides convenient access to bus stops, shops, a park, school and a recreation centre for the residents in Tendring Way. The proposed closure was advertised in the Wanneroo Times and signs were erected at either end of the accessway. A letter-drop was also undertaken in Tendring Way. At the close of the thirty-day advertising period two objections were received from residents in Tendring Way. Both objectors use the accessway frequently to walk to the facilities on Hainsworth Avenue. One of the objections came from an elderly couple and unfortunately the extra distance may pose a problem for them. The majority of residents either do not use the accessway or are prepared to walk the extra distance because of the amount of vandalism. There will be extra walking distance for the residents in Tendring Way, however the extra distance will still be manageable for most of them. Overall the residents in Tendring Way would probably benefit from the closure of the accessway as they would not have vandals and delinquents running into their street through the accessway when they are being chased by the police. According to the adjoining residents, this is a common occurrence. It is acknowledged that closing the accessway will not solve the social problems being experienced. However it will improve the life-style of the adjoining residents and those in Tendring Way.

It may also assist the police by limiting the escape routes for people they are chasing.

The Ministry for Planning has advised that it will raise no objections to the closure if Council considers the social problems being experienced outweigh the benefits of direct access to the facilities on Hainsworth Avenue provided by the accessway.

The owners of Lots 1198 Hainsworth Avenue and Lot 1186 Tendring Way have agreed to purchase the full width of the accessway adjoining their properties and to meet all of the associated costs including the cutting and capping of a Water Authority water main.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Tendring Way and Hainsworth Avenue, Girrawheen, subject to the benefiting land owners meeting all associated costs in accordance with Council's policy.

O G DRESCHER
City Planner

cd: jw
pre39505
27.2.95

TP99-03/95

CITY OF WANNEROO REPORT NO: TP99-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 755-36855
WARD: CENTRAL
SUBJECT: DEDICATION OF A ROAD WIDENING AT THE CORNER OF
ADMIRAL GROVE AND CHANNEL DRIVE, HEATHRIDGE

METRO SCHEME: URBAN
LOCAL SCHEME: RESIDENTIAL
APPLICANT/OWNER: CITY/CROWN
REPORT WRITTEN: 22 FEBRUARY 1995

SUMMARY

The City is proposing to install a roundabout at the intersection of Admiral Grove and Channel Drive, Heathridge. The land being excised from Admiral Park will need to be dedicated as a public road and a Council resolution is required to achieve this.

BACKGROUND

Council at its meeting on 25 May 1994 resolved to agree to the excision of 519m² of land from Reserve 36855 and the transfer of Lot 746 to the Crown to accommodate the proposed roundabout. The Department of Land Administration (DOLA) requires a Council resolution to dedicate the road widening to enable further action to proceed.

RECOMMENDATION:

THAT Council requests the Minister for Lands to dedicate as a public road the 519m² of land being excised from Reserve 36855 and Lot 746 held in Certificate of Title Volume 1551 Folio 608 in accordance with Section 287 of the Local Government Act.

O G DRESCHER
City Planner

cd:jw
pre39504
27.2.95

TP100-03/95

CITY OF WANNEROO REPORT NO: TP100-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 468/435/263
WARD: NORTH
SUBJECT: LAND ACQUISITION FOR ROAD WIDENING - NOWERGUP
ROAD, NOWERGUP

LOCAL SCHEME: Rural

SUMMARY

Council has previously (I10609) authorised road widening and upgrading works in Nowergup Road between Wanneroo Road and Gibbs Road, Nowergup. One of the two affected landowners has agreed on a figure for the compensation to be paid for the land required by the works.

LAND REQUIREMENT

An area of 4338m² in two parts is required from Pt Swan Location 435 on the corner of Nowergup Road and Gibbs Road which is owned by Mr C and Mrs O A Zagar. The acquisition of this area will allow the upgrading works that are required in the short term.

At a later stage a further acquisition of about 8000m² will be required from the same property to accommodate the ultimate design of Nowergup Road as a regional road (designated East-West 10). However, it is not in the owners' interest to dispose of that portion at this time and the City can proceed without it.

VALUATION AND PRICE

Pt Lot 435, containing 14.5014 hectares is utilised in part as a poultry farm. The subject area does not contain any improvements and it is severed by the existing Nowergup Road reserve with most of it being on the south side.

A qualified valuation was obtained from C R Marr and Associates, Licensed Valuers who advised an aggregate value of \$9950 for the two portions. The owners have agreed to transfer the land for the sum of \$10,000 with the City paying all survey, valuation and conveyancing fees in the usual manner for acquisitions of this nature.

FUNDING

Funds to pay the compensation and incidental expenses are available in Account No 32683 (Land Acquisition Regional Roads).

RECOMMENDATION:

THAT Council authorise payment of \$10,000 from Account 32683 to C and O A Zagar for the acquisition of 4338m² from Part Swan Location 435 Nowergup Road, Nowergup for road widening purposes.

O G DRESCHER
City Planner

twm:rp
pre39508
28.2.95

TP101-03/95

CITY OF WANNEROO REPORT NO: TP101-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/3769, 755-42584
WARD: CENTRAL
SUBJECT: PROPOSED EXCISION OF A PORTION OF A PUBLIC RECREATION RESERVE 42584 FOR A DRAINAGE SITE

APPLICANT/OWNER: CITY OF WANNEROO/CROWN
REPORT WRITTEN: 24 FEBRUARY 1995

SUMMARY

A reserve for drainage is required to be created along Joondalup Drive, Edgewater to accommodate the future Edgewater Gate Development and stormwater from Joondalup Drive. A portion of land could be excised from 'Public Recreation' Reserve No 42584 for the required site. The proposed excision will need to be advertised in the local newspaper in accordance with the guidelines for Section 20A reserves.

SECTION 20 'A' REQUIREMENTS

Reserve 42584 is set aside for the purpose of 'Public Recreation' and was created under Section 20A of the Town Planning and Development Act. The guidelines for the administration of Section 20A reserves are set down by the Department of Land Administration (DOLA). In accordance with the guidelines, a drainage sump on a public recreation reserve is a non-compatible use, and DOLA therefore requires a separate reserve to be created for drainage. The excision of the land from the public recreation reserve to create the drainage reserve will need the approval of the Ministry for Planning and this has been sought. The proposal will also need to be advertised in the local newspaper seeking comments from the local residents.

ASSESSMENT

The public recreation reserve is between Joondalup Drive and the Mitchell Freeway and is therefore unlikely to be used by the community for active recreation. The excision of approximately 2145m² of land for a drainage sump would have little effect on the local community.

RECOMMENDATION:

THAT Council:

42 agrees to advertise the proposed excision of approximately 2145m² from Public Recreation Reserve 42584 for the creation of a drainage reserve.

43 subject to no objections being received from the Ministry for Planning and the public during the advertising period requests the Minister for Lands to excise an area of 2145m² of land from Reserve 42584 for the purpose of creating a drainage reserve.

O G DRESCHER
City Planner

cd:jw
pre39506
27.2.95

TP102-03/95

CITY OF WANNEROO REPORT NO: TP102-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 13 MARCH 1995

FILE REF: 970-3

WARD: ALL

SUBJECT: FORMATION OF WESTERN AUSTRALIAN PLANNING
COMMISSION AND MINISTRY FOR PLANNING

SUMMARY

On 1 March 1995, the Planning Legislation Amendment Act (No 2) 1994 was proclaimed, seeing the replacement of the State Planning Commission by the Western Australian Planning Commission and the renaming of the Department of Planning and Urban Development to the Ministry for Planning. Council is advised as to the various people who have now been named to form the new Commission and the key personnel in the new Ministry.

BACKGROUND

At its meeting of 8 March 1995 (B31-02/95), Council was advised of the above changes in the context of a response received from the Minister for Planning to comments Council made upon the Planning Legislation Amendment Bill 1994.

DISCUSSION

The main purpose of this report is to inform Council as to who the new Western Australian Planning Commission (WAPC) members are and who the key personnel in the new Ministry for Planning (MFP) are. This information is provided in Attachment Nos 1 and 2.

It may be noted that the new Chairman of WAPC, Mr Simon Holthouse, has had considerable involvement with several major projects in this City, namely Joondalup City Centre and Mindarie Keys.

On 2 March 1995, a major conference titled "Where Will Western Australians Live and Work in the 21st Century?" was held to

provide a "launching" of the new WAPC and MFP, and to promote discussion on the preparation of a State Planning Strategy by the WAPC. The conference was very well attended and Council's participants were Councillors Cooper and Magyar, the City Librarian and the Co-ordinators of Statutory and Strategic Planning.

The conference proceedings covered a wide range of topics. A number of points made during the conference were of particular relevance to this City:

44Mr Terry Martin, the Chief Executive of the MFP advised that the State's population will increase from its present 1.6 million to probably about 3.5 million in the next 30 to 40 years. The Perth Metropolitan Region population capacity will probably be about 1.75 million. Based on Mr Martin's estimates, over the next 30 to 40 years, about 1.3 million people (over and above the current 0.4 million) will need to be accounted for somewhere outside of the Metropolitan Region.

Most speakers concurred that Perth will remain far and away the most attractive centre in the State for population and economic growth and that promotion of alternative regional centres such as Bunbury, Albany and Geraldton will have great difficulty in significantly reducing growth centred on Perth. The conclusion drawn from this as far as Wanneroo is concerned is that the currently defined Metropolitan Region may reach its ultimate capacity in about 20 years time, and further major urban growth is likely to occur in areas just outside the Metropolitan Region (such as Gingin).

2. The notion of land developers more fully meeting the costs associated with their developments was mentioned several times and seemed to draw considerable support from the conference audience.
3. The means of implementation of policies to decentralise urban growth was discussed in the following terms:
 - (a) the public sector needed to play a major role, particularly through agencies such as public corporations which had been very successful in the past;
 - (b) when land is designated for urban or other higher value uses, the value of such land significantly increases. The State could seek to capture that increase in value with the funds obtained being used to facilitate decentralisation policies and

infrastructure provision generally. This approach would see the land development industry focusing on land development and reducing its involvement in land speculation. This also seemed to draw noticeable support from the conference audience.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pjt:rp
pre39523

TP103-03/95

CITY OF WANNEROO REPORT NO: TP103-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 780-21, 290-7
WARD: SOUTH
SUBJECT: EAST WANNEROO DEVELOPMENT SCHEME : PREFUNDING
OF LAND ACQUISITIONS BY WESTERN AUSTRALIAN
PLANNING COMMISSION

METRO SCHEME: RURAL & URBAN DEFERRED
LOCAL SCHEME: RURAL

SUMMARY

The provision of Important Regional Roads within the future urban areas of East Wanneroo is to be managed by the City of Wanneroo and funded by a Headworks charge that is to be levied against each new lot that is created by a sub-divider in the area.

At present, either no funds or insufficient funds are held by the City in the areas designated Cell 5 and Cell 6 of the East Wanneroo Development Scheme, however certain landowners whose landholdings are significantly affected by adopted regional road alignments are anxious to sell their land to a public authority forthwith. The Western Australian Planning Commission (WAPC) has advised Council that in the circumstances the WAPC may be able to prefund the acquisition of those properties.

SUBJECT LAND

Lot 4 Gngangara Road, Landsdale, which adjoins Cell 5 and has an area of 6.5180 hectares, has for several years been shown on future road alignment plans as being adversely affected. Consequently the owners Mr A and Mrs A De Tata have been unable either to develop or sell the land. The final road alignment for Ocean Reef Road as adopted in February 1995 traverses Lot 4 diagonally by a 60 metre wide reservation which leaves two separated portions of more or less equal areas.

Lot 55 Landsdale Road, Landsdale, which adjoins Cell 6 has an area of 2.2485 hectares and about 75% of it will be required for the extension of Mirrabooka Avenue. The owners, Mr G and Mrs M J Palermo, are unable to develop the narrow section that will remain in the western side of the road reserve.

WESTERN AUSTRALIAN PLANNING COMMISSION PROPOSAL

The WAPC proposes that if it does acquire either of the properties it would do so on the basis of a written undertaking from the Council that Council will pay for the properties whether owned by the WAPC or vested in the Crown for road purposes at the current market value to be assessed at the time the money is paid by Council to the WAPC.

ASSESSMENT OF PROPOSAL

The principle of the WAPC prefunding the purchase has considerable merit. However, the terms it proposes are not acceptable given that if it were not for the advent of the East Wanneroo Development Scheme the WAPC would be responsible for the acquisitions without the prospect of recovery of the funds it expended.

Therefore, the following alternatives are considered to be reasonable for Council to agree to.

Firstly, in the event that the actual road alignment only is acquired from either property the City will at some time when funds are available pay to the WAPC the amount paid by the WAPC without interest or other increment.

Secondly, in the event that the whole of either property is acquired the City will at some time when funds are available pay to the WAPC the amount paid by the WAPC increased by the change in the Consumer Price Index between the date of purchase by the WAPC and the date of payment by the City.

The City's offer under either alternative shall be conditional on the price paid by the WAPC being based on qualified valuation and agreed to by the City at the time of purchase.

RECOMMENDATION:

THAT Council agrees to repay to the Western Australian Planning Commission, subject to the Council receiving adequate developer contributions from the operation of the East Wanneroo Development Scheme, any amounts paid by the Commission and agreed to by Council for the acquisition of land for important regional roads

from Lot 4 Gngara Road, Landsdale, and Lot 55 Landsdale Road, Landsdale, on the following basis:

45In the event that the Commission acquires the road alignment only from either Lot 4 Gngara Road, Landsdale or Lot 55 Landsdale Road, Landsdale, the Council will pay to the Commission the amount paid by it for those acquisitions.

46In the event that the Commission acquires the whole of either Lot 4 Gngara Road, Landsdale, or Lot 55 Landsdale Road, Landsdale, the Council will pay to the Commission the amount paid by it increased by the Consumer Price Index for the period between the date of acquisition and the date of payment by Council.

O G DRESCHER
City Planner

twj:jw
pre39519
2.3.95

B37-03/95

CITY OF WANNEROO : REPORT NO B37-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 290-0
SUBJECT: DEVELOPMENT ENQUIRIES: FEBRUARY 1995

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The following schedule lists those enquiries received during February 1995 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resumé of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

gap:gm
pat004a

DEVELOPMENT ENQUIRIES - FEBRUARY 1995

KEY:

1. AGRICULTURE	7. MEDICAL PURPOSES	13. RESTAURANT
2. CARAVAN PARK	8. NURSERIES	14. RESIDENTIAL
3. COMMERCIAL	9. OFFICES	15. AGED PERSONS
4. FAST FOODS	10. PUBLIC WORSHIP	16. SCHOOLS
5. GROWERS MARKETS	11. RECREATION	17. SERVICE INDUSTRIAL
6. INDUSTRIAL	12. SHOPS	18. VIDEO PREMISES

ENQUIRY	CATEGORY	LOCALITY	REMARKS/ADVICE
CHURCH	10	NOWERGUP	"AA" USE IN RURAL ZONE. FORMAL APPLICATION AND ADVERTISING REQUIRED.
PRIVATE PRIMARY SCHOOL	16	EAST WANNEROO	INFORMED OF CURRENT STRUCTURE PLANS. ADVISED TO CONTACT PLANNING CONSULTANTS/DEVELOPERS.
CORNER STORE	12	MARANGAROO	ADVISED TO CONTACT DEVELOPER.
SHOPPING CENTRES	12	QUINNS/MERRIWA	RELEVANT INFORMATION GIVEN AND INFORMATION SHEETS PURCHASED.
CHILD CARE CENTRES	3	WANNEROO GENERALLY	DAILY ENQUIRIES IN ALL AREAS. COUNCIL POLICY EXPLAINED.

B38-03/95

CITY OF WANNEROO REPORT NO: B38-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/4575
WARD: SOUTH-WEST
SUBJECT: APPEAL DETERMINATION - PROPOSED CHILD CARE
CENTRE ON LOT 44 (2) PINNAROO DRIVE, PADBURY

METRO SCHEME: Urban
LOCAL SCHEME: Special Development A
OWNER: Christine Wells
CONSULTANT: Belmayne Pty Ltd
COUNCIL DECISION: Refused
COUNCIL DECISION DATE: 10.3.94
COUNCIL MINUTE NO: I20801
MINISTERIAL DECISION: Not Upheld
MINISTERIAL DECISION DATE: 16.2.95

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

hg:rp
pre39502

27.2.95

B39-03/95

CITY OF WANNEROO REPORT NO: B39-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 210-16
WARD: ALL WARDS
SUBJECT: DEVELOPERS' COVENANTS

SUMMARY

Council has been considering community concern about the enforcement of restrictive covenants which developers commonly place on residential lots when new areas are being marketed. Council's request to be included on a working party formed to consider the complex question of enforcing restrictive covenants was referred to the Department of Local Government and Council was subsequently informed that the WA Law Reform Commission (WALRC) had been given a brief to prepare a report on the matter.

UPDATE

The purpose of this report is to advise Council of progress to date.

On 13 March 1995 the Deputy City Planner met with a representative of the WALRC and was presented with the terms of reference for its "Restrictive Covenants (Project No 91)". These are as follows:

To review the circumstances, if any, in which restrictive covenants should be used to restrict or regulate the subdivision, development or use of land or to preserve the amenity and aspect of land and, in particular, to consider -

- (a) *who can, or should, be a party to a restrictive covenant;*

- (b) *whether local authorities should have power beyond that of a private landowner to enter into restrictive covenants with owners of land in their area to regulate or restrict the development or use of the land or to preserve the amenity and aspect of land;*
- (c) *whether there should be any time limit on when a restrictive covenant should be valid;*
- (d) *the means of enforcing restrictive covenants; and*
- (e) *who should have standing to, or be empowered to, enforce a restrictive covenant to which they are not a party.*

To consider whether local authorities have adequate power to regulate land in their area for the purpose of restricting or regulating the development or use of the land or preserving the amenity and aspect of the land, either permanently or for a specified period of time.

The WALRC has invited local government and other interested parties to comment on the terms of reference and submit views for its consideration when preparing a draft discussion paper by 24 March 1995. The draft discussion paper will in turn be made available for public comment before a final report is presented to the Attorney General.

The enforcement of restrictive covenants has important implications for local government and a co-ordinated approach involving the Western Australian Municipal Association (WAMA) and the Institute of Municipal Management, WA Division (IMM) should be promoted. I have approached WAMA and the IMM in this regard.

SUBMITTED FOR INFORMATION.

O G DRESCHER
City Planner

acs:rp
pre29534
17.2.95

CITY OF WANNEROO
GENERAL PURPOSES COMMITTEE REPORTS
TECHNICAL SERVICES SECTION

15 MARCH 1995

TS80-03/95

CITY OF WANNEROO REPORT NO: TS80-03/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 15 MARCH 1995

FILE REF: 280-105-94/95

WARD: CENTRAL

SUBJECT: TENDER NO 105-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT NANOVICH PARK, WANNEROO

Tender was advertised during February 1995 for Supply, Installation and Commissioning of an Automatic Reticulation System at Nanovich Park, Wanneroo.

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

- * Ivey Irrigation
- * Wanneroo Irrigation and Reticulation
- * Planned Irrigation Projects (WA)
- * Swan Irrigation
- * Quality Irrigation
- * Total Eden Watering Systems
- * Hugall and Hoile (WA)
- * Elliotts Irrigation Pty Ltd
- * Farrell and Hockney
- * Malua Reticulation

Tenders were received from:-

- * Total Eden Watering Systems \$42,641

*	Hugall and Hoile (WA)	\$44,300
*	Swan Irrigation	\$46,894
*	Planned Irrigation Projects (WA)	\$66,898
	Option 1	\$69,500
	Option 2	\$72,000
*	Elliotts Irrigation Pty Ltd (late tender not recorded)	

SUMMARY

Total Eden Watering Systems has successfully undertaken various reticulation projects for Council.

The submitted price is the lowest and the company is aware of all the conditions imposed during installation.

Installation procedure has been discussed and approved by user groups at Nanovich Park.

RECOMMENDATION

That Council accepts the tender submitted by Total Eden Watering Systems of \$42,641 for Tender Number 105-94/95 for the Supply, Installation and Commissioning of an Automatic Reticulation System at Nanovich Park, Wanneroo.

F GRIFFIN
City Parks Manager

DC:JW
1 March 1995

gre02013

TS81-03/95

CITY OF WANNEROO REPORT NO TS81-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE -
TECHNICAL SERVICES SECTION
MEETING DATE: 15 MARCH 1995
FILE REF: 702-0
WARD: ALL
SUBJECT: PEEL-OFF CITY OF WANNEROO CRESTS - REPORT
ITEM CS36 - 02/95

At its meeting on 22 February 1995, Council requested a report to be submitted to the General Purposes Committee on the feasibility of Councillors being supplied with peel-off City of Wanneroo crests to attach to vehicles for use on Council business.

A magnetic crest can be produced at a cost of \$4.50 each. It is considered that two magnetic crests for each Councillor to place on his/her vehicle should suffice. The estimated cost to supply these magnetic crests is \$135.00 which could be funded by a reallocation of funds from an operating account with unexpended funds, eg 20052 Members Presentation Items.

A magnetic crest is tabled for Council approval and adoption.

Submitted for direction.

R T McNALLY
City Engineer

BD:PRG
dre034

TS82-03/95

CITY OF WANNEROO REPORT NO TS82-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL
SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 061-442

WARD: CENTRAL

SUBJECT: JOONDALUP BUSINESS PARK - ADDITIONAL ACCESS
ROADS TO HODGES DRIVE AND SHENTON AVENUE

Council considered reports on the need for additional access roads to the Joondalup Business Park from Hodges Drive and Shenton at its meetings on 21 December 1994 and 8 February 1995 (Items I11237 and TS30-02/95 refer) and resolved to:

47approve, the provision of a left in/left out access road from Shenton Avenue to Winton Road estimated at a total cost of \$260,000 (land acquisition \$200,000 - road construction \$60,000) subject to:

- (a) the total cost of the project is \$260,000 being funded on a \$ for \$ basis between LandCorp (\$130,000) and the City of Wanneroo (\$130,000);
- (b) LandCorp being responsible for acquisition of the land;
- (c) City of Wanneroo being responsible for construction of the road;

2. list the provision of \$130,000 as a high priority for inclusion in the 1995/96 Budget.

At its meeting on 21 February 1995 the LandCorp Board approved the 50% cost sharing arrangement for the northern connecting road to the Joondalup Business Park.

To facilitate the earliest possible completion of the roads, the Board of LandCorp also approved at this meeting the construction of the northern access road as a variation to the contract currently being tendered for the southern access road and footpath system.

A subdivision application has been lodged for creation of the northern access road reserve and conditional approval is anticipated within the next two months. An offer and

acceptance for the land has been signed and further action for the purchase of the land is pending title issue.

It is considered that this proposal is beneficial to Council in that the roadworks will be expedited and there will be cost savings with the two road projects being undertaken conjointly.

Council will repay the actual construction costs to LandCorp with funds from the 1995/96 Budget as per recommendation 2 above. There is a need, however, to amend the previous resolution to formalise this change in direction.

RECOMMENDATION

That Council:

- 1 rescinds its decision of 8 February 1995 - Part 2(c) - Joondalup Business Park - Additional Access Roads to Hodges Drive and Shenton Avenue, viz:

 "(c) City of Wanneroo being responsible for construction of the road.
- 2 endorses the construction of the northern access road to Shenton Avenue by LandCorp.

R T McNALLY
City Engineer

DRB:EMT
Cere0310

TS83-03/95

CITY OF WANNEROO REPORT NO TS83-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 510-433, 510-438

WARD: NORTH
SUBJECT: PARKING PROHIBITIONS - QUINNS ROCKS PRIMARY SCHOOL

The Principal of Quinns Rocks Primary School has requested an additional parking prohibition in White Road, Quinns Rocks to allow formalisation of a set down/pick up facility currently in operation in the White Road embayment.

The proposed "NO PARKING 8.15AM - 9.15AM, 2.30PM - 3.30 PM MONDAY TO FRIDAY" prohibition will allow for motorists to stop a vehicle to immediately set down or pick up passengers. The Principal has indicated that the installation of the proposed prohibition will help alleviate the current congestion at the schools' Rees Drive entrance.

The existing parking prohibitions are shown on Attachment 1 and Attachment 2 indicates the extent of the proposed prohibitions.

RECOMMENDATION

That Council:

- 1 installs "NO PARKING 8.15AM - 9.15AM, 2.30PM - 3.30 PM MONDAY TO FRIDAY" signs along the north side of White Road as shown on Attachment 2 to Report
- 2 advises all affected parties accordingly.

R T McNALLY
City Engineer

BL:EMT
Cere0311
TS84-03/95

CITY OF WANNEROO REPORT NO TS84-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 510-707

WARD: SOUTH

SUBJECT: STORMWATER FLOODING - EUCALYPT COURT, DUNCRAIG

In April, 1993 and again in May 1993, reports were received of stormwater flooding at 5 Eucalypt Court, Duncraig. There has been an extensive history of house and property flooding at this location. Previous improvement works have included construction of a small drainage sump on Telopia Park.

The flooding of the property can be linked to the following factors:

- 1 Lack of storage capacity and discharge capacity for stormwater from the catchment.
- 2 Lack of collector pits in the catchment and corresponding lack of pipework.
- 3 Inadequate capacity of the existing pipework in Davallia Road/Beach Road system to cope with the short duration high intensity storm events to prevent flooding of the upstream reaches.
- 4 Excessive overflows from the adjacent Granadilla Street catchment.
- 5 Inadequate emergency overflow facility for sump surcharge.

Recent upgrading works have been undertaken to control the excessive gutter flows through the construction of additional collector pits and pipework. The drainage pipework and collector pits at the low point of the road at 5 Eucalypt Court have also been upgraded with a spillway overflow to the park.

Background

The drainage in the Eucalypt Court catchment was originally constructed as part of the subdivisional development in the 1970's, and although acceptable to the standards at that time,

is inadequate with regard to current standards which require the safe control of the 100 year storm from flooding properties.

Originally the catchment was drained with a connecting pipe system to Granadilla Street, Davallia Road and then across Beach Road to Carine Swamp in the City of Stirling. When this system proved inadequate, a small sump was constructed in Telopia Park. However, the sump provided does not have the capacity to satisfy current standards and does not have an emergency overflow system to prevent the inundation of the nearby property. In this case, the garage of No 5 Eucalypt Court, being at a lower level in relation to the low point gullies in Eucalypt Court, has flooded when the water ponding in the gullies topped the crest of the vehicle crossover. As part of the improvement works, it is proposed to raise the crossover at number 5 Eucalypt Court and the owner has been advised accordingly.

However, in order to prevent flooding of this private property for the 100 year storm event, the following options are considered feasible:

48 Upgrade of the Pipe System to Accommodate the High Intensity Storm Events.

This option would require extensive and expensive work in the pipe system, including replacement or duplication of approximately 500m of stormwater pipes along Davallia Road between Granadilla Street and Beach Road.

The estimated cost of this work is \$100,000.

49 Provide Sufficient Storage to Contain the 100 Year 24 Hour Storm Event

This would have the effect of isolating the Eucalypt Court catchment from the rest of the system. The total storage volume required is 2800m³. The existing sump has only a capacity of 500m³. However, there are three alternatives whereby the sump capacity can be increased:

.1 Enlarge the Existing Sump (as shown on Attachment 1)

The area of the sump would need to be increased reducing the recreational area of Telopia Park by approximately 900m². This would include the removal of three trees. This would have a significant impact on the recreational reserve.

The estimated cost of this work is \$37,000.

.2 Provide Underground Storage Tanks

This option is significantly more expensive and operationally less desirable due to ongoing maintenance costs and long term durability. While the park area would not be reduced significantly, it would be necessary to carry out earthworks around the proposed underground storage which would also include the removal of some trees.

The estimated cost is \$68,000.

.3 Utilise Telopia Park as an Unfenced Basin

This would result in the area of park being excavated and regraded to compensate for the deficiency in existing storage capacity. Unfortunately, to obtain the sufficient volume, it would be necessary to clear a large area of the park and remove a number of trees. In this respect, it would be less desirable than the option to provide a deep sump site.

The estimated cost of this work is \$49,000.

50Compensating Sump System

A feasible solution is to utilise the existing drainage pipe system to its capacity and compensate the surcharge through enlarging the existing sump site. A high level overflow outlet would be provided from the sump to the Davallia Road drainage system. Analysis indicates that a volume of 1200m³ would be required in order to achieve this design criteria and therefore an additional volume of 700m³ will be required. This would require an additional sump area of approximately 350m² as shown on Attachment 2. The sump overflow level will be set below the crest of the crossover to No 5 Eucalypt Court. The removal of three large trees may be required to accommodate the increase in the sump volume. However, every endeavour will be made to retain the large trees through contouring the shape of the sump site.

The estimated cost of this work is \$25,000.

While the marginally enlarging of the sump has not been canvassed with the local residents, Option 3 is considered to be the most cost effective treatment. This proposal will

minimise the impact on the reserve and does not require extensive drainage pipe line upgrading along Davallia Road.

Funds of \$80,000 are available in the budget for the sump enlargement works.

RECOMMENDATION

That Council:

- 1 approves the enlargement of the existing sump site to provide a compensating sump facility on Telopia Park, as shown on Attachment 2 to Report No
- 2 notifies the adjacent residents accordingly.

R T McNALLY
City EngineerCere0309
TS85-03/95

BC:EMT:AT

CITY OF WANNEROO : REPORT NO TS85-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 201-0

SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of February 1995 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in February 1995

was 23% less than the number of permits issued in February 1994 and the value was 36% less. Compared to the four year average, the number of permits is 100% and the value is 82%.

The financial analysis of licence receipts is set out below:

<u>Month</u> <u>Actual</u>	1994/95		1993/94	1994/95		Y-T-D
	1993/94		Month's <u>Actual</u>	Year to Date		
	<u>Actual</u>	<u>Budgeted</u>		<u>Actual</u>	<u>Budgeted</u>	
	\$	\$	\$	\$	\$	\$
JUL	142,652	140,000	129,088	142,652	140,000	
	103,000					
AUG	145,232	150,000	162,488	287,884	290,000	
	213,000					
SEPT	162,287	154,000	152,497	450,171	444,000	
	326,000					
OCT	122,794	168,000	128,591	572,965	612,000	
	450,000					
NOV	155,161	163,000	146,503	728,126	775,000	
	570,000					
DEC	109,851	136,000	143,934	837,977	911,000	
	670,000					
JAN	75,910	112,000	99,035	913,887	1023,000	
	752,000					
FEB	84,666	136,000	131,147	998,553	1159,000	
	852,000					

Actual year-to-date receipts to the end of February 1995 are 14% less than the budgeted receipts.

The number of permits approved from July 1994 to February 1995 was .3% more than in July 1994 to February 1995 and the value was 2% LESS as shown on Attachment A.

BUILDING CONTROL ACTIVITY

This month 568 building applications were received and 563 building licenses were prepared for issue. 23 site instructions for building infringements were issued and 14 matters were satisfactorily resolved.

Swimming pool inspections resulted in 17 site instructions issued and 19 matters were resolved from 164 inspections.

356 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 5712.

COUNCIL BUILDINGS WORKS PROGRAMME

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

MANDATORY SWIMMING POOL INSPECTION PROGRAMME

Inspections carried out from January to February 1995 resulted in 2298 calls. 1683 pools have been inspected. 1324 pool enclosures complied and 359 did not comply.

COUNCIL BUILDINGS WORKS PROGRAMME

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

RECOMMENDATION

That Council endorses the action taken in relation to the issuing of licences as set out in Attachment 'A' to Report No

R FISCHER
City Building Surveyor

LC:SE

bre03000

TS87-03/95

CITY OF WANNEROO REPORT NO: TS87-03/95

TO: ACTING TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 15 MARCH 1995

FILE REF: 740-79234

WARD: SOUTH

SUBJECT: PARK MAINTENANCE - WOODVALE WATERS ESTATE AREA

The Parks Department has received a written request from Woodvale Waters Land Owners Association for "support in principal of the Woodvale Waters Land Owners Association taking over the maintenance and upkeep of parks and gardens in and around the Town and Country subdivision known as Woodvale Waters" - refer Attachment 'A'.

Discussions have been held with representatives of Town and Country, residents and Park officers regarding the current maintenance programme being undertaken by Town and Country and Council's standard after handover.

PROPOSAL

That the Woodvale Waters Land Owners Association assume all maintenance responsibility for landscape within and fronting the estate.

The area of reticulated grass extending into the Yellagonga Regional Open Space parallel to Phillip Fox Terrace and Streeton Promenade - refer Attachment 'B'.

SUMMARY

This area is currently controlled by Town and Country and was listed for handover to Council September 1994. Due to quality of landscape and reticulation faults, Parks rejected handover until residents, Council and Town and Country agreed on a maintenance standard.

The major problem with maintenance is the drainage lake in McCubbin Boulevard roundabout. Water in the lake/sump has constantly been of concern regarding quality and appearance.

The residents required standard of landscape is as per the standard set by developer at sale of land. This standard involved irrigated turf verges, native plants abutting walls and 'lush' green turf around the lake/sump area.

City Parks Manager advised Town and Country that the standard set would not be maintained at handover to Parks. Therefore Parks refusal to accept the standard desired by residents is justified and they were advised of the normal Council standard for park maintenance.

The proposal as submitted by the Woodvale Waters Land Owners Association is worthy of consideration as it may identify a method whereby residents requiring higher standards are able to contribute funds or undertake the work themselves with part Council funding.

FUNDING PROPOSED

Council allocates funding as per normal standard:-

1. McCubbin Boulevard Public Open Space.
2. Landscaped Roundabouts in the Estate.
3. Irrigated Grass Area between Phillip Fox Boulevard, Streeton Pr

The estimated costs of \$14,660 is by comparison with other small areas realistic. It is proposed that funding of \$14,660 be lodged with the Woodvale Waters Land Owners Association annually for maintenance of the areas listed. Town and Country will also initially contribute to a reserve fund to ensure that infrastructure i.e. bore and irrigation can be maintained to Council specifications.

The funding would be a set fee for a period of three years commencing 1 July, 1995 through to 30 June, 1998. The Association can then submit to Council an accurate costing for works performed to justify any future increase.

To ensure all parties are aware of the proposal and funding arrangement an exchange of letters should occur.

RECOMMENDATION

That Council -

1. accepts the proposal by Woodvale Waters Land Owners Association to undertake all landscape maintenance works within the Woodvale Waters Estate area and the specified area of Yellagonga Regional Open Space;

2. allocates funding of \$14,660 on an annual basis for maintenance
3. authorises signing of an agreement with the Woodvale Waters Land Owners Association for a period of three (3) years.

F GRIFFIN
City Parks Manager

DC:JW
8 March 1995

gre02014

CITY OF WANNEROO
GENERAL PURPOSES COMMITTEE REPORTS
FINANCE AND ADMINISTRATIVE RESOURCES SECTION
15 MARCH 1995

FA24-03/95

CITY OF WANNEROO : REPORT NO FA24-03/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 15 MARCH 1995
FILE REF: 020-0
WARD: ALL
SUBJECT: OUTSTANDING GENERAL DEBTORS - FEBRUARY 1995

Detailed below is a summary of the outstanding general debtors at the end of February 1995 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 28 February 1995 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	320,646.45	32%
30 Days	130,339.65	13%
60 Days	81,624.98	8%
90 Days	188,776.24	18%
Deferred Debtors	5,314.48	1%
Deferred Sporting Club Debtors	281,717.72	28%
	<hr/>	
	\$1,008,419.52	100%
	<hr/>	

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
	<hr/>

\$ 5,314.48

Deferred Sporting Club Debtors are represented by:-

Quinns Rocks Bowling Club A/C No 1 \$ 23,500.00

Balance of \$30,000 Council grant funds expended by Club, being repaid by annual instalments of \$6,500.

Wanneroo Districts Rugby Union Football Club \$ 51,986.90

Principal and interest on self supporting loan as at 01/07/94. Loan matures 15/01/2008.

Wanneroo Trotting and Training Club \$ 2,125.37

Principal on self supporting loan as at 01/07/94. Loan matures 30/07/96.

WA Sporting Car Club \$ 1,011.12

Principal on self supporting loan as at 01/07/94. Loan matures 01/12/95.

Wanneroo Districts Basketball Association \$203,094.33

Variance as at 01/07/94 between principal and interest paid on self supporting loan and payments made by the Association under lease agreement. Principal on self supporting loan as at 01/07/94 was \$150,979. Loan matures 01/10/98. Lease agreement matures 30/06/2007.

\$281,717.72

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

\$

Sorrento Soccer Club 9,207.64
Wanneroo British Soccer Club 3,591.54

Wanneroo Basketball Association	12,500.00
Wanneroo Football Club	22,460.62
S.G.I.O.	49,640.22
Olympic Kingsway Soccer Club	2,544.29
Bovells Joondalup	2,878.30
Eating House Licences and Registrations 1994/95	900.00
Sporting Clubs Clubrooms Facilities Contributions	15,575.86
Mullaloo Surf Life Saving Club	5,233.34
Sundry	44,244.43
Bikewest	20,000.00

\$188,776.24

SORRENTO SOCCER CLUB - \$9,207.64

The Club's **total** outstanding debt is \$11,474.91 dissected as follows:

Loan Repayments	\$ 606.74
Property Rental	\$ 3,837.63
Commercial Refuse Charges	\$ 237.80
Utility Charges	\$ 914.68
Interest on Debt	\$ 3,878.06

\$ 9,474.91

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$9,474.91 in February 1995. The Club paid \$500.00 on 10 October 1994. The Club met with Council representatives on 30 January, 1995 and requested Council assistance with the clearing of this account. The Club's request was considered by Council's General Purposes Committee on 1 February, 1995. The Committee resolved that no assistance be granted and the Club be requested to immediately bring its account into line with the payment programme previously set. Club paid \$2,000.00 on 15 February 1995.

WANNEROO BRITISH SOCCER CLUB - \$3,591.59

The Club's **total** outstanding debt is \$3,709.84 dissected as follows:-

Lease Fees	\$1,333.32
------------	------------

Property Rental	\$1,826.97
Commercial Refuse Charges	\$ 375.30
Utility Charges	\$ 174.25
	<hr/>
	<u>\$3,709.84</u>

A new Committee was elected on 6 October 1994 and it will work towards clearing this account. The Club paid \$666.66 on 1 November 1994. Council granted a new lease at \$1.00 per annum on the clubroom effective 1 November 1994. The Club will pay the account on receipt of amended notice incorporating adjustment for lease fees for November 1994 to January 1995 which have been credited. Awaiting letter from the Club.

WANNEROO BASKETBALL ASSOCIATION - \$12,500.00

Lease fee for the period 1 July 1994 to 31 December 1994 (\$15,000.00 less paid \$2,500.00). The Association made monthly payments of \$3,625.00 up to February 1994 to clear account.

The Association stopped making regular monthly payments in February 1994. These monthly payments have since resumed with \$5,000 being paid in August 1994 and \$2,500 in September and \$5,000 in October 1994. Association has paid \$2,500 in each of the months of November and December 1994 and January and February 1995. They have since advised Council that they are proposing to increase the monthly payments in order to clear the arrears.

A letter was sent to the Association on 14 September 1994 requesting an increase in the monthly payments to address the outstanding balance. Association paid \$2,500 in January 1995.

WANNEROO FOOTBALL CLUB - \$22,460.62

The **total** amount outstanding on this account is \$27,778.43 dissected as follows:-

	\$
Lease Fees	22,958.44
Commercial Refuse Charges	1,318.05
Utility Charges	388.77
Interest on Debt	2,335.17
Property Rental	788.00
	<hr/>
	\$27,788.43
	<hr/>

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club paid the \$500.00 weekly payments for May and July 1994 and a lump sum payment of

\$10,000.00 in June 1994. No payments have been received since July 1994.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum).

A deputation from the Club addressed the Policy and Special Purposes Committee at its meeting on 5 October 1994. Report I51004 refers. This matter is the subject of a further report to Council in due course. The Chairman of Committee, town Clerk and City Treasurer met and discussed issues relating to the Club and the various alternatives available to Council. The City Recreation and Cultural Services Manager has been requested to assist in developing these options.

S.G.I.O. - \$49,640.22

General Claims - \$47,239.65

5 claims being processed for payment.

Workers Compensation - \$2,400.57

4 claims being processed for payment.

OLYMPIC KINGSWAY SOCCER CLUB - \$2,544.29

The Club's total outstanding debt is \$2,801.19 dissected as follows:-

	\$
Property Rental	1,270.00
Commercial Refuse Charges	715.75
Utility Charges	815.44
	<hr/>
	\$2,801.19
	<hr/>

A letter was sent to the Club on 27 February 1995 requesting it to advise Council of its intentions to clear the account.

BOVELLS JOONDALUP - \$2,878.30

Commercial refuse charges 7 May to 17 June 1994 (\$1,096.00 - account paid but cheque dishonoured) and 18 June to 31 August 1994 (\$1,782.30).

Company had Receiver and Manager (Ferrier Hodgson) appointed on 31 August 1994 and Proof of Debt was submitted on 7 September 1994. The Receiver and Manager has paid the account from 1 September to 17 November 1994 at which date the business was sold. The new owners are paying the accounts from 18 November 1994.

EATING HOUSE LICENCES AND REGISTRATIONS - \$900.00

1994/95 - \$900.00

4 of the 321 licences issued in June 1994 and November 1994 for the 1994/95 year remain unpaid. Reminder letters were forwarded on 14 October 1994 and again on 14 November 1994.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$15,575.86

Contributions by various sporting clubs towards the use of clubrooms for 1991/92, 1992/93 and 1993/94 years. Accounts raised totalled \$57,059.59. An amount of \$22,396.04 was written off and \$19,087.69 paid to date.

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are continuing with Council's Recreation and Cultural Services Department.

When meeting with these clubs arrangements are being made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92, 1992/93 and 1993/94 years.

Eleven clubs have outstanding contributions, three of which are still negotiating with Council over the amount charged. Collection action will be taken against the remaining clubs. Council's Recreation and Cultural Services Manager is compiling a report on the status of these clubs.

BIKEWEST - \$20,000.00

Contribution by the Department of Transport to a dual use path from the Ern Halliday Camp to Pinnaroo Point, Hillarys. The Department of Transport are to make an inspection of the works early in march 1995 and payment is thereafter to be made early in April 1995.

MULLALOO SURF LIFE SAVING CLUB - \$5,233.34

Electricity consumption, including various adjustments for the period 31 May 1993 to 12 September 1994. Sub-meters at the Club were misread over this period, compared to accounts received from SECWA and this has now been rectified. Awaiting letter from the Club.

SUNDRY - \$44,244.43

Other Recoupables - \$641.00

Road and footpath repairs, other works.

Commercial Refuse - \$8,705.00

Payments being pursued.

Licences/Fines and Penalties - \$19,454.00

Dog registration fines and costs, food prosecutions and parking infringements and fish shop/offensive trade licence renewals.

Income from Property - \$7,933.00

Hire of various reserves and buildings.

Subsidies - \$274.80

Family day care fees and after school care fees.

General - \$6,385.06

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment recoverable, development/building licence fee, child care fee relief overpayment recoverable, meals on wheels charges, after school care fees, account enquiry fees, subdivisional legal costs recoverable, sale of information sheets and refuse bin hire.

Utilities - \$851.57

Electricity charges recoverable.

An amount of \$65.45 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$65.45 representing debts considered irrecoverable as detailed in Attachment B to this report.

J B TURKINGTON
City Treasurer

HK:LR
6 March 1995

tre0323
FA25-03/95

CITY OF WANNEROO : REPORT NO FA25-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 15 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 - 15 March 1995.

J B TURKINGTON
City Treasurer

TO:LR
7 March 1995

tre0325

FA26-03/95

CITY OF WANNEROO REPORT NO: FA26-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

DATE: 15 MARCH 1995

FILE REF: 021-1

WARD: ALL

SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
28 FEBRUARY 1995

WARRANT OF PAYMENTS TO COUNCIL ON 15 MARCH 1995
INCORPORATING PAYMENTS TO 28 FEBRUARY 1995

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	009057 - 010558	\$ 5,576,968.30
Municipal	000079A - 000090A	\$ 9,603,342.26
Trust	000017B - 000019	\$ 487,238.23
		<hr/>
		\$15,667,548.79

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 17 ACCOUNTING DIRECTIONS.

CERTIFICATE OF CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$15,667,548.79 which was submitted to each member of Council on 8 February 1995 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$15,667,548.79 as submitted on 15 March 1995 is recommended to Council for payment.

Cr B A COOPER
CHAIRMAN OF GENERAL PURPOSES COMMITTEE

ET:LR
7 March 1995

tre0324
FA27-03/95

CITY OF WANNEROO REPORT NO:FA27-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 15 MARCH 1995

FILE REF: 680-1

SUBJECT: INCREASE IN CASH FLOAT - CRAIGIE LEISURE CENTRE

A request has been received from the Recreation and Cultural Services Department to increase the cash float at the Craigie Leisure Centre by \$100.00 to \$350.00.

The additional cash float is required as the increase in children's entry fees from \$1.50 to \$1.60 has increased the demand for change.

Adequate audit controls will be implemented for the correct recording and security of the cash floats.

RECOMMENDATION

That Council:-

1. Increases the Craigie Leisure Centre's cash float by \$100.00 to \$350.00.
2. Ensures the cash float is operated in accordance with correct accounting principles.

J B TURKINGTON
City Treasurer

JBT:LR
24 February 1995

tre0317

FA28-03/95

CITY OF WANNEROO REPORT NO:FA28-03/95

TO:

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 FEBRUARY 1995

FILE REF: 320-1
WARD: ALL
SUBJECT: YANCHEP HOLIDAY VILLAGE - APPLICATION FOR GRANT

Council is in receipt of a submission for financial assistance from the Yanchep Holiday Village.

The Western Australian Tourism Commission is conducting a European Trade Mission from 20 March 1995 to 5 April 1995. The Yanchep Holiday Village will be participating in the Trade Mission, together with 11 other West Australian tourism service providers.

To assist with the costs associated with this mission the Yanchep Holiday Village has sought \$2,000 from Council for its participation.

In support of its submission the Village states:-

- * The mission will further develop and enhance the very strong position Western Australia enjoys as a tourist destination in the lucrative European market. 40% of the guests to the Yanchep Holiday Village currently come from overseas.
- * Tourism is Australia's biggest foreign exchange earner and is increasingly important to the economic development of the City.

It does not qualify for assistance from an organisation such as Austrade.

A copy of its submission is appended as Attachment A.

In assessing this matter it will be recalled that Council did make 1994/95 Budget provisions for tourism development within the City of Wanneroo. A venture of this nature, it is suggested, would have only minimal or limited advantage to the City and it is generally considered outside the scope of Council's budgetary provision. In view of this, it is suggested that Council rejects this application for assistance.

RECOMMENDATION

That Council does not accede to the request for a \$2,000 grant by the Yanchep Holiday Village to participate in the Trade Mission to Europe, as it would be of limited advantage to the City.

J B TURKINGTON
City Treasurer

JBT:KL

3 March 1995

tre0321

FA29-03/95

CITY OF WANNEROO REPORT NO:FA29-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 15 MARCH 1995

FILE REF: 018-4

WARD: ALL

SUBJECT: AMENDMENTS TO LOCAL GOVERNMENT ACT - DIFFERENTIAL RATING

Councillors are advised that amendments to the Local Government Act became law in December 1994. In the main, the amendments relate to S533 to S555 of the Act affecting Differential Rating.

In assessing the impact of the changes, it is useful to reflect on the current system:-

Current System

Prior to these amendments, differential rating was based on the legal zoning of each rateable piece of land and whether land was improved or not. Council's Town Planning Scheme has 25 different zoning groups which are condensed into 4 groups for rating purposes - Residential, Rural, Commercial and Industrial. Each group is further identified as being improved or not improved.

Council's total rating district is further split into areas rated on gross rental valuations (Residential, Special Rural, Industrial and Commercial) and unimproved valuations (Rural and Mining Tenements). Council has the authority, with the approval of the Minister, to strike a different rate-in-the-\$ for improved, or not improved land, within each rate group.

For the last few years a different rate has been struck only on the Commercial improved group and differing minimum rates for Commercial and Industrial groups.

Amendments

The amendments will permit greater flexibility with Differential Rating. The amended Section 548(4b) states:-

"A Council may, by absolute majority, impose general rates that differ according to any or all of the following characteristics -

- (a) the purpose for which the land is zoned;
- (b) the purpose for which the land is used;
- (c) whether or not the land referred to in paragraph (a) or (b) is improved land; or
- (d) any other characteristic or combination of characteristics prescribed in regulations.

In addition, Ministerial approval for differential rating will no longer be required, except in certain circumstances.

When applying these new provisions, Council will now have the flexibility of rating differentially on designated land uses which are currently held within the one rate group - ie by separating, say, service stations or shopping centres from the Commercial rate group, or caravan parks from the Rural or Residential rate groups, or medical centres from the Residential rate group.

One major impact of the amendments is that Council will now be required to advertise its intention to impose differential rates by publishing a notice in the newspaper containing details of each rate the Council intends to impose. The notice must contain an invitation for submissions to be made by any elector or ratepayer in respect to the proposed rates, and allow 21 days for comment. Council must also have documentation available for inspection at that time, describing the reasons and objects of each proposed rate.

Council is required to consider all submissions, but may proceed to adopt the proposed rates with or without modification. The earliest date for lodgement of this advertisement is 2 months preceding the commencement of the financial year.

When issuing rate notices, Council must also include a statement setting out details of all rates imposed and the reasons for and objects of each rate.

It is to be recognised that all of the above provisions relate only to differential rating and are not mandatory if Council imposes only one rate-in-the-\$ and one minimum rate.

In view of the opportunities these amendments present to Council, it is proposed that a Rates Workshop be held with Councillors. It is imperative that the initial meeting be convened in March/early April 1995. Accepting this, the City Treasurer is suggesting the 28 March 1995 at 5.30 pm as the appropriate meeting date.

RECOMMENDATION

That a rates workshop be convened at 5.30 pm on 28 March 1995 in Committee Room 2 to discuss the implications of the recent amendments to the Local Government Act.

J B TURKINGTON
City Treasurer

JBT:LR
3 March 1995

tre0320

FA30-03/95

CITY OF WANNEROO REPORT NO:FA30-03/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
MEETING DATE: 15 MARCH 1995
FILE REF: 1467/ /7
WARD: NORTH
SUBJECT: RATE EXEMPTION - 7 CHESSELL DRIVE, DUNCRAIG

Council has received an application for rate exemption detailed below:-

OWNER : Australian Pensioners' League of WA (Inc)
ASSESSMENT NO : 4/24134154/3
PROPERTY : Reserve 42729 - 7 Chessell Drive, Duncraig
(vested in the above 'owner')
1994/95 RATES : \$9,818.41
CURRENT USE : 24 aged persons' units
Section 532 (3) (a) of the Local Government
Act states:-

"land is not rateable property if it is land used and occupied exclusively for charitable purposes".

The property detailed above falls within this provision and the application is supported by a copy of the League's Constitution and Rules.

A check with other local authorities reveals that the Australian Pensioners' League also has aged persons' units in Fremantle and Busselton. A similar exemption from rates was granted by the Shire of Busselton. It would appear that the Australian Pensioners' League has not yet applied for exemption from rates from the City of Fremantle.

Although the Local Government Act does not define "charitable purposes", a precedent for aged persons' accommodation being exempt from rates has been set in the case of WA Baptist Hospital and Homes Trust Inc v. City of South Perth (Supreme Court of WA 1977). The court found that a non-profit body administering aged persons' homes does fall within the category of a "charitable use" and is therefore exempt.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (a) of the Local Government Act on 7 Chessell Drive, Duncraig, effective 1 September 1994 and;
2. amends the rate book accordingly.

J B TURKINGTON
City Treasurer

VS:LR
21 February 1995

tre0315

FA31-03/95

CITY OF WANNEROO REPORT NO:FA31-03/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
MEETING DATE: 15 MARCH 1995
FILE REF: 009-1
WARD: ALL
SUBJECT: DONATIONS

Requests for financial assistance have been received for the following:-

1. James Bicknell, 79 Flinders Avenue, Hillarys 6025
Rowena Howie, 357 Warwick Road, Greenwood, 6024
Sheree James, 90 Balanus Way, Heathridge 6027
Mary McKendry, 108 Damian Road, Jandabup 6065
Melanie Talbot, 28 Gilbert Road, Duncraig 6023
Jane Truswell, 31 Tifera Circle, Kallaroo 6025

The above students will be travelling to France on 9 April 1995 for a specialised art study tour for one month. The cost is approximately \$5,000.

2. Peter Gamble, 19 Pawlett Way, Karrinyup 6018

Peter has been selected to represent Western Australia in the WA Schools Swimming team to be held in Hong Kong in 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 areas:-

James Bicknell
Rowena Howie
Sheree James
Mary McKendry
Melanie Talbot
Jane Truswell
Peter Gamble

Such donations to be from Account No 29470 - Sundry Donations - Recreation Control.

J B TURKINGTON
City Treasurer

LR
24 February 1995

tre0316

CITY OF WANNEROO
GENERAL PURPOSES COMMITTEE REPORTS
COMMUNITY SERVICES SECTION
15 MARCH 1995

CS46-03/95

CITY OF WANNEROO REPORT NO: CS46-03/95

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 15 MARCH 1995
FILE REF: 851-7
WARD: ALL
SUBJECT: FOOD COMPLAINT - SAMPLE NO:55C

Council is advised of a complaint regarding a ten cent coin which was allegedly found between two slices of Riverland Sandwich Ham which had been made into a sandwich and part-eaten by the complainant. The ham was manufactured by D'Orsogna Bros and sold to a consumer by Action Food Barn, Woodvale in mid October 1994.

Section 246 of the Health Act states that a person who either prepares for sale or sells food that is:

- a) unfit for human consumption by man;
- b) adulterated; or
- c) damaged, deteriorated or perished;

commits an offence.

RECOMMENDATION

That Council in accordance with the provisions of the Health Act 1911, instigates legal proceedings against:

- 1 Action Food Barns, Woodvale Boulevard Shopping Centre, Whitfords Avenue, Hillarys and/or;
- 2 D'Orsogna Bros, Cnr Leach Highway and Stock Road, Melville 6156.

G A FLORANCE
City Environmental Health Manager

TP/jc
hre02019

CS47-03/95

CITY OF WANNEROO REPORT NO: CS47-03/95

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 15 MARCH 1995
FILE REF: 851-7
WARD: ALL
SUBJECT: FOOD COMPLAINT - SAMPLE NO:36

Council is advised of a complaint regarding a cockroach baked into a loaf of bread manufactured by Country Bake Pty Ltd and sold to a consumer by Action Food Barns Whitfords in early October 1994.

Section 246 of the Health Act states that a person who either prepares for sale or sells food that is:

- a) unfit for consumption by man;
- b) adulterated; or
- c) damaged, deteriorated or perished;

commits an offence.

RECOMMENDATION

That Council in accordance with the provisions of the Health Act 1911, instigates legal proceedings against:

- 1 Action Food Barns - Whitfords Shopping Centre,
470 Whitfords Avenue, Hillarys and/or;
- 2 Country Bake Western Australia Pty Ltd - Lot 9,
Michael Street, Byford WA 6201.

G A FLORANCE
City Environmental Health Manager

TP/jc
hre02020

CS48-03/95

CITY OF WANNEROO REPORT NO: CS48-03/95

TO: TOWN CLERK
FROM: CITY ENVIRONMENTAL HEALTH OFFICER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 15 MARCH 1995
FILE REF: 851-7
WARD: ALL
SUBJECT: FOOD SAMPLE NO:260

On 19 October 1994 in response to a consumer complaint alleging substitution of fish, Council's Environmental Health Department purchased a sample of a fish labelled as "Jewfish Cutlets" from Coles Supermarket, Warwick.

The State Health Laboratory Forensic Biology Section identified the fish as Mulloway, an inferior fish to Jewfish.

Catalanos Seafood Market the supplier of the fish has written to accept full responsibility for the "apparent mislabelling".

Section 246Q of the Health Act 1911 makes it an offence for any person to sell food that is packed or labelled in a manner that is false or misleading.

RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911, instigates legal proceedings against:

- 1 Catalanos Seafood Markets, 1345 Albany Highway, Cannington WA 6107 and, or;
- 2 Coles Supermarket, Warwick Grove Shopping Centre, 643 Beach Road, Warwick, WA 6024

G A FLORANCE
City Environmental Health Manager

TP/jc
hre02021

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 15 MARCH 1995

FILE REF: 30/188

WARD: SOUTH

SUBJECT: POLLUTION ABATEMENT NOTICE

Council is advised of a Pollution Abatement Notice issued on 23 January 1995 upon Newmart Pty Ltd who are the proprietors of Newmart Supermarket, Greenwood Village Shopping Centre, Greenwood.

The Pollution Abatement Notice was a result of noise emanating from the supermarket's refrigeration motors, affecting two nearby residents.

This complaint was originally investigated in March 1994 whereby sound level measurements confirmed a nuisance under the Environmental Protection ACT, 1986. At that time the refrigeraiton motors were removed to make way for building additions to the store.

Re-installed with additional equipment in October 1994, the noise increased and the complaints were re-established. Although some attenuation work has been effected by Newmart, the situation was still unresolved on 14 February 1995 when sound level measurements again confirmed a noise nuisance exists.

RECOMMENDATION

That Council:

- 1 endorses the issue of the Pollution Abatement Notice served on 23 January 1995 upon Newmart Pty Ltd in regard to noise emanating from Lot 2 (18) Calectasia Street, Greenwood;
- 2 authorises legal action under the provisions of the Environmental Protection Act, 1986 against Newmart Pty

Ltd for breach of the Pollution Abatement Notice issued
on 23 January 1995.

G A FLORANCE
City Environmental Health Manager

hre03001
ma:rej

TO: TOWN CLERK

FROM: ACTING MANAGER WELFARE SERVICES

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 15 MARCH 1995

FILE REF: 880-3-1

WARD: ALL

SUBJECT: INCREASE OF FEES - KINGSLEY OCCASIONAL CARE CENTRE

The Welfare Department seeks Council's approval to increase attendance fees at the Kingsley Occasional Child Care Centre.

Background

Kingsley Occasional Child Care Centre provides respite for parents who care for their child full time at home and may need a break. The Service is used for a variety of reasons such as preparing a child for school, attending appointments, undertaking study, social outings, playing sport, shopping or simply to enable the child to spend time with other children.

The Centre runs on Tuesday, Wednesday and Thursday afternoons from 12.30 pm to 4.30 pm. Fees are currently set at:

- . \$4.00 per hour for the first child and \$2.00 per additional child
- . \$10 for one child per session or \$16 for two children per session.

There has been an increase in the operational costs of the Centre. It is therefore proposed that the attendance fee be raised. This will bring the Centre in line with fee structures of other Occasional Child Care Centres. Some of the other Centres do not offer a sessional discounted rate. The proposed increases are:

- . \$5.00 per hour for the first child and \$3.00 per additional child

. \$12.00 for one child per session or \$18.00 for two children per session.

RECOMMENDATION

That Council approves the increase of fees at Kingsley Occasional Child Care Centre to \$5.00 per hour and \$12 per session for one child and \$16.00 per session for two children.

GILLIAN MARTELLI
Acting Manager Welfare Services

LE:CJ
wre03002

CITY OF WANNEROO REPORT NO: CS51-03/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 635-15

WARD: SOUTH

SUBJECT: SCHEDULE OF HIRE CHARGES - ALEXANDER HEIGHTS COMMUNITY HALL

Council would be aware that building works at the Community Hall in Alexander Heights are now complete. Although a schedule of charges has been adopted for the main hall in this facility, it would seem appropriate that a schedule of charges be adopted for each of the meeting rooms. To this end, staff have evaluated and compared these rooms with similar rooms at other facilities and recommend the following rates:

Facility	Scale	RATES(per hour)			
		Commercial	Function	Community Regular	Community Casual
		\$	\$	\$	\$
Meeting Rm 1	H	13.00	9.80	6.50	7.80
I	8.80	6.60	4.40	5.30	Meeting

These rates have been suggested to ensure consistency in Council's pricing policy for venues of a similar standard.

RECOMMENDATION

That council adopts the following schedule of hire charges for the meeting rooms at the Community Hall at Alexander Heights, effective 1 March 1995:

Facility	Scale	RATES(per hour)			
		Commercial	Function	Community Regular	Community Casual
		\$	\$	\$	\$

Meeting Rm 1	H	13.00	9.80	6.50	7.80	Meeting
I		8.80	6.60	4.40	5.30	

R BANHAM
City Recreation and
Cultural Services Manager

RR:SS
rre50301

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
CITY PARKS MANAGER
CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 439-1

WARD: ALL

SUBJECT: DEVELOPMENT OF BOWLING GREENS AT WARWICK REGIONAL OPEN SPACE

Council will recall, at its meeting on 13 July 1994, it agreed to contribute the full development costs of the first two greens as outlined in Report No. I50708 (Attachment 1 refers) as a basic provision for newly established bowling clubs in the City of Wanneroo.

Council also adopted the recommendation that comprehensive plans be sought from the Warwick and Craigie Bowling Clubs for the ongoing development of facilities at Warwick and Craigie Open Spaces respectively, prior to any further commitment from Council.

Recently, a submission was received from the Warwick Bowling Club outlining its commitment to the ongoing development of facilities at the above site (Attachment 2 refers). This document also included the Bowling Club's preferred option (No. 5) for location of the bowling greens and clubhouse.

A condition imposed on Council by the Environmental Protection Authority (E.P.A.) concerning the lease of Warwick Open Space requests that:

- 1 Council submits a Management Plan for approval prior to any works commencing; and
- 2 all variation modifications be subjected to a full assessment prior to commencement.

The E.P.A. formally approved Council's Draft Management Plan for Warwick Open Space on 18 January, 1995; therefore, any variation requested by user groups must involve re-assessment by the E.P.A. The Warwick Bowling Club's option in its original submission contravened the guidelines set by the E.P.A. Consequently, further discussions and negotiations were held with representatives from the Warwick Bowling Club. Attachment 3 refers to the agreed option for development, where the clubhouse will be built onto the existing facilities and the greens will be developed near the clubhouse.

Clubs are encouraged to "help themselves" by contributing towards the costs involved in building clubrooms. To this end, the Warwick Bowling Club has \$20,000 in hand and is continuing its fund-raising efforts. The Bowling Club will be submitting an application to the Ministry of Sport and Recreation this month for consideration for funding from the Community Sporting and Recreation Facilities Fund.

In the meantime, the Warwick Bowling Club will be encouraged to share the clubroom already existing at Warwick Open Space. There are already two Clubs operating from this clubroom: the Greenwood Tennis Club and the Perth Outlaws Softball. This supports Council's objective to make recreation facilities multi-use and accessible to a wide range of community groups.

Initial enquiries have identified times, especially on weekdays, when the Warwick Open Space clubroom is not being used to its full potential. Negotiations will be instigated with the Greenwood Tennis Club and the Perth Outlaws Softball Club to find suitable times when the Warwick Bowling Club can utilise this clubroom.

The Bowling Club is also canvassing a proposal to establish temporary clubrooms (ie demountable type building) as an interim measure and subject to availability of external funding. If this becomes a viable option for the Club, a further report will be submitted for Council's consideration.

RECOMMENDATIONS

That Council:

- 1 accepts the submission submitted by the Warwick Bowling Club outlining its commitment to future development of the bowling facilities at Warwick Open Space;
- 2 accepts the revised position of the bowling greens and clubhouse (Attachment 3);

- 3 instigates a meeting with the Greenwood Tennis Club, the Perth Outlaws Softball Club and the Warwick Bowling Club to ensure that the clubs come to a suitable arrangement on hiring the clubroom facility at Warwick Open Space on a temporary basis;
- 4 supports the Warwick Bowling Club in its application for funds from the Ministry of Sport and Recreation; and
- 5 lists for consideration in the 1995/96 Draft Budget, funds for the development of two bowling greens at the Warwick Regional Open Space at a cost of \$65,560.

R BANHAM	F GRIFFIN	R FISCHER
City Recreation & Cultural Services Manager	City Parks Manager	City Building Surveyor

CS:SS
rre50305

CS53-03/95

CITY OF WANNEROO REPORT NO: CS53-03/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 260-0

WARD: ALL

SUBJECT: COMMUNITY SPORTING AND RECREATION FACILITIES FUNDING - SUBMISSION PRIORITISATION

On 28 February, 1995 applications closed with the Recreation and Cultural Services Department for submissions from community groups applying for the first round of funding from the "Community Sporting and Recreation Facilities Fund" (CSRFF).

Applications will be accepted for grants twice yearly. Discussions with the Building Department resulted in no applications from Council for this first funding round. It is anticipated applications from Council will be submitted to the next round later this year.

The purpose of the fund is to provide State Government financial assistance to Local Government Authorities and community groups to develop facilities for sport and recreation.

Applications from five community sporting groups were received. Warwick Bowling Club Inc, Sorrento Rugby League Club Inc/Duncraig Cricket Club Inc, and Kingsley Soccer Club Inc are requesting financial assistance from Council. Lakelands Country Club Inc and the West Perth Football Club Inc are not requesting assistance from Council but are seeking endorsement for their projects.

CSRFF funding was discussed with a further fifteen clubs which have now decided to either withdraw or postpone their applications.

Council is required to rank each submitted project in order of priority; the most important application being ranked priority number 1. A rating is also given to each project to indicate how worthwhile the project is considered to be. The expressed needs of all the applicants have been considered, as have their

justifications for funding, to enable rankings and ratings to be given to each project.

Each project is summarised below. Highlighted is the financial assistance to be requested from Council, the financial contributions of the clubs, and the amount sought from the CSRFF grant. Rankings and ratings have also been given.

Warwick Bowling Club Inc

Ranking: 1

Rating: High

The Warwick Bowling Club Inc has submitted an application for a forward planning grant to establish bowling facilities in Warwick Open Space. The project will incorporate two greens initially with a temporary clubhouse to cater for 200/300 people. The facility will also cater for darts enthusiasts, pool/snooker players and other social activities.

The Club proposes that the facility will be managed by an executive committee comprising of representatives from all the user groups, in consultation with Council through the Recreation Facilities Manager of the Greenwood/Warwick zone.

The Warwick Bowling Club Inc is requesting Council clears, levels and prepares the site for the future bowling greens and provides water and power to this site. The estimated cost for this is \$65,560. This contribution by Council has been addressed in a separate report (Item CS52-03/95 refers).

The Warwick Bowling Club Inc will grass the two greens and reticulate and maintain them. The Club will also purchase the temporary clubhouse and clubhouse furniture and equipment, purchase a mower roller, sundry green equipment and bowling equipment and provide a storage shed for all green equipment.

The Club is requesting \$49,000 from the Ministry for Sport and Recreation through CSRFF.

Kingsley Soccer Club Inc

Ranking: 2

Rating: High

The Kingsley Soccer Club Inc has submitted an application for an annual grant to build onto the existing facilities on Chichester Reserve, Woodvale. The extensions consist of two changerooms complete with showers and toilets, female toilets, canteen and storeroom. The primary clubs utilising these facilities would be

the Kingsley Soccer Club, Kingsley-Woodvale Cricket Club, Kingsley Junior Football Club and Wanneroo Teeball Club.

It is noted that Council resolved in April 1993 (Item H10417 refers) "not to consider extensions to the toilet and changerooms and the provision of a car park on Chichester Reserve in view of the residents' previous strong opposition to development of this area."

The Club is requesting a CSRFF grant of \$36,771 for extensions that will cost up to \$110,000.

Sorrento Junior Rugby League Inc./Duncraig Cricket Club Inc

Ranking: 3

Rating: High

The Sorrento Junior Rugby League Inc/Duncraig Cricket Club has submitted an application for a forward planning grant to establish clubrooms on Seacrest Reserve, Sorrento. The building will have changerooms, toilets, a kitchen/servery area, storage rooms, a hall and a verandah with some form of protection from the weather.

The clubrooms will provide a "home" for the Duncraig Senior and Junior Cricket Club, the Sorrento Junior Rugby League Club and the Sorrento Junior Football Club. The clubrooms will be managed by Council and hired out to other user groups in the usual way. It is anticipated that programmes may also be organised at the facility during the day when clubs are not utilising the venue.

Discussions with Council Officers have elicited that the clubs concerned have experienced tradesmen and, under the direction of a home builder (the Principal of Carine homes), voluntary labour from the clubs will be used.

It is proposed the cost of the clubrooms will be financed in the following way: \$157,700 worth of voluntary labour; \$55,300 as a contribution from Council; and \$50,000 from the CSRFF.

West Perth Football Club Inc

Ranking: 4

Rating: Medium

The West Perth Football Club Inc has submitted an application for an annual grant to purchase a "spectator shelter" for the Arena. This would provide shelter from the wind, rain and summer for sporting patrons.

As a multi-use facility the shelter will cater for a wide range of individuals over a diversity of sports and ages.

The Club is seeking a CSRFF grant of \$40,000 and Council's endorsement of the project.

The Lakelands Country Club Inc

Ranking: 5

Rating: Medium

The Lakelands Country Club Inc has submitted an application for a forward planning grant to establish a night golfing range. The Country Club is not requesting financial assistance from Council but is seeking its endorsement for the project.

The development would allow golfers, members of the Country Club and non-members to practice golf at night and during wet weather.

Potential users would be the general public, members of the Country Club, TAFE colleges and schools. The facility would be managed by the existing management of the Country Club consisting of a Board of Directors (volunteers) and full-time staff.

The Lakelands Country Club is seeking a CSRFF grant of \$155,760.33.

RECOMMENDATION

That Council endorses the applications for CSRFF grants with the following rankings and ratings and forwards these applications to the Ministry of Sport and Recreation:

High

- 1 Warwick Bowling Club Inc
- 2 Kingsley Soccer Club Inc
- 3 Sorrento Junior Rugby League Inc/Duncraig Cricket Club Inc:

Medium

- 4 West Perth Football Club Inc
- 5 Lakelands Country Club Inc

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre50316

CS54-03/95

CITY OF WANNEROO REPORT NO: CS54-03/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 314-4

WARD: ALL

SUBJECT: LITTLE FEET FESTIVAL

The Wanneroo Festivals' Committee has written to Council asking for financial assistance for the Little Feet Festival to be held in May 1995. Council resolved to support last year's festival via \$5,000 sponsorship in the 1994/95 Municipal Budget (Item I30507 refers). This funding was through a \$3,000 direct sponsorship and \$2,000 "in kind" support.

The 1994 Festival was held in August. This year, however, it has been brought forward, due primarily to the need to bring the Festival in line with the budget requirements of its major sponsors, LandCorp. In doing so, a request to Council for additional sponsorship in 1994/95 was overlooked by the Festival Committee. Funds will also be listed in the draft 1995/96 budget for sponsorship of the 1996 Little Feet Festival.

The Festivals' Committee has again requested "in kind" support:

- . use of two members of the landscape crew for half a day;
- . use of a truck and driver for three days to assist with the set-up and pack-up of the Festival;
- . use of the mobile playground and games trailer for two days;
- . supply of rubbish bins;
- . use of Council's photographer for three hours on each day of the Festival weekend with the Joondalup Community

Foundation retaining ownership of the negatives of the photos.

Each of these items has been previously agreed to, except for use of Council's photographer. It is considered the Foundation should fund any documentation of the Festival itself, assuming Council agrees to providing \$3,000 cash support.

The other items have been costed at approximately \$2,000.

RECOMMENDATION

That Council:

- 1 supports the 1995 Little Feet Festival by providing sponsorship of \$5 000;
- 2 authorises by ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the over expenditure of \$5,000; and
- 3 declines to provide the services of Council's photographer to assist with the documentation of the 1995 Little Feet Festival.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:SS
rre50314

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 429-1-1

WARD: ALL

SUBJECT: WANNEROO EISTEDDFOD

The place of the Wanneroo Eisteddfod Committee in the operations of Council has been ambiguous. There has been confusion whether the Eisteddfod Committee is a committee of Council or a separate entity. This report reviews the Committee's relationship with Council.

The Wanneroo Eisteddfod Advisory Committee was established by Council in November 1988 (Item B41126 refers):

That an Advisory Committee comprising representatives from Music and Dance Associations, Wanneroo Community Arts Council, Education Department, the Senior Recreation Officer, Crs Bradshaw and Major be formed to establish and organise the Wanneroo Eisteddfod as an annual event.

It functions under duties delegated by Council and is now a sub-committee of the Cultural Development Advisory Committee (Attachment one refers)

Analysis of previous Council decisions clearly illustrate the view the Committee is run under the auspices of Council. It has not been constituted however, as an Advisory Committee under Section 180 of the Local Government Act with Terms of Reference and so on.

The Committee operates its own bank account, suggesting it is a separate legal entity. The Co-ordinator of the Eisteddfod however, has been on Council's payroll since the 1993/94 financial year. Council provides a Minutes Secretary to attend Eisteddfod meetings and prepare the minutes for distribution. There has also

been additional administrative support which has increased over the years via clerical work, transport of equipment and setting up venues.

The present situation could best be summed as a Volunteer Group which operates independently in a financial sense of operating its own accounts with the Co-ordinator undertaking her duties independently of any direction from Council. The Committee, however, requires and expects increasing levels of administrative support because of the growth in participation numbers.

Whilst Council may be financially better off completely divorcing itself from the Eisteddfod, in cultural development terms it is a major event deserving of support. It is anticipated, if the Committee becomes a Section 180 Advisory Committee Council's direct contribution to the Eisteddfod will not increase. The event generates some revenue. There would, however, be hidden costs associated with handling receipts, creditor payments and so on.

The Wanneroo Eisteddfod has developed into one of the premier events of its type in Western Australia. Participant numbers continue to increase each year. The logistics of organising the Eisteddfod have become increasingly complex, placing a heavy burden on both the Committee and Council staff. This growth will eventually tax the physical capability of the part time co-ordinator and volunteer committee. A properly constituted Advisory Committee overseeing the Eisteddfod will help ensure it remains a focal point on the cultural calendar in the City of Wanneroo.

These issues have been discussed with the Eisteddfod Committee. The Committee has endorsed the concept of being constituted as an Advisory Committee under Section 180 of the Local Government Act and draft Terms of Reference (Attachment 2 refers).

This would necessitate the closure of the Eisteddfod Committee's bank accounts and transferring all assets to Council. All financial transactions for the Eisteddfod would then be handled through the Treasury Department. These arrangements would not take effect until the commencement of the 1995/96 financial year.

RECOMMENDATION

That Council:

- 1 pursuant to Section 180 of the Local Government Act 1960, establishes the City of Wanneroo Eisteddfod Advisory Committee;

- 2 adopts the Terms of Reference for the City of Wanneroo Eisteddfod Advisory Committee as attached to Report No.; and
- 3 nominates two Council delegates to the City of Wanneroo Eisteddfod Advisory Committee after the annual Municipal Elections in May 1995.
- 4 endorses the appointment of:

Cr G Major	Chairperson
Cr I MacLean	Deputy Chairperson
Mrs A Major	Co-ordinator, Community Representative
Mrs C Ellis	Community Representative
Mr A Green	Community Representative
Mr G Jones	Community Representative
Ms F Muir	Community Representative
Mrs L Nosow	Community Representative
Mrs J Ruscoe	Community Representative
Mr A True	Community Representative
Mr M Stanton	Cultural Services Co-ordinator

as members of the City of Wanneroo Eisteddfod Advisory Committee for 1994/95.

R BANHAM MAS:SS
 City Recreation and
 Cultural Services Manager

rre50315

CITY OF WANNEROO CULTURAL DEVELOPMENT
 ADVISORY COMMITTEE

WANNEROO
 EISTEDDFOD
 COMMITTEE

CULTURAL
 DEVELOPMENT
 FUND

ART
 COLLECTION
 ADVISORY
 COMMITTEE

MUSEUMS
 ADVISORY
 COMMITTEE

CITY OF WANNEROO
GENERAL PURPOSES COMMITTEE REPORTS
BUSINESS FOR INFORMATION SECTION
15 MARCH 1995

B40-03/95

CITY OF WANNEROO REPORT NO B40-03/95

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION
MEETING DATE: 15 MARCH 1995
FILE REF: 210-2
WARD: ALL
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending March 1995.

A COUNCIL WORKS

51 MAJOR WORKS

.1Marmion Avenue Duplication

Line marking and signing were completed during February. This project is now 100% complete.

.2Landsdale Road, Landsdale

Minor verge and crossover related matters have been resolved. This project is now fully complete.

.3Hocking Road, Kingsley

The construction of the dual use path and minor remedial works have been completed bringing this project to 100% complete.

.4Coastal Dual Use Path, Hillarys

Outstanding items of the construction of two beach accessways at Pinnaroo Point car park have been completed. The two accessways and fencing at the Whitford Sailing Club car park will be completed during March.

.1 Marangaroo Drive Duplication, Marangaroo

This project involves the duplication of Marangaroo Drive, from Alexander Drive to Mirrabooka Avenue. Drainage commenced at the most eastern end heading west.

Upon completion of the eastern section of drainage the road construction crew will commence the roadworks.

.2 Raleigh Road, Sorrento

The project involves the extension of 1993/94 drainage which includes completing the upstream drainage along Raleigh Road and Drakes Walk.

The drainage works commenced on 28 February 1995 and are programmed to be completed by the end of March 1995.

.1 Private

Currambine	Dual Use Path	Paddington Avenue (Lot 161 to Lot 246)
Currambine	Dual Use Path	Rocnoke Lane to Paddington Avenue
Iluka	Dual Use Path	Naturalist Blvd (Lot 292 to north)
Landsdale	Dual Use Path	Warradale Tce (The Broadview to Rockdale Pass)
Landsdale	Dual Use Path	The Broadview (Abbotswood Drive to Ringrose Hts)
Landsdale	Dual Use Path	The Broadview (Roundabout to Lot 304)
Quinns Rocks	Footpath	Southsea Road (Santa Barbara Pde to Southsea)
Quinns Rocks	Dual Use Path	Santa Barbara Pde (Southsea Rd to Lot 225)

.2Council Contractor

Heathridge	Dual Use Path	Eddystone Avenue (Leucosia Court Balmain Way)	to
Joondalup	Dual Use Path	Water Tower (Candlewood Avenue)	Park
Sorrento	Dual Use Path	Finney Park	
Padbury	Footpath	Forrest Road	
Yanchep	Pedestrian Accessway	St Andrew's Drive Wentworth Street	to

54 TRAFFIC MANAGEMENT PROJECTS

.1Lilburne Road Traffic Management Scheme, Duncraig

All outstanding works have been undertaken and this project is now complete.

.2Glengarry Drive Traffic Management Scheme, Duncraig

All outstanding works, including verge pavements and landscaping, have been undertaken and completed.

.3Shaw Road/Kean Street intersection, Wanneroo

All installation works are now complete. The only outstanding works include line marking and signing.

.4Marlock Drive/Calectasia Street, Greenwood

All construction works of this project is complete except line markings which will be undertaken by Main Roads WA shortly.

.5Creaney Drive/New Cross Intersection, Kingsley

All installation works are complete. The outstanding works include line marking and paving of the traffic island, which will be undertaken shortly.

.6Gibson Avenue Traffic Management Scheme, Padbury

The scheme includes installation of two roundabouts at Gibbs Avenue and Warburton Avenue intersections and pedestrian refuge islands and median strip painting from Warburton Avenue to Hepburn Avenue.

The construction of this project commenced on 3 March 1995 by upgrading the street lighting at the intersections and road widening.

.7Marangaroo Drive/Mereworth Way intersection, Marangaroo

The modification works of this intersection commenced mid February 1995. The works completed include road widening and kerbing. The outstanding works, including concrete stencil paving and line marking, will be carried out shortly.

55

CAR PARKS

.1Mullaloo Foreshore Management Plan Stage 2 - Animal Exercise Beach

The outstanding item of line marking has been completed bringing this project to a close.

.2Pinnaroo Point Car Park

The outstanding item of line marking has been completed with only the lighting to be completed by March 1995.

.3Windermere Park Car Park, Joondalup

This project involves the construction of a 40 bay car park at Windermere Park off Candlewood Boulevard near Jalstra Crescent, Joondalup. The car park has reached 85% completion with all kerbing and asphalt works being complete.

Outstanding items of bollards and line marking will be completed by March 1995.

.4Highview Park Car Park, Alexander Heights

This project involves the construction of a 48 bay car park at Highview park at the corner of Errina Road and Azelia Street, Alexander Heights. The car park has

reached 85% completion with line marking and paving outstanding.

.5Merriwa Park Car Park, Merriwa

This project involves the construction of a 60 bay car park at Merriwa Park adjacent to Stradbroke Gardens, Merriwa.

The car park has reached 80% completion with clean up works, line marking, paving and bollards outstanding.

56

MISCELLANEOUS

.1Maintenance

Major maintenance grading works were carried out on Old Yanchep Road. Table drains and verge trim works were also carried out on Evandale Road and Rangeview Road.

.2Kerbing Works

The following list shows the locations where Council's kerbing contractor has recently installed kerbing for the month of February 1995:

- Kingsway Road, Landsdale
- Highview Park Car Park
- Merriwa Park Car Park, Merriwa
- Windamere Park Car Park
- Gibson Avenue, Padbury
- Glengarry Drive/Guron Road, Duncraig
- Glengarry Drive bus embayment, Duncraig

57

1994/95 ANNUAL ROAD RESURFACING PROGRAMME

The resurfacing of the following roads have been undertaken to date:

Two Rocks	Gretel Court
" "	Madeleine Court
" "	Genesta Place
" "	Shamrock Court
Yanchep	Troon Court
"	Carnoustie Court
"	Hamilton Court
"	Truro Court
Craigie	Otway Place

"	Macedon Place
"	Oyster Court
"	Seaflower Court
"	Pirra Court
"	Rosette Court
"	Fenellia Crescent
"	Madana Place
"	Nyara Crescent
Beldon	Galleon Road
"	Dolphin Way
"	Cove Court
"	Tide Place
Kallaroo	Sulina Place
"	Windsor Place
Mullaloo	Wentletrap Way
"	Murex Court
"	Whelk Place
"	Gwedue Court
"	Simnia Place
"	Mullaloo Drive
Hillarlys	Whitfords Avenue
Duncraig	Lilburne Road/Guron Road intersection
"	Glengarry Drive/Doveridge Drive
"	(north) intersection
"	Glengarry Drive/Guron Road intersection

It is anticipated that the current programme will be completed by the end of March 1995.

B WASTE MANAGEMENT

Due to active support from all employees rubbish collection during February proceeded unhindered despite the very hot weather.

Tree loppings from the bulk collection are being used for stabilisation of dune areas along Hillarlys to help control erosion and sandboarding.

The recycling programme utilised in the non collection of plastics has been in place for some time and has now been formalised and accepted. This generated surprisingly few phone calls and letters indicating that the information programme was successful.

The Enterprise Agreement negotiations continue and it is still expected that an agreement will be reached in time to incorporate the savings into the 1995/96 budget.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 1. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1994 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

GR:AT
Cere0313
B41-03/95

CITY OF WANNEROO REPORT NO:B41-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 15 MARCH 1995

FILE REF: 002-3

WARD: ALL

SUBJECT: FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 1995

General

With eight 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 28 February 1995 was \$40,513,257 which represented 91.7% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1993/94	91.6%
1992/93	90.1%
1991/92	90.4%
1990/91	90.1%
1989/90	89.5%

Comparison with other local authorities indicates the position at 28 February 1995 was:-

	Issue Date	Collection
Stirling	27/07/94	90.5%
Canning 17/08/94		89.8%
Wanneroo	12/08/94	91.7%
Swan	23/07/94	84.1%

Refuse

Total refuse outstanding at 28 February 1995 was \$314,847 representing 4.4 %, indicating a collection of 95.6%. Comparison with collection in previous years was:-

	Collection
1993/94	95.4%
1992/93	95.1%
1991/92	95.3%
1990/91	95.6%

Swimming Pool Inspection Fees

Total outstanding at 28 February 1995 for this area of Council's activity was \$2,999 representing 2.6%.

Full details of Rates, Refuse & Swimming Pool inspection fees is appended as Attachment B.

Interest on Investments

Council's earnings to 28 February 1995 from investments was \$ 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	\$ 3,055,2985.1%
Westpac	\$ 4,661,8867.8%
Australian & New Zealand	\$ 6,152,18310.3%
Commonwealth Bank	\$31,540,76853.0%
Town and Country Bank Ltd	\$ 6,701,50511.2%
Bankwest	\$ 5,586,4929.3%
Challenge Bank	\$ 2,093,1073.3%
Permanent Building Society (In Liquidation)	\$ 95,266-

	\$59,886,505100.0%

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 excess of \$1m. This will assist with costs associated with the Joondalup Civic & Cultural Facilities project.

Home Building Society recently made an approach to Council to seek investment funds. Representatives from that organisation were advised of Council's policy in relation to its investment of funds.

It is not proposed to make a recommendation to Council to alter its investment strategies.

A more comprehensive presentation of Council's investment portfolio is included in Attachment C to this report.

Salaries and Wages

Payroll paid to 28 February 1995 of \$16,626.833 represents payments for 18 of the 27 pays scheduled for 1994/95.

Craigie Leisure Centre

Attendances at the Centre to 28/02/95 were 542,220, compared with 496,930 for the corresponding period last year.

In broad terms the financial position of Craigie Leisure Centre for the eight month period ended 28 February 1995, was:-

Surplus Subsidy

	\$	\$
Control	-	-
Pool	-	141,594Sports/
-	6,759	
Fitness Centre	79,913	-
Aerobics Room	8,431	-
Kiosk	24,999	-
Creche	-	30,139
	<hr/>	<hr/>
Total	\$113,343	\$178,492
	<hr/>	<hr/>

Net subsidy \$65,149.

Council's budget provides for an operating subsidy of \$143,560 to this complex for the 1994/95 year. With 4 months to run to 30 June 1995 budget, while achievement of budget estimates is a possibility, it will be a difficult assignment.

There were encouraging signs in the Fitness Centre in February 1995 with gym membership fees up to \$41,000 (from \$25,000) for the month.

Aquamotion

Attendances at the Centre for the 8 months were 143,219, compared with 131,632 for the corresponding period last year.

In broad terms the financial position of Aquamotion for the seven month period ended 28 February 1995, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control	-	-
Pool	-	188,982
Fitness Centre	-	4,133
Recreation Room	-	17,274
Kiosk	2,653	-
Creche	-	8,849
	<u>2,653</u>	<u>\$219,238</u>

Net subsidy \$216,585.

Council's budget provides for an operating subsidy of \$334,740 to this complex for the 1994/95 year. February trading figures in this Centre were very convincing, with the overall deficit only increasing \$5,000 during the month.

Marangaroo Golf Course

In summary, the operating profile of this activity for the eight months ended 28 February 1995 was:-

	<u>Annual Budget</u>	<u>Budget 28/02/95</u>	<u>Actual 28/02/95</u>
	\$	\$	\$
Revenue 855,750	570,500	500,265	
Expenditure	<u>447,500</u>	<u>298,333</u>	<u>255,016</u>
Surplus	<u>\$408,250</u>	<u>\$272,167</u>	<u>\$245,249</u>

Numbers through the course for the first eight months of the year were:-

18 Holes	Concession	9 Holes	Concession	Extra	Total
15,185	5,039	34,830	12,222	1,306	68,582

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 28/02/95	Actual 28/02/95
	\$	\$	\$
Revenue	774,410	516,274	534,789
Expenditure	502,690	335,127	211,574
Surplus	\$271,720	\$181,147	\$323,215

18 Holes	Concession	9 Holes	Concession	Extra	Total
20,987	2,372	20,646	5,469	6694	50,168

Patronage has exceeded expectations with the surplus to date well in excess of year to date budget. This offsets the downturn experienced at Marangaroo Golf Course during the same period. The revenue has been amended to reflect that \$200,994 is a contribution towards the construction of the entry road.

Full financial details are shown in Attachment E to this report.

Recreation Centres

The operating position for the individual recreation centres for the eight months ended 28 February 1995 is shown as Attachment F.

Reserve Accounts

The aggregate account balance of Council's Reserves at 28 February 1995 was \$14,095,847. Details are:-

	\$
Art Purchases Reserve	4,007
Asset Replacement Reserve	975,120
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	299,092
Cash in Lieu of Public Open Space Reserve	562,559
Computer Replacement Reserve	417,053
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	295,317
Historic Village - Perrys Paddock Reserve	606,891
Hodges Drive Drainage Reserve	118,267
Ocean Reef Road Construction Reserve	91,899
Office Equipment Reserve	343,340
Plant Replacement Reserve	2,486,050
Private Swimming Pool Reserve	35,975
Refuse Disposal Reserve	3,797,903
Revaluation Reserve	60,690
Road Maintenance - Northern Quarry Areas	5,772
Road Maintenance - Southern Quarry Areas	47,609
Section 20A Land Reserve	10,300
Town Planning Scheme No 10 (Revoked) Reserve	642,425
Town Planning Scheme 20 - District Distributor Road Headworks Reserve	106,000
Trade/Industrial/Commercial Refuse Collection Reserve	167,538
Trade/Industrial/Commercial Refuse Collection Plant Replacement Reserve	176,012
Town Planning Scheme 22 - Berkley Road	337,597
Wangara Industrial Estate Reserve	297,973
Wanneroo Bicentennial Trust Reserve	79,442
	<hr/>
TOTAL	\$14,095,847
	<hr/>

Loan Accounts

The aggregate unspent loan balance at 28 February 1995 was \$294,402.

Town Planning Scheme Accounts

Balances in these accounts at 28 February 1995 were:-

Town Planning Scheme No. 5	\$212,268
Town Planning Scheme No. 7A Stage 2	\$815,862
Town Planning Scheme No. 7A Part B	\$558,154
Town Planning Scheme No. 21	\$768,992

Trust Funds

Balances at 28 February 1995 were:-

Unclaimed Salaries and Wages	\$ 678
Unclaimed Monies	\$105,198
Yanchep/Two Rocks Community Bus	\$ 59,661
	<hr/>
	\$165,537
	<hr/>

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:LR
2 March 1995

tre0319

B42-03/95

CITY OF WANNEROO : REPORT NO B42-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 15 MARCH 1995

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
FEBRUARY 1995

The staff overtime return for the month of February 1995 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year - Attachment A refers.

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1994/95 budget are also provided.

Submitted for information.

J B TURKINGTON
City Treasurer

LC:LR
7 March 1995

tre0326

B43-03/95

CITY OF WANNEROO REPORT NO:B43-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 15 MARCH 1995

FILE REF: 013-3

WARD: ALL

SUBJECT: LOCAL GOVERNMENT SELF INSURANCE SCHEMES

Councillors will be aware from a recent report (Report C62-02/95) that the Western Australian Municipal Association has developed self managed insurance schemes for both Liability and Workers Compensation risks. A brochure from WAMA details the fundamentals of the two schemes - refer Attachment A.

WAMA has appointed an interim Board for each of the schemes, the members of which are as follows:-

MUNICIPAL LIABILITY SCHEME

Cr Rob Rowell (WAMA Pres)
Mr Tim Shanahan (WAMA CEO)
Cr Joe North (Morawa)
Mr Neil Wilson (Geraldton)
Mr Eric Lumsden (Swan)
Mr David West (RAC)
Mr Kevin Karlson (Ernst & Young)

MUNICIPAL WORKCARE SCHEME

Cr Rob Rowell (WAMA Pres)
Mr Tim Shanahan (WAMA CEO)
Cr Ron Norris (Mosman Park)
Mayor Jan Smith (T. Northam)
Cr Ron Mundy (Roebourne)
Mr John Turkington (Wanneroo)
Cr Peter Scott (Stirling)
Mr John Chaney (Barrister)
Mr Ross McLean (CCI)

These schemes will be operative from 1 July 1995 and operate in direct opposition to insurance cover offered by other insurers.

It is important to note that these schemes will only cover Workers Compensation insurance through the Workcare Scheme and Public Liability and Professional Indemnity insurance through the Municipal Liability Scheme. If Council were to proceed to join either or both these schemes, the other Council - related risks,

ie motor vehicles and bush fires etc, which are currently covered through the SGIO, would still need to be covered either through the SGIO or elsewhere.

While it is premature at this stage, for council to be making a decision on whether it will participate in these schemes, it is nonetheless important for Councillors to be aware of the competitive nature of these insurance alternatives. Undoubtedly, Council's current insurer, the SGIO, will be aware of the existence of these schemes and be acutely conscious of the impact each will have on its operations. The financial impact will be magnified if all Local Governments were to shift their insurance cover to these schemes.

A further report will be compiled on this topic when more details are to hand.

SUBMITTED FOR INFORMATION.

J B TURKINGTON
City Treasurer

JBT:LR
1 March 1995

tre0318

B44-03/95

CITY OF WANNEROO REPORT NO:B44-03/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 260-0

WARD: ALL

SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT MONTHLY ACTIVITIES REPORT

CULTURAL SERVICES

Multicultural Festival Finale

The City of Wanneroo will host the 1995 Multicultural Week Festival Finale at Sorrento Quay on 9 April 1995 from 12.00 pm to 6.00 pm.

Local arts and crafts groups have been invited to exhibit and sell products on the day.

The City's Cultural Development Officers are liaising with the Multicultural Arts Centre of WA, Ethnic Communities Council, the Office of Multicultural Interests and the City of Wanneroo Multicultural Advisory Committee in regard to publicity of the event and details of the programme.

The Mayor has been invited to officially open the event, deliver a speech and introduce the Minister of Multicultural and Ethnic Affairs, Mr Paul Omodei, who has been invited to speak.

RECREATION SERVICES

AQUAMOTION

Education Department Swimming

The Education Department Swimming lessons were conducted during February with approximately 6,000 children attending the

programme. This, combined with the extremely warm weather placed a strain on swimming pool space.

Leisure Programme

Various centre managed Leisure Programmes commenced in February including Gymnasium Circuits, Nifty 50's, Seniors Exercise and Tai Chi. Classes have been well attended.

Attendance Figures

The cumulative attendance figures up until February 1995 were 143,219 which is a 11,500 increase corresponding to the same period for last financial year.

Learn to Swim

Learn to Swim classes commenced in February and are currently operating to maximum capacity with over 80 classes per week.

CRAIGIE LEISURE CENTRE

Aquatic Centre

Attendances in the pools have been excellent during the February period. The commencement of in-term swimming, school squad training and the extreme heat have led to this result.

Response to the Term 1 Learn to Swim programme has also been excellent with the programme operating at near capacity. The coaching programme is currently full, further expansion is not possible due to lack of pool space.

Fitness Centre

This month's promotional offer "two for the price of one" on a three month full membership has been extremely popular. \$38,580 was received in membership fees with an actual committed income of \$43,191, totalling 394 new members.

Fitness Programme

Response to the fitness programme has been very encouraging throughout February. Attendances for both aerobics and aquarobics have shown an increase. March promotions are planned for both activities in an attempt to lengthen the "new year resolution" period of participant enthusiasm.

Sports Halls

Each of the existing adult competitions are now fully operational. A total of 224 teams are currently participating on a weekly basis.

The junior basketball development squad and competition has received a fantastic response. This new activity attracts approximately 150 children aged between 7-12 years per week.

Leisure Courses

A moderate response was received for the leisure course programme in Term 1 1995; 9 of the 17 courses commenced this term. It is anticipated this programme will become viable over the next six month period.

Kiosk

The kiosk is mid way through the proposed trial period of extended operating hours and promotions. A full review will take place to evaluate the effectiveness and potential of this service.

Special Events

The PMFM Pool Promotion ran successfully on Sunday, 19 February 1995. Craigie Leisure Centre received radio airplay on PMFM leading up to the promotion which was based at the Centre between 11.00am and 12.30pm. PMFM was well organised and ensured the participants were fully entertained.

Pool Shut-down

The second phase of the pool shut-down is scheduled from Friday 14 April to Sunday 30 April 1995 inclusive.

SORRENTO DUNCRAIG ZONE

Due to increased usage of the Sorrento Duncraig Recreation Centre and the growth in playgroup numbers at both the Centre and Duncraig Community Hall, patrons are experiencing parking problems.

Although there is ample parking at the Percy Doyle complex, it is located some 200 metres from the centre. Some patrons are being forced to park near the Bowling Club and often carry heavy equipment considerable distances.

The Engineering Department has advised there are no future plans for car park extensions near the centre. This, in turn, will limit the number of income producing activities that can be

conducted and will be detrimental to the financial performance of the centre.

WANNEROO RECREATION CENTRE

Leisure Courses - Term 1

The Term 1 Leisure Programme commenced during February with 35 classes running. The enrolment figures were slightly less than anticipated however, classes are functioning well.

Ground Allocation Winter 1995

Ground allocations have been completed for Winter 1995 with all groups applying for usage being accommodated.

Submitted for information.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre50309

B45-03/95 **CITY OF WANNEROO REPORT NO B45-03/95**

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 15 MARCH 1995

FILE REF: 30/1116

WARD: NORTH

SUBJECT: LOT 8 WATTLE AVENUE - LEASE FOR QUARRYING

Council resolved at Item I51126 to sell portion of Lot 8 Wattle Avenue to the Water Authority of WA (WAWA) for a water storage tank site. The remainder of Lot 8 is to be leased for quarrying purposes.

WAWA is currently undertaking detailed site design to confirm its land requirement. This information should be available by the first week in April. WAWA is also undertaking detailed geophysical investigation of the site to confirm that the foundations will be strong enough for the proposed water tanks.

It is expected that the lease payments will total over \$1m and, therefore, Council's solicitors will be involved in the preparation of the lease documents.

It is hoped that the lease documents and tender specification will be completed in April so that tenders can be called during May. A three week tender period is proposed so that the matter can be reported to Council in June 1995.

Submitted for information.

R T McNALLY
City Engineer

RWE : EMT
Cere0312