

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, 19 APRIL 1995

ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, JP - Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	I D MACLEAN from 8.45 pm	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
Acting City Engineer:	D BLAIR
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T M TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Committee Clerk:	J HARRISON
Minute Clerk:	V GOFF

Apologies for absence were tendered by Crs Wood and Hall.

An apology for late attendance was tendered by Cr MacLean.

There were 24 members of the Public and two members of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

C151-04/95 MINUTES OF COUNCIL MEETING, 5 APRIL 1995

MOVED Cr Curtis, **SECONDED** Cr Freama that the Minutes of Council Meeting held on 5 April 1995, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Town Clerk advised that Cr Curtis had submitted a number of questions relating to the Glengarry Specialists Medical Centre, Arnisdale Road, Duncraig and asked that as time had not permitted answers to be prepared these questions be taken on notice and that a response be given at the next meeting of Council.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

50TH WEDDING ANNIVERSARY

On Thursday, 6 April I visited Bob and Betty Ducas at the Kingsley Seniors' Centre. In recognition of their 50 years together, I presented them with a plaque, flowers, a set of glasses and confectionery.

CELEBRATION OF OLDER WOMEN

On Friday, 7 April I spoke at a seminar titled "Celebration of Older Women" which was held at the Church of Jesus Christ of the Latter Day Saints in Warwick.

MULTICULTURAL FESTIVAL

The Multicultural Festival which I attended at Sorrento Quay on Sunday 9 April was a huge success. The Minister for Multicultural and Ethnic Affairs, the Honourable Paul Omodei, MLA opened the festival and the large number of visitors who attended on the day acknowledged the importance of multiculturalism within the City of Wanneroo.

ANZAC DAY SCHOOLS SERVICE

On Tuesday, 11 April I attended the Wanneroo Districts Schools Anzac Service which was held at the Margaret Cockman Pavilion Wanneroo Showgrounds.

Of particular importance was the attendance of four officers from the USS Constellation, a United States aircraft carrier which was visiting Fremantle at the time. The presence of these officers enabled the school children to see the high

regard which service personnel from all countries place in the Anzac tradition.

I would like to encourage all Wanneroo residents to attend the Anzac day ceremony to be held at the War Memorial outside the Civic Centre in Wanneroo Townsite commencing at 7.30 am next Tuesday.

All Yanchep residents are similarly invited to the ceremony to be held in Yanchep at the war memorial outside the Yanchep Inne at 11.00 am also on Tuesday.

PETITIONS, MEMORIALS AND DEPUTATIONS

C152-04/95

**PETITION OBJECTING TO THE FENCE ERECTED
BETWEEN THE SQUASH COURTS AND THE CARINE GLADES
SHOPPING CENTRE - [30-129]**

Cr Ewen-Chappell submitted a 143-signature petition from residents opposing the fence which has been erected between the Carine Glades Shopping Centre and the Squash Courts. (Item TP121-04/95 refers).

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the petition from residents objecting to the fence which has been erected at Carine Glades Shopping Centre be received and considered in conjunction with Item TP121-04/95.

CARRIED

"DISCOVER YOUR LOCAL BUSHLAND" BOOK

Cr Magyar tabled two copies of a book "Discover your Local Bushland" which was edited by David Wake and Natalie Reeves of the Quinns Rocks Environmental Group.

He requested that a copy of the book be placed in the Council's reading room and the second copy be made available to Council's officers.

"GROW LOCAL PLANTS" PAMPHLET

Cr Magyar tabled a pamphlet entitled "Grow Local Plants, a guide for residents of the Quinns Rocks area" produced by the Quinns Rocks Environmental Group.

The pamphlet was produced with funding from the City of Wanneroo and the Gordon Reid Foundation.

C153-04/95

**REQUEST FOR CLOSURE OF PEDESTRIAN ACCESS
WAY BETWEEN TIFERA CIRCLE AND DAMPIER AVENUE,
KALLAROO - [510-613, 510-1141]**

Cr Curtis submitted a letter from J P and K M Truswell seeking closure of the pedestrian access way between Tifera Circle and Dampier Avenue, Kallaroo.

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the letter from J P and K M Truswell seeking closure of the pedestrian access way between Tifera Circle and Dampier Avenue, Kallaroo be received and referred to Town Planning Department for a report to Council.

CARRIED

MANAGING COMPETITIVE TENDERING WORKSHOP

Cr Magyar tabled papers relating to the Competitive Tendering Workshop held on 12 April 1995 which was attended by Cr Magyar, Deputy Town Clerk and the City Treasurer.

C154-04/95 **PETITION OBJECTING TO PROPOSED VETERINARY HOSPITAL ON LOT 101 PRINDIVILLE DRIVE, OCEAN REEF - [30/2256]**

A 6-signature petition has been received from residents of Baroola Place, Ocean Reef objecting to the proposed Veterinary Hospital on Lot 101 Prindiville Drive, Ocean Reef.

The petitioners believe this proposal will increase problems of traffic and antisocial behaviour already experienced in the vicinity of the service station.

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

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the petition from residents of Baroola Place, Ocean Reef objecting to the proposed Veterinary Hospital on Lot 101 Prindiville Drive, Ocean Reef be received and referred to Town Planning Department for a report to Council.

CARRIED

C155-04/95 **PETITION REQUESTING "NO PARKING" SIGNS - WANGARA - 510-1267, 510-1272, 510-1276]**

A 48-signature petition has been received requesting "No Parking" signs between the hours of 8.30 am to 4.30 pm be placed in Lumsden Road, Barretta Road and Prindiville Drive, Wangara.

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

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the petition requesting "No Parking" signs between the hours of 8.30 am to 4.30 pm be placed in Lumsden Road, Baretta Road and

Prindiville Drive, Wangara be received and referred to Engineering Department for a report to Council.

CARRIED

C156-04/95 LETTER SUPPORTING APPLICATION FOR PREMISES AT PINNAROO POINT - [427-1]

A letter has been received in support of the application submitted by the Offshore Angling Club of WA, for premises at Pinnaroo Point.

This letter will be referred to Recreation and Cultural Services and Town Planning Departments for a report to Council.

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the letter received in support of the application submitted by the Offshore Angling Club of WA, for premises at Pinnaroo Point be received and referred to Recreation and Cultural Services and Town Planning Departments for a report to Council.

CARRIED

C157-04/95 PETITION - NOISE COMPLAINT - [0014/378/49]

A 13-signature petition has been received from residents of Sorrento complaining of noise from a neighbouring property.

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

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the petition received from residents of Sorrento complaining of noise from a neighbouring property be received and referred to Environmental Health Department for action.

CARRIED

C158-04/95 PETITION RELATING TO FLY CONTROL - [855-3]

A 6-signature petition has been received from residents of Woodvale concerning the fly problem within the area.

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

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the petition received from residents of Woodvale concerning the fly problem with the area be received and referred to Environmental Health Department for action.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

A WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held 28 March 1995

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

CARRIED

ADVISORY COMMITTEES

A MULTICULTURAL ADVISORY COMMITTEE
Meeting held 28 February 1995

B CULTURAL DEVELOPMENT ADVISORY COMMITTEE
Meeting held 13 March 1995

C YOUTH ADVISORY COMMITTEE
Meeting held 20 March 1995

D BUSH FIRES ADVISORY COMMITTEE
Meeting held 30 March 1995

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

CARRIED

OTHER COMMITTEES

A BURNS RATEPAYERS AND RESIDENTS ASSOCIATION INC
Meeting held 9 March 1995

MOVED Cr Freame, **SECONDED** Cr Moloney that the Minutes listed
at Item A 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.

DECLARATIONS OF PECUNIARY INTEREST

Cr Dammers declared an interest in Items TP131-04/95 and
FA44-04/95.

Cr Waters declared an interest in Item TP141-04/95 and C172-
04/95.

Cr Gilmore declared an interest in Item FA44-04/95.

BUSINESS REQUIRING ACTION

Legend - Numbering System:

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

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

MOVED Cr Magyar, **SECONDED** Cr Gilmore that the Report of the Town Planning Committee Meeting, held on 10 April 1995, be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	L O'GRADY from 5.34 pm	North Ward
	K H WOOD	South Ward
	M E LYNN, JP	South-West Ward
	B A COOPER - Observer	Central Ward
	L A EWEN-CHAPPELL - Observer	Central Ward
	from 6.03 pm	
	S P MAGYAR - Observer	Central Ward
	A B HALL - Observer from 5.45 pm	South Ward
	F D FREAME - Observer to 6.35 pm	South-West Ward
	G A MAJOR - Observer from 6.02 pm	South-West Ward
	G W CURTIS - Observer	South-West Ward

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

APOLOGIES

Apologies for absence were tendered by Crs Waters and Moloney.

An apology for late attendance was tendered by Cr O'Grady.

PUBLIC/PRESS ATTENDANCE

There were five members of the Public in attendance.

CONFIRMATION OF MINUTES

MINUTES OF TOWN PLANNING COMMITTEE MEETING HELD ON 27 MARCH 1995

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

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Dammers declared an interest in Item TP131-04/95.

MEETING TIMES

Commenced: 5.34 pm
Closed: 6.49 pm

REPORT NO:

TP119-04/95 DEVELOPMENT ASSESSMENT UNIT - 1 MARCH TO 31 MARCH 1995 - [290-1]

CITY PLANNER'S REPORT

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

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report TP119-04/95.

CARRIED

Appendix I refers.

TP120-04/95 RESORT HOTEL - STAGE 2 (INCORPORATING 70 GUEST ROOMS, HEALTH AND CHILD-MINDING FACILITIES AND UNDERCROFT CARPARK): LOT 535 JOONDALUP RESORT HOTEL (45) COUNTRY CLUB BOULEVARD, CONNOLLY - [30/4576]

James Christou and Partners, on behalf of Joondalup Hotel Investments Pty Ltd are seeking Council approval to construct the second stage of the development of the Joondalup Resort Hotel.

The City Planner provides background details to the subject matter and an assessment of the proposal which comprises 70 guest rooms in three blocks of three buildings, an indoor pool, health facility with gym and a child minding facility for the exclusive use of hotel guests.

CITY PLANNER'S REPORT recommended that Council approves Stage 2 of the Resort Hotel submitted by James Christou Architects on behalf of Joondalup Hotel Investments Pty Ltd at Lot 535 (45) Country Club Boulevard, Connolly, subject to the following conditions:

- 1 the provision of a total of 123 carparking bays to the satisfaction of the City Planner and City Engineer;
- 2 standard and appropriate conditions.

MOVED Cr Curtis, **SECONDED** Cr Lynn that consideration of Stage 2 of the Resort Hotel submitted by James Christou Architects on behalf of Joondalup Hotel Investments Pty Ltd at Lot 535 (45) Country Club Boulevard, Connolly, be deferred pending 30 day on-site advertising.

CARRIED

TP121-04/95

PROPOSED DRY-CLEANING PREMISES: LOT 10 (6)
DAVALLIA ROAD, DUNCRAIG - [30/129]

CITY PLANNER'S REPORT

This application, on behalf of I R and E F Marshall, proposes a drycleaning premises in part of the squash court building adjacent to the Carine Glades Shopping Centre. The applicant is able to accommodate the additional parking requirement on site, but there are difficulties gaining access to these because an unauthorised boundary fence has been erected by the shopping centre owner to frustrate any change in use of the squash court.

The City Planner provides background details to the subject matter and an assessment of the proposal. He outlines the problems which have occurred because the car parking and vehicular access arrangement which has operated without any formal agreement has been compromised by the erection of a boundary fence.

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council defers consideration of proposed dry-cleaning premises on Lot 10 (6) Davallia Road, Duncraig submitted by I R and E F Marshall and authorises the City Planner and City Engineer to facilitate a meeting between landowners of Lot 10 Davallia Road and Pt Lot 11 Beach Road, Duncraig, and other owners of lots comprising the Carine Glades Local Centre to put appropriate reciprocal parking and access agreements in place.

CARRIED

TP122-04/95

PROPOSED UPGRADING WORKS AND EXTENSION OF LEASE
TERM - QUINNS ROCKS CARAVAN PARK - [402/211/2,
30/62]

CITY PLANNER'S REPORT

The lessee of the Quinns Rocks Caravan Park has proposed sewerage to the Park. The lease is due to terminate in 2001 and to enable the Lessee to recoup its capital expenditure it has requested an extension to the term of the lease.

The City Planner provides background details to the subject matter and an assessment of the proposal. He gives reasons why the Ministry for Planning has declined to support the application and agrees that the caravan park is out of place with the surrounding residential, recreation and conservation use.

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council does not agree to any extension of the term of the current lease of the Quinns Rocks Caravan Park nor to any substantial upgrading works being carried out on the leased premises.

CARRIED

TP123-04/95 PROPOSED CLEARING ENVELOPES: SPECIAL RURAL
ZONE NO 21, BADGERUP ROAD, WANNEROO - [740-
91526]

CITY PLANNER'S REPORT

Ranieri and Bateman, on behalf of Mr B Bond, are seeking Council approval to provide clearing envelopes to Special Rural Zone No 21 Badgerup Road, Wanneroo.

The City Planner advises that the clearing envelopes have been determined in accordance with the Scheme criteria.

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council endorses the clearing envelopes for proposed Lots 340 - 343 Badgerup Road, Wanneroo as shown in the attachments to Report No TP123-04/95.

CARRIED

Appendix II refers.

TP124-04/95 DIVIDING FENCE CLAIM, COUNCIL PROPERTY: LOT
250 BURBRIDGE AVENUE, KOONDoola - [840/250/20]

CITY PLANNER'S REPORT

Wesville Contractors, as the developer of residential land which adjoins a City of Wanneroo Civic site in Burbridge Avenue, Koondoola, has submitted a claim under the Dividing Fences Act for reimbursement of half the cost of a dividing fence on the property boundary.

The City Planner provides details of the claim which he considers fair and reasonable.

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

- 1 authorises payment of \$9,787.50 to Wesville Contractors for half the cost of a dividing fence on the boundary of the Civic site at Lot 250 Burbridge Avenue, Koondoola from Account No 27766 - Town Planning Operating Expenditure - Fences Claims;
- 2 authorises, in accordance with Section 547 (12) of the Local Government Act, over-expenditure of \$7,787.50 to meet the shortfall in these funds.

**CARRIED BY AN
ABSOLUTE MAJORITY**

TP125-04/95 UNAUTHORISED BOUNDARY FENCE: PT LOT 11 BEACH
ROAD, DUNCRAIG - [30/129]

An unauthorised fence on the boundary of the Carine Glades Shopping Centre and Carine Glades Squash Courts, Pt Lot 11 Beach Road, Duncraig, obstructs two constructed parking bays adjacent to the squash courts. It is considered undesirable as it does not promote the co-ordinated development and operation of this local centre.

The City Planner advises that the 1800mm high fence affects reciprocal parking and access arrangements which have formed part of development approvals for this local centre. He suggests that the fence be removed immediately.

CITY PLANNER'S REPORT recommended that Council:

- 1 refuses the application for a boundary fence on Pt Lot 11 Beach Road, Duncraig submitted by R Duffield on the grounds that it impedes the coordinated development and operation of this local centre and obstructs car parking bays;
- 2 requires the shopping centre owner to remove the unauthorised fence immediately;
- 3 invites the owner of Pt Lot 11 Beach Road to a meeting of all parties to facilitate reciprocal access and parking agreements between the owners of all lots comprising the Carine Glades Local Centre.

MOVED Cr Curtis, **SECONDED** Cr Lynn that consideration of the application for a boundary fence on Pt Lot 11 Beach Road, Duncraig submitted by R Duffield be deferred and referred back to Town Planning Department.

CARRIED

TP126-04/95 PROPOSED PATIO ADDITION TO UNIT 43, LOT 905
(259) BALTIMORE PARADE, MERRIWA (RAAFA ESTATE)
- [30/4257]

CITY PLANNER'S REPORT

Westral Outdoor, on behalf of Australian Flying Corps Royal Australian Airforce Association is seeking Council approval for a patio addition to Unit 43, Lot 905 (259) Baltimore Parade, Merriwa.

The City Planner provides background details to the subject matter.

He advises that the structure does not allow for the provision of an uncovered private courtyard as required in the Residential Planning Codes.

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

- 1 refuses the application for a patio to Unit 43, Lot 905 (259) Baltimore Parade, Merriwa (RAAFA Estate), submitted by Westral Outdoor on behalf of the Australian Flying Corps and the Royal Australian Air Force Association on the grounds that it does not allow for the provision of a private courtyard as required under Clause 3.3.3 of the Residential Planning Codes;
- 2 advises the applicants that Council would be prepared to consider an application for a pergola type structure.

CARRIED

TP127-04/95 TRANSPORT OF HAZARDOUS LOADS ALONG NEAVES ROAD TO FLYNN DRIVE INDUSTRIAL ESTATE - [290-7]

CITY PLANNER'S REPORT

The Department of Environmental Protection has advised Council regarding the need for assessment to be carried out for planning proposals that may result in the movement of goods and vehicles along Neaves Road which would lead to an increased risk of groundwater contamination. This is generally consistent with a recommendation of the Parliamentary Select Committee which has recommended that the Report of the Western Australian Advisory Committee on Hazardous Substances be acted upon and that a risk study be carried out as soon as possible.

The City Planner provides background information to the subject and advises that in 1992 the Western Australian Advisory Committee on Hazardous Substances recommended that "through traffic of dangerous goods be prohibited along Neaves and Gngara Roads across the Priority 1 Underground Water Pollution Control Area."

This recommendation is generally supported.

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council advises the Ministry for Planning and Department of Environmental Protection that it supports Recommendation No 23 of the Select Committee Report on Metropolitan Development and Groundwater Supplies to preserve water supplies within the Gngara Mound.

CARRIED

TP128-04/95 PROPOSED REZONING OF LOTS 4, 5, 8 AND 9 KINGSWAY, LANDSDALE - AMENDMENT NO 724 - [790-724]

CITY PLANNER'S REPORT

This application proposes the rezoning of Lots 4, 5, 8 and 9 Kingsway from Rural to Residential to correspond with the

current Metropolitan Region Scheme "Urban" zoning over this area.

The City Planner provides background details to the subject site and an assessment of the proposal. He advises that the proposed rezoning is generally consistent with the intention of the area and support for Amendment No 724 is suggested as a initial step in the rezoning process.

MOVED Cr Curtis, **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 4, 5, 8 and 9 Kingsway, Landsdale from Rural to Residential Development R25;
 - (b) forwards the documentation for Amendment No 724 to the Minister for Planning for preliminary approval to advertise;
- 2 advises Taylor and Burrell Planning Consultants 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 724 it will require:
 - (a) an approved local structure plan for the area bounded by Wanneroo Road, the Hepburn Avenue alignment, Mirrabooka Avenue alignment, the realigned Gngangara Road and Furniss Road;
 - (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 advises the consultant that with regard to 10% public open space (POS) contributions as specified in the State Planning Commission 3 May 1994 letter, it is the City's intention that such contributions will either comprise 10% POS or, alternatively, for those landowners not providing 10% POS, a contribution of land (lots) in lieu of the 10% provision will be sought.

CARRIED

TP129-04/95 DUNE DAMAGE MULLALOO - [765-1, 510-0300]

Towards the end of last year, Council received a petition from residents of Merrifield Place, Mullaloo, expressing concern about a number of matters including damage being caused to

sand dunes in the vicinity of that area. The City Planner reports that the dunes and associated foreshore management works have been examined and found to be in generally good condition.

He suggests that minor repairs to the fencing are undertaken and signs be erected at suitable points along the dunes requesting people to keep off.

CITY PLANNER'S AND CITY ENGINEER'S REPORT recommended that Council erects several signs requesting people to keep off the dunes at suitable points along the western face of the foredune opposite Merrifield Place, Mullaloo, and undertakes minor repairs to the fencing along the pathways to the beach in that area.

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

- 1 erects several signs requesting people to keep off the dunes at suitable points along the western face of the foredune opposite Merrifield Place, Mullaloo, and undertakes minor repairs to the fencing along the pathways to the beach in that area.
- 2 notifies the petitioners when the stabilisation works will be undertaken.

CARRIED

TP130-04/95 **SUBDIVISION CONTROL UNIT FOR MONTH OF MARCH
1995 - [740-1]**

CITY PLANNER'S REPORT

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

All applications were dealt with in terms of Council's Subdivision Control Unit Policy.

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report TP130-04/95.

CARRIED

Appendix III refers.

TP131-04/95 **RURAL SUBDIVISION POLICY: LAKE PINJAR - [702-
1, 750-22]**

CITY PLANNER'S REPORT

Council's policy dealing with "Subdivision of Rural Zoned Land" (Policy No G3-33) provides that for the Lake Pinjar

area, Council will only support subdivisions if a minimum lot size of 20 hectares is maintained. Since the release of the Environmental Protection Authority's Position Statement on subdivision and development for Lake Pinjar toward the end of last year, there have been a number of instances where subdivisions which comply with the policy have been opposed. It is therefore considered appropriate that Council reconsider its current policy in light of recent events, particularly as the Town Planning Committee has recently been inclined to support a subdivision application due to compliance with current policy.

The City Planner provides background details to the subject matter. He seeks Council approval to formally amend the rural subdivision to reflect its more current position on Lake Pinjar.

Cr Dammers declared an interest in this item.

MOVED Cr Moloney, **SECONDED** Cr Lynn that Council amends policy provision No 1 of its policy on Subdivision of Rural Zoned Land (G3-33) to read:

- "1. In rural zoned lands north of Flynn Drive, Neerabup, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares (ha), except:
 - (a) in the Spearwood sand unit of the Spearwood Dune system as defined in CSIRO Land Resources Management Series No 5 (Landforms and Soil of the Perth Metropolitan North West Corridor by W M McArthur and G M Bartle), refer to Plan 1, where each lot yielded by the proposed subdivision shall contain a minimum area of four (4) ha; and
 - (b) in the Lake Pinjar Area (being that rural area generally bounded by Spence, Pinjar, Old Yanchep and Nisa Roads to the west, and Perry Road and State Forest 65 to the east) where a minimum lot size of 15-20 ha may be supported subject to appropriate land use management controls under Town Planning Scheme No 1 being in place to protect the groundwater resource and the environmental quality of the land as required by the Environmental Protection Authority's Position Statement contained in EPA Bulletin No 728, except for land which is proposed for reservation under a current amendment to the Metropolitan Region Scheme, where no further subdivision shall be supported."

CARRIED

- (b) The number of Special Residential allotments within the Estate is limited to a maximum of 165.
- (c) The minimum lot size shall be 2000m².
- (d) No clearing of any vegetation nor altering any existing landform, including any major or minor earthworking shall occur, except for:
 - (i) clearing necessary for the construction of a dwelling and associated outbuildings in accordance with Special Provision (j);
 - (ii) clearing to gain permanent vehicular access to the building development area;
 - (iii) provision of Strategic Fire Breaks.
- (e) Prior to subdivision, a Bush Fire Management plan shall be prepared by the subdivider and approved by the Bush Fires Board and Council.
- (f) Strategic fire breaks shall be constructed as defined on the Development Guide Plan by the subdivider to the Bush Fire Boards's specifications and shall be maintained by the Home Owners' Association in accordance with the Bush Fire Management Plan as approved by the Bush Fires Board and Council.
- (g) Outbuildings shall be contiguous or semi-contiguous to the main dwelling and shall be constructed out of

materials and colour schemes complimentary to the main dwelling.

- (h) Only one dwelling shall be permitted on a lot.
- (i) The keeping of livestock within the Special Residential lots is prohibited.
- (j) Where clearing takes place for the purpose of construction (being the Building Development Area) the area of clearing (excluding access) shall be limited to 700 square metres. The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions and no clearing shall occur without the prior permission of Council.
- (k) All development within the subdivision to have regard for the Fire Management Plan and Restrictive Covenants for the Flynn Drive Special Residential Estate.
- (l) The applicant to prepare detailed residential guidelines and restrictive covenants, to be endorsed by Council prior to obtaining subdivisional clearances for Stage 1 of the project from Council, to include inter alia:
 - (i) giving specific power of attorney over covenant enforcement to the Home Owners' Association;
 - (ii) details of the structure and membership requirements of the

- proposed Home Owners' Association;
- (iii) requiring all land owners to comply with the Bush Fire Management Plan;
 - (iv) requiring all land owners to be members of the Home Owners' Association;
 - (v) the constitution of the Home Owners' Association shall place responsibility for the execution of the Bush Fire Management Plan for the Estate with the Home Owners Association and requiring approval of the Chief Fire Control Officer from the city of Wanneroo to any amendments to the Bush Fire Management Plan.
- (m) The land shown as Recreation and Equine Park on the Development Guide Plan is to be transferred free of cost to Council and leased to the Home Owners' Association at Peppercorn rental for 50 years.
- (n) The applicant shall provide all proposed lots with:
- a reticulated water supply system
 - a reticulated sewerage disposal system
- designed and constructed to standards approved by the Water Authority of Western Australia.
- (o) All access to lots is to be clear of the splitter islands.

(p) Filling or modifying of road table drains is not acceptable and all crossover accesses shall include a lateral culvert or pipe to connect table drains at either side to the satisfaction of the City Engineer."

(b) forwards the documentation for Amendment No 716 to Town Planning Scheme No 1 to the Minister for Planning for preliminary approval to advertise;

2

advises the applicant that in the interests of facilitating the development of the subject area it has resolved to seek preliminary approval to advertise the above amendment but before granting final approval to Amendment 716 it will require:

- (a) that the applicants enter into a legal agreement secured through a Deed with the Council at the applicants' expense with regard to:
- (i) ceding free of cost to Council of the land required for the upgraded Flynn Drive, and the meeting of half the cost of provision of full earthworks and construction of one carriageway for the length of the upgraded Flynn Drive abutting the application area;
 - (ii) ceding and development of the recreation and equine park area;
 - (iii) securing commitment to the restoration of the lime kilns and ceding of the surrounding Public Open Space area;
 - (iv) securing commitments in relation to the establishment and operation of the Home Owners' Association;
 - (v) ensuring that areas of non-specific use within the recreation and equine park will be accessible to the general public;

- (b) submission of a plan detailing the nature and extent of works proposed for the recreation and equine park;
- (c) measures to be introduced to provide advice to landowners on the titles of all new lots in relation to:
 - (i) possible noise problems due to the proximity of the Pinjar Motor Sports Area;
 - (ii) owner responsibilities associated with the Home Owners' Association and the possibility of an additional levy being required to be paid to Council should the Home Owners' Association fold;
- (d) all necessary approvals being obtained in relation to the proposed use of the quarry at Lot 1, Flynn Drive as an inert land fill site;
- (e) that the following changes be made to the applicants' rezoning report to enable the document to be used as part of the future formal consideration of the Scheme amendment:
 - (i) incorporation of the modified Special Provisions outlined in (a) above;
 - (ii) amending the report to address requirements (c), (d) and (e) above;
 - (iii) correcting the omission of Lot 2 from the description of the subject land on page 17;
 - (iv) depicting Wanneroo Road as an "Other Major Highways Reserve" on the Scheme Map;
 - (v) correcting the reference to Schedule 6 on page 15;
- (f) the plantings within the proposed median splitter islands being of a "low maintenance" standard that is satisfactory to the City Parks Manager;
- (g) a flora and fauna survey to the satisfaction of the City Planner and City Parks Manager being included as part of the Environmental Report;

- (h) the applicants be advised that the proposed building covenants and design guidelines once formulated and endorsed by Council will be the responsibility of the Home Owners' Association and that the Council would not be in a position to assist with the on-going maintenance of these matters;
- (i) the applicants to discuss with the Council's Building Department any proposal to erect structures or buildings within the quarry landfill area;
- (j) the following engineering conditions being fulfilled to the satisfaction of the City Engineer:
 - (i) the finalisation of the Flynn Drive alignment and road reserve boundaries; including coordination of earthwork levels, batters and noise attenuation screening;
 - (ii) the provision of an emergency access to the development in case of serious bushfires blocking the main access;
 - (iii) the design of the local roads incorporating splitter islands, landscaped medians, etc, satisfying the appropriate design standard (Austroads Guidelines);
 - (iv) the design standard for access lanes being amended to require a 5 metre wide carriageway;
 - (v) "access lanes" being defined as servicing a maximum of 4 lots, and "Cul-de-sacs" as servicing a maximum of 10 lots;
 - (vi) a drainage catchment plan and the size and location of drainage reserves being identified prior to any subdivision application;
 - (vii) a concept plan for the former quarry/proposed open space being prepared prior to filling of the quarry in order to identify future building sites and therefore

required compaction and
acceptability of fill;

- (k) the Council undertaking further investigation of the lime kiln that is located within a proposed Special Residential lot in order to determine whether or not the area surrounding the kiln will need to be dedicated as public open space.

CARRIED

TP133-04/95 CLOSE OF ADVERTISING: AMENDMENT NO 688 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOT 6 KINGSWAY, LANDSDALE FROM RURAL TO RESIDENTIAL DEVELOPMENT R25 AND R40 - [790-688]

CITY PLANNER'S REPORT

Advertising of Amendment No 688 to recode Lot 6 Kingsway from Rural to Residential Development, R25 and R40 has now closed. One opposing submission was received.

The City Planner provides background details to the subject site and an assessment of the proposal. He considers that the points raised in the submission have been, or will be addressed prior to finalisation of the amendment.

COMMITTEE RECOMMENDATION

That Council:

- 1 finally adopts Amendment No 688 to Town Planning Scheme No 1, subject to the satisfactory resolution of the following:
 - (a) an approved local structure plan for the area bounded by Wanneroo Road, Mirrabooka Avenue alignment, Ocean Reef Road and the eastern extension 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 area, as set out in the State Planning Commission's letter to Council dated 3 May 1994;
- 2 authorises the affixation of the Common seal to and endorses the amendment documents;
- 3 advises the consultant that with regard to the 10% public open space (POS) contribution as specified in the State Planning Commission 3 May 1994 letter, it is the City's intention that the subject landowner will

still be required to make a contribution of land (lots) in lieu of the 10% POS provision.

ADDITIONAL INFORMATION

The City Planner advises that the subdivision and development of Lot 6 is dependent on access being provided via a proposed local road to be located within the adjacent Kingsway Reserve.

Council will recall when this rezoning was initiated (Report I50911) it was advised that further justification was necessary before Council would accept such a proposal. It was also stated that the acquisition, dedication and construction of this adjacent proposed road would be required by the landowner.

Whilst Council will be able to impose conditions of subdivision to ensure this road is provided to its satisfaction, to further secure this arrangement, it is recommended that a further condition to the finalisation of the rezoning be applied in this regard.

Council should therefore modify the recommendation as proposed within Report TP133-04/95 and replace it with the following:

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

- 1 finally adopts Amendment No 688 to Town Planning Scheme No 1, subject to the satisfactory resolution of the following:
 - (a) an approved local structure plan for the area bounded by Wanneroo Road, Mirrabooka Avenue alignment, Ocean Reef Road and the eastern extension 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 area, as set out in the State Planning Commission's letter to Council dated 3 May 1994;
 - (c) satisfactory arrangements being in place to ensure the landowners obligations for the acquisition, dedication and construction of the proposed local distributor road located along the eastern boundary of Lot 6 within Reserve 28058;
- 2 authorises the affixation of the Common seal to and endorses the amendment documents;
- 3 advises the consultant that with regard to the 10% public open space (POS) contribution as specified in the State Planning Commission 3 May 1994 letter, it is

the city's intention that the subject landowner will still be required to make a contribution of land (lots) in lieu of the 10% POS provision.

CARRIED

TP134-04/95 EXCISION OF A SITE FROM PUBLIC RECREATION RESERVE 33444, TWO ROCKS FOR A NAVIGATION BEACON - [755-38886]

The Department of Transport's beacon sites in Ocean Reef and Two Rocks are no longer effective due to the increase in light pollution. It has requested Council to agree to the excision of a site from Public Recreation Reserve 33444, Two Rocks, to accommodate a new front lead beacon site.

The City Planner provides background history to the subject matter and an assessment of the proposal. He seeks Council approval to advertise the proposed excision to gauge the opinion of local residents.

CITY PLANNER'S REPORT recommended that Council:

- 1 advertises the proposed excision of 100m² from Public Recreation Reserve 33444 Two Rocks for the proposed Department of Transport's beacon site;
- 2 subject to no objections being received during the advertising period request the Minister for Lands to:
 - (a) excise an area of 100m² from Reserve 33444 and reserve the excised area for the purpose of navigational beacon site with vesting in the Department of Transport;
 - (b) register a crown easement over Reserve 33444 to permit the access to the proposed beacon site;
- 3 advises the Department of Transport that the access to the beacon site is not to be fenced to preserve public access through Reserve 33444.

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

- 1 advertises the proposed excision of 100m² from Public Recreation Reserve 33444 Two Rocks for the proposed Department of Transport's beacon site;
- 2 subject to no objections being received during the advertising period request the Minister for Lands to:
 - (a) excise an area of 100m² from Reserve 33444 and reserve the excised area for the purpose of navigational beacon site with vesting in the Department of Transport;

- (b) register a crown easement over Reserve 33444 to permit the access to the proposed beacon site;
- 3 advises the Department of Transport that the access to the beacon site is not to be fenced to preserve public access through Reserve 33444;
- 4 looks at the feasibility of access to the beacon site also being used as access to the beach.

CARRIED

TP135-04/95 LOCAL CONSERVATION STRATEGY - [305-6]

CITY PLANNER'S REPORT

Council's Environmental Advisory Committee has progressed the Local Conservation Strategy initiative to the point at which the second phase of the community consultation/involvement process needs to be undertaken. This will be in the form of a community based workshop (or workshops).

An information sheet has been prepared which is intended to generate public interest in the Local Conservation Strategy and Workshops.

The City Planner seeks Council approval to publish the information sheet in the Wanneroo Times and to progress arrangements for the workshops.

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

- 1 endorses arrangements for progressing the Local Conservation Strategy initiative as outlined in the City of Wanneroo Report TP135-04/95;
- 2 approves publication of the information sheet as presented in Report TP135-04/95 in the 25 April 1995 edition of the Wanneroo Times newspaper;
- 3 approves expenditure of up to \$4,000 as outlined in Report TP135-04/95 from Budget Account 27609 to cover costs associated with preparation and publication of the information sheet;
- 4 approves exemption from the action embargo normally applying following full Council meetings to enable deadlines applying to publication of the information sheet to be met;
- 5 delegates authority to approve expenditure of up to \$200 from Budget Account 27509 to cover the cost of an officer from CSIRO's Applied Social Science and Economic Research Team addressing the Environmental Advisory Committee on matters relating to the Local

Conservation Strategy community workshop/s to the Mayor and the Town Clerk.

CARRIED

Appendix IV refers.

TP136-04/95 OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - [615-0-3]

CITY PLANNER'S REPORT

For several years now, Council has been monitoring the situation in respect of a proposed major coastal tourist/recreation development Council has envisaged for land it owns adjacent to the Ocean Reef Boat Launching Facility. Abutting land to the south of the boat launching facility is also intended to be included within the project. Council has received periodic monitoring reports on the matter, reviewing general development prospects and recent relevant occurrences in the area.

The City Planner provides background details to the subject matter and advises that due to the current decline in the rate of development and the relatively poor economic climate generally, Council does not initiate any further action on the project at present.

MOVED Cr Curtis, **SECONDED** Cr Lynn that Council requires a further monitoring report in respect of the Ocean Reef Coastal Land project be submitted in October 1995.

CARRIED

TP137-04/95 ENVIRONMENTAL ADVISORY COMMITTEE - [305-6]

CITY PLANNER'S REPORT

The City Planner submits the following matters which the City of Wanneroo Environmental Advisory Committee have considered for action by Council.

- . The proposed Snake Swamp development and consequent requirements (established by the Minister for the Environment) for protection of the Southern Brown Bandicoot populations that inhabit the lake - the Committee has recommended that council correspond with the Department of Conservation and Land Management on this matter.

- . Agenda 21 - the Committee has asked that a report be presented to Council on Agenda 21 documenting the outcome from the 1992 United Nations Conference on Environment and Development. As a number of current Council initiatives are demonstrably consistent with the principles upon which Agenda 21 is premised, the

Committee seeks acknowledgement by Council of the validity of these principles and the consequent importance of pursuing them.

Committee membership - because of the point reached in terms of preparing the City's Local Conservation Strategy, continuity of Committee membership is regarded as important. Accordingly, re-appointment of the present non-Councillor members of the Committee for a further year is recommended.

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

- 1 writes to the Department of Conservation and Land Management (with a copy of the letter being sent to the Department of Environmental Protection), explaining concerns regarding the Southern Brown Bandicoot populations at Snake Swamp as a consequence of development proposals affecting the swamp, and seeking the Department's advice as to how it will ensure that the proponent of the Snake Swamp development will comply with the requirement (pursuant to the conditions set by the Minister for the Environment) for the protection of the populations of the Bandicoot known to inhabit the swamp;
- 2 acknowledges the validity of the principles upon which Agenda 21 is premised and the consequent importance of pursuing these principles;
- 3 reappoints the following members of the Environmental Advisory Committee for a further year (expiring 30 April 1996) -
 - . nominee of the Western Australian Division of the Urban Development Institute;
 - . nominee of the Coalition for Wanneroo's Environment;
 - . Mrs Jill Brown - community representative
 - . Mrs Peta Rakela - " "
 - . Ms Kate Tauss - " "
 - . Mr Vic Harman - " "
 - . Dr Stephen Hopper - " "
 - . Mr Darryl Stevens - " "

CARRIED

At the meeting of the Policy Committee on Monday, 3 April 1995 Cr Dammers requested details relating to Committee Members only being permitted to speak on an item at a Committee meeting.

The Town Clerk advised Councillors by Memorandum that Standing Order By-law 180 provides:

"Any Committee meeting may be attended by any member who is not a member of the Committee but that member shall not take part in any of the proceedings of the Committee unless granted permission to do so by the Chairperson of that Committee meeting."

Cr Dammers wished it recorded that he is not in agreement with this By-law, and would prefer all Councillors to have input at Standing Committees.

MOVED Cr Curtis, **SECONDED** Cr Lynn that a report be submitted to Policy Committee reviewing Standing Order By-law 180 to permit any member to take part in proceedings of Standing Committees.

CARRIED

TP139-04/95 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN LOTS 550 AND 551 MOFFAT PLACE AND
WARWICK TRAIN STATION - [510-1449]**

Council, at its meeting on 30 January 1995, resolved to defer consideration of the application to close the pedestrian accessway between Moffat Place and the Warwick Train Station and to arrange a public meeting with residents, representatives from Council, Westrail and the Police Department to explain how it proposed to manage the problems experienced with the accessway.

The City Planner reports on the public meeting held on 28 March 1995 which was attended by 84 members of the public. A motion was carried to take all measures to make the accessway safe for pedestrians and residents.

CITY PLANNER'S REPORT recommended that Council:

- 1 does not agree to the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place and the Warwick Train Station;
- 2 requests Hon C Edwardes, Member of Parliament for the Legislative Assembly to approach the Minister for Transport to request an early decision on the tenders received from private companies for the patrol of the Warwick Train Station car park;
- 3 if the Minister for Transport approves the security patrols in the Warwick Train Station, advise the

residents of Warwick at a public meeting held in a venue in Warwick of Westrail's proposed security patrols, the City's proposal to increase lighting and if required and legally permitted, the option of installing a lockable gate at the car park end of the accessway;

- 4 express appreciation to the Police Department for committing extra patrols in the area.

COMMITTEE RECOMMENDATION

That Council:

- 1 agrees to the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place and the Warwick Train Station;
- 2 requests Hon C Edwardes, Member of Parliament for the Legislative Assembly to approach the Minister for Transport to request an early decision on the tenders received from private companies for the patrol of the Warwick Train Station car park;
- 3 if the Minister for Transport approves the security patrols in the Warwick Train Station, advise the residents of Warwick at a public meeting held in a venue in Warwick of Westrail's proposed security patrols, the City's proposal to increase lighting;
- 4 express appreciation to the Police Department for committing extra patrols in the area.

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

- 1 agrees to the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place and the Warwick Train Station;
- 2 requests Hon C Edwardes, Member of Parliament for the Legislative Assembly to approach the Minister for Transport to request an early decision on the tenders received from private companies for the patrol of the Warwick Train Station car park;
- 3 if the Minister for Transport approves the security patrols in the Warwick Train Station, advises the residents of Warwick by letter drop of Westrail's proposed security patrols and the City's proposal to increase lighting;
- 4 express appreciation to the Police Department for committing extra patrols in the area.

CARRIED

CITY PLANNER'S REPORT

The Western Australian Fire Brigades Board (WAFBB) is resuming portion of Lot 6 Burns Beach Road, Wanneroo under the provisions of the Public Works Act. Only the owner can object to this, and he has already done so. Nevertheless, once the land has been acquired the application to develop a fire station will require Council's consideration.

The City Planner does not believe the location is an appropriate one from a town planning point of view. He provides background information regarding the area and outlines alternative siting options available to WAFBB.

RECOMMENDATION

That Council refuses the application submitted by Loftus and Walker, Architects on behalf of the W A Fire Brigades Board to develop the Joondalup Fire Station at Lot 6 Burns Beach Road, Wanneroo on the grounds that:

- 1 it conflicts with Council's likely preferred option of low density special residential development adjacent to Yellagonga National Park in this area;
- 2 similar reaction times are possible from a site on Clarkson Avenue, Neerabup, immediately east of the Western Power sub-station site.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that consideration of this matter be deferred and referred back to Town Planning Committee.

CARRIED**CITY PLANNER'S REPORT**

Council deferred consideration of the proposed child care centre at Lots 166 and 167 Lagoon Drive, Yanchep pending advice from its solicitors on the consequences of relying on a legal agreement rather than insisting on the amalgamation of the lots for child care centre purposes.

The City Planner reports that legal advice is clearly that the Council should require amalgamation because:

- without amalgamation it risks losing connected control over the future of the additional land required for parking;

- the lots are zoned Residential and a car park on one of the lots is not independently permissible;
- an agreement as proposed by the applicant is unlikely to be legal and enforceable as it may be regarded by a Court as being against public policy.

ADDITIONAL INFORMATION

The City Planner submitted a facsimile from Greg Mainstone (Appendix XVI refers). A legal agreement between both property owners agreeing to lease and subsequently sell so amalgamation can occur is proposed.

Although the proposed agreement will include a commitment to sell/purchase and amalgamate, it remains a contractual arrangement. It does not overcome the incidental permissibility of a carpark on a residential lot (an IP use) in the short term, and does not overcome the possibility of argument in the future.

The City Planner advises he has discussed this further with Council's solicitor who remains of the view that the lots should be amalgamated before being used as a child care centre.

Cr Waters declared an interest in this item.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council advises the applicants for a child care centre on Lots 166 and 167 Lagoon Drive, Yanchep that it will require the amalgamation of the lots to satisfy Condition 8 of its Approval to Commence Development issued on 24 February 1995.

CARRIED

Cr Waters abstained from voting.

Appendix XVI refers.

TP142-04/95 SHADEHOUSES IN RESIDENTIAL AREAS - [210-0]

Cr Dammers tabled a letter from Mr Harry Trandos inquiring what height would be allowable for shadehouses in residential areas.

The City Planner advised he would take action in this matter.

MOVED Cr Dammers, **SECONDED** Cr Freame that the Report of the General Purposes Committee Meeting, held on 11 April 1995, be received.

CARRIED

ATTENDANCES

Councillors:	B A COOPER - Chairman	Central Ward
	L O'GRADY	North
	Ward	
	F D FREAME	South-West
	Ward	
	A B HALL - Deputising for	SOUTH WARD
	Cr Gilmore from 5.55 pm to 7.15 pm	
	A V DAMMERS - Observer	Central Ward
	S P MAGYAR - Observer	Central
	Ward	
	G A MAJOR - Observer	South-West Ward
	G W CURTIS - Observer	South-West Ward
	M E LYNN, JP - Observer	South-West
Ward		
	to 7.15 pm	

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Treasurer:	J TURKINGTON
Acting City Engineer:	D R BLAIR
City Building Surveyor:	R G FISCHER
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD to 7.40 pm
Committee Clerk:	J HARRISON
Minute Clerk:	L TAYLOR

APOLOGIES

Apologies for absence were tendered by Crs Waters, Wood and Moloney.

PUBLIC/PRESS ATTENDANCE

Nil

CONFIRMATION OF MINUTES

MINUTES OF GENERAL PURPOSES COMMITTEE MEETING HELD ON 29 MARCH 1995

The Minutes of General Purposes Committee Meeting held on 29 March 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - MUNICIPAL WORKCARE SCHEME AND MUTUAL LIABILITY SCHEME - [013-3]

The Scheme Managers, Mr Bill Vincent of Municipal Workcare Scheme, Mr John Abercrombie of Mutual Liability Scheme, and Mr Leon Lawrence of Jardine Australian Insurance Brokers addressed the Committee in relation to self-managed Workers' Compensation and Liability Schemes - City Treasurer's Report B61-04/95 refers.

The deputation gave a background history of self-insurance and summarised the benefits of these two schemes to local government.

Following questions from Councillors, the Chairman thanked the Deputation for their attendance.

DEPUTATION - CONNOLLY RESIDENTS ASSOCIATION - [740-108]

Mr Tom Carstairs (President), Mr Peter Egerton and Ross Albones of the Connolly Residents' Association addressed the Committee concerning the maintenance of the Connolly area and voiced their concern that residents have not been given an opportunity to be involved in future plans for the area.

Mr Carstairs referred to a submission which was presented to Councillors one month before the Public Meeting (held on 20 March 1995) and stated he had hoped to receive a response at that meeting. He reiterated the problems raised at the public meeting in relation to verges, condition of parks and lack of recreation areas and also stated the need for a building for recreational purposes.

Cr Cooper advised that in relation to fencing, Landcorp had undertaken to repaint the fencing on Fairway Circle and was currently obtaining costs. This work did not include repairs to broken sections of fence, and Cr Cooper stated he would request Landcorp to also attend to this.

City Parks Manager gave background information regarding the landscaping in Fairway Circle which had been undertaken by Landcorp without the approval of Council and outlined works currently being undertaken in relation to clearing of footpaths and replanting programme.

In closing, Connolly Residents Association stated that they wished their opinion to be sought prior to Council making any decisions regarding verge treatment etc in Connolly.

The Chairman thanked the Deputation for their attendance.

DECLARATIONS OF PECUNIARY INTEREST

Cr Dammers stated his intention to declare an interest in Item FA44-04/95 at the next meeting of Council.

MEETING TIMES

Commenced:	5.31 pm
Closed:	7.41 pm

TECHNICAL SERVICES SECTION

REPORT NO:

TS114-04/95 PLANT REPLACEMENT PROGRAMME - TENDER NO 072-94/95 - VARIATION TO SPECIFICATION - [208-072-94/95]

CITY ENGINEER'S REPORT

Council approved the purchase of an Isuzu FTS700 4 x 4 cab and chassis to replace Parks Department Plant No: 96 114 at the Technical Services meeting on 23 November 1994. The purchase of this truck was funded from the Plant Replacement Reserve.

The City Engineer reports on a variation to the specification involving the purchase of a larger pump at an additional cost of \$1,800.

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

- 1 approves the variation to the specification for Tender No 072-94/95 to include the supply and fitting of an 11 HP electric start water pump to the Isuzu 700 4x4 water truck to be supplied by Skipper Trucks;
- 2 approves a \$1,800 increase in tender price at Tender No 072-94/95 for the supply and fitting of an 11 HP electric start water pump;
- 3 authorises, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$1,800 from the Plant Replacement Reserve to Account No 29400 Vehicle Replacement (Parks, Gardens and Reserves) to accommodate this variation to tender specification.

**CARRIED BY AN
ABSOLUTE MAJORITY**

TS115-04/95 ROAD AND DRAINAGE IMPROVEMENT WORKS - CALECTASIA STREET, GREENWOOD - [510-92]

ACTING CITY ENGINEER'S REPORT

In May 1993 rainfall from heavy storms flooded the Greenwood Kindergarten in Calectasia Street, Greenwood. The water ponded at the low point of Calectasia Street outside the Kindergarten and was reported "knee deep". Given the recorded rainfall data at the time, it seemed likely that a 1 in 100 year storm event was reached.

The Acting City Engineer outlines proposed road and drainage improvements which will commence in May.

He states that there will still be a deficiency in storage capacity of storm water unless a pump out system to another sump location is installed. He seeks Council approval to negotiate with the Greenwood Shopping Centre owners to resolve the drainage capacity at the shopping centre.

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

- 1 approves the road and drainage improvement works in Calectasia Street as shown on Attachment 1 to Report No TS115-04/95;
- 2 concurs to the proposed enlargement of the drainage sump in the Calectasia public open space, as shown on Attachment 1 to Report No TS115-04/95;
- 3 authorises the City Engineer to negotiate with Greenwood Shopping Centre owners on a satisfactory drainage disposal strategy for the Shopping Centre.

CARRIED

Appendix V refers.

TS116-04/95 **SPEED ZONING - BURNS BEACH ROAD - [510-239]**

ACTING CITY ENGINEER'S REPORT

Main Roads Western Australia has reassessed the speed zoning on Burns Beach Road, from 250 metres west of Yellowstone Way to 320 metres east of Marmion Avenue. Accordingly, it is proposed to reduce the speed limit from 90 km/hour to 80 km/hour which is supported by the Police Department.

The Acting City Engineer supports the overall speed reduction which should assist motorists in approaching the intersection of Burns Beach Road and Marmion Avenue at a lower speed.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council concurs to the reduction of the speed limit on Burns Beach Road from 90km/hr to 80 km/hr from 250 metres west of Yellowstone Way to 320 meters east of Marmion Avenue and advises Main Roads WA accordingly.

CARRIED

TS117-04/95 **PARKING PROHIBITIONS - DAVALLIA PRIMARY SCHOOL, DUNCRAIG - [510-692]**

ACTING CITY ENGINEER'S REPORT

Council has received a request from residents of Juniper Way, Duncraig for a review of the existing parking prohibitions associated with Davallia Primary School. Residents are concerned with the safety of pedestrians and motorists and the impact of vehicles parking on the residential verges.

Surveys carried out during the afternoon peak confirm that parent vehicles are parking on both sides of Juniper Way causing considerable congestion and significantly compromising the safety of pedestrians and motorists.

The Acting City Engineer proposes the installation of a number of prohibitions to improve the current situation and increase the safety of children and motorists.

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

- 1 amends the existing "NO PARKING 8.00AM - 6.00PM MONDAY TO FRIDAY" signs on the north side of Juniper Way to "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" signs as shown on Attachment 2 to Report No TS117-04/95;
- 2 amends the existing "NO PARKING 8.00AM - 6.00PM MONDAY TO FRIDAY" signs on the south side of Juniper Way to read "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" as shown on Attachment 2 to Report No TS117-04/95;
- 3 amends the existing "NO STANDING ANY TIME" signs on the north east corner in Juniper Way to read "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" as shown on Attachment 2 to Report No TS117-04/95;
- 4 installs "NO STANDING CARRIAGEWAY OR VERGE 8.15 - 9.10AM, 2.30 - 3.30 PM, MONDAY TO FRIDAY" signs on the west side of Juniper Way, from 6m from the southern boundary of Lot 151 to 6m south of Tandy Court, and from 6m from the southern boundary of Lot 136 to 14m from the southern boundary of Lot 135 as shown on Attachment 2 to Report No TS117-04/95;
- 5 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the north east corner of Lot 135 as shown on Attachment 2 to Report No TS117-04/95;
- 6 revokes the "NO PARKING 8AM - 6PM MONDAY TO FRIDAY" prohibitions on the north side of Juniper Way, as shown on Attachment 1 to Report No TS117-04/95;
- 7 advises all interested parties accordingly.

CARRIED

Appendix VI refers.

TS118-04/95 **PARKING PROHIBITIONS - HIGH ROAD, WANNEROO - [510-258]**

ACTING CITY ENGINEER'S REPORT

Council has received a request from the Principal and P & C Association of East Wanneroo Primary School seeking a review of the existing parking prohibitions in High Road to regulate parking adjacent to the school.

A survey during the afternoon peak period indicated that parent motorists tend to park close to school entry/exit points, the access to the adjacent limestone carpark and on the residential side of High Road. This causes considerable congestion and significantly reduces sight distance to oncoming vehicles and pedestrians.

The Acting City Engineer proposes the installation of a number of parking prohibitions to ban parent vehicles from unsafe parking practices and therefore increase the safety of children and motorists.

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

- 1 amends the existing "NO PARKING ANYTIME" and "NO PARKING CARRIAGEWAY OR VERGE 8.15 - 9.15 AM, 3.00 - 4.00 PM MON-FRI" signs on the south side of High Road to read "NO STANDING ANYTIME CARRIAGEWAY OR VERGE" as shown on Attachment 2 to Report No TS118-04/95;
- 2 amends the existing "NO STANDING ANYTIME" signs on the corner of High Road and Scott Road to read "NO STANDING ANYTIME CARRIAGEWAY OR VERGE" as shown on Attachment 2 to Report No TS118-04/95;
- 3 installs "NO STANDING CARRIAGEWAY OR VERGE 8.15 - 9.15 AM, 2.30 - 3.30 PM MON-FRI" signs on the north side of High Road from the western boundary of Lot 237 to 6m west of Scott Road and from the eastern boundary of Lot 88 to 6m east of Scott Road respectively, as shown on Attachment 2 to Report TS118-04/95;
- 4 advises all interested parties accordingly.

CARRIED

Appendix VII refers.

TS119-04/95 PEEL OFF CITY OF WANNEROO CRESTS - [702-0]

ACTING CITY ENGINEER'S REPORT

At its meeting on 22 March 1995 Council requested a further report to be submitted to the General Purposes Committee on the feasibility and cost of Councillors being supplied with City of Wanneroo crests which can temporarily be attached to the inside of vehicle windscreens when engaged on Council business.

The Acting City Engineer reports that a reusable electrostatic sticker suitable for placing on the inside of the windscreen can be produced for Councillors at a total cost of \$200.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council approves the provision of electrostatic stickers for Councillors, at a cost of \$200 to be funded from Account No 20052, Members Presentation Items.

CARRIED

TS120-04/95 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT

The City Building Surveyor reports on the number and value of building licences issued during March 1995, building control activity, swimming pool inspections and Council's building works programmes.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council endorses the action taken in relation to the issuing of licences as set out in Attachment A to Report No TS120-04/95.

CARRIED

Appendix VIII refers.

TS121-04/95 LIMELIGHT THEATRE: PROPOSED PERGOLA/PORTICO - [636-1]

CITY BUILDING SURVEYOR'S REPORT

The Secretary of the Wanneroo Repertory (Inc) has written to Council seeking permission to erect a "portico" or pergola to the front entrance of the Limelight Theatre in Civic Drive, Wanneroo. The proposal includes a landscaped courtyard that has already been constructed.

The City Building Surveyor advises that as with previous work at the Limelight Theatre, the Wanneroo Repertory Inc will use expertise from within the group to construct the pergola/portico, and will provide all funds for the work.

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

1 approves in principle the construction of the entrance pergola/portico at the Limelight Theatre by the Wanneroo Repertory Inc as shown on Attachment A to Report No TS121-04/95, subject to:

- (a) the Wanneroo Repertory Inc applying for and gaining and complying with all conditions of a Building Licence;

- (b) the Wanneroo Repertory Inc paying all costs associated with the construction of the entrance pergola/portico;
- 2 authorises extension of the lease area by 7.7 metres to the south of the existing lease area southern boundary;
- 3 authorises adjustment to the lease to include maintenance of all gardens within the lease area being undertaken by the Lessee;
- 4 authorises the stipulation in the lease that the 7.7 metre extension of the lease area shall be maintained as a landscaped area and shall not be used for any habitable construction.

CARRIED

Appendix IX refers.

TS122-04/95 **BEACHSIDE TOILET CHANGEROOM BUILDINGS LOCATED ON RECREATION RESERVES AT ANIMAL BEACH, HILLARYS AND NORTH HILLARYS - [765-22-1, 765-22-2]**

CITY BUILDING SURVEYOR'S REPORT

Council has provided funds for the construction of toilets and changerooms at various beachside locations. Approval of the sketch plans and locations is sought so that documentation and tendering can proceed.

Council in its 1994/95 Budget provided:

Animal Beach, Hillarys - Account Number 28489 - \$166,000;
North Beach, Hillarys - Account Number 28475 - \$166,000;

for the provision of beachside toilet blocks adjoining well patronised existing car parks serving coastal reserves.

The City Building Surveyor provides details of the proposed toilet changeroom buildings and seeks Council approval for commencement of construction in readiness for the summer of 1995/96.

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

- 1 endorses the sketch plan and siting of each beachside toilet changeroom building as it has been sited at the animal beach, Hillarys, off Whitfords Avenue and at North Hillarys off North Shore Drive;
- 2 authorises the documentation and calling of tenders for each toilet changeroom building.

TS123-04/95 PROPOSED DWELLING AND RETAINING WALLS: LOT 261
(6) IBIZA COURT, MINDARIE - [2957/261/6]

CITY BUILDING SURVEYOR'S REPORT

Following the deferment of an application for proposed retaining walls at Lot 261 (6) Ibiza Court, Mindarie and an inspection of the property by Councillors and staff, an opinion was sought from Council's solicitors in respect to compliance of the dwelling and retaining walls with the Residential Planning Codes. Council's solicitors have advised that Council has the discretion to approve the dwelling and retaining walls.

The City Building Surveyor provides background information to the subject lot and an assessment of the proposal.

He advises that the height of the proposed dwelling above natural ground level is approximately 12.6 metres at a location which is almost centre of the lot. The lot falls from front to rear by approximately 9.3 metres.

The retaining walls will be a continuation of the walls on adjoining Lot 262 and steps down to 0.5 metre adjoining the common boundary with Lot 260.

The solicitors confirm that Council has discretion in determining building setbacks and in respect to height of dwellings.

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

- 1 approves the proposed dwelling to be constructed at Lot 261 (6) Ibiza Court, Mindarie;
- 2 approves the proposed retaining walls to a maximum height of 5 metres in the south west rear corner of the property, subject to the provision of landscaping to the public open space immediately adjoining the wall, to the satisfaction of the City Parks Manager;
- 3 advises Mr Talbot of Council's decision in this matter.

CARRIED

TS124-04/95 PROPOSED CARPORT: LOT 424 (6) PECKHAM
CRESCENT, KINGSLEY - [1376/424/6]

CITY BUILDING SURVEYOR'S REPORT

An application has been submitted seeking approval to construct a carport at Lot 424 (6) Peckham Crescent, Kingsley

with a reduced front building setback of 1.652 metres. The applicant has indicated that the adjoining owner nearest the proposed carport objects to the proposal.

The City Building Surveyor provides details of the proposed carport which he considers will not be detrimental to the streetscape.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council approves the proposed carport to be constructed at Lot 424 (6) Peckham Crescent, Kingsley.

CARRIED

TS125-04/95 **PROPOSED ROOF SIGN: LOT 1 (2624) WANNEROO ROAD, NOWERGUP - [30/239]**

CITY BUILDING SURVEYOR'S REPORT

An application has been submitted for approval to install a roof sign on the service station canopy at Lot 1 (2624) Wanneroo Road, Nowergup. Council's By-laws relating to Signs, Hoardings and Billposting require all applications for on-roof signs to be submitted to Council.

The proposed illuminated sign is 1.83 metres high and 1.25 metres wide and will advertise a breakdown service.

The City Building Surveyor considers the sign will have a minimum impact on the surrounding area.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council approves the proposed roof sign to be installed on the service station canopy at Lot 1 (2624) Wanneroo Road, Nowergup.

CARRIED

TS126-04/95 **PROPOSED GARAGE: LOT 562 (9) COMPASS CIRCLE, YANCHEP - [536/562/9]**

CITY BUILDING SURVEYOR'S REPORT

A report submitted to Council on 8 February 1995 for a proposed garage at Lot 562 (9) Compass Circle, Yanchep was deferred pending discussion with the applicants in respect of amending the location to comply with Council's requirements (Item TS19-02/95 refers).

The City Building Surveyor reports on correspondence received from the owner which indicates that both adjoining owners have no objection to the proposed garage. The garage will be setback 1.9 metres from the front boundary and together with a 6.6 metre verge will be 8.5 metres from the road.

He considers that the applicant's reasons for a reduced front building setback is a valid one.

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

1 sets aside its Policy (J3-10) with respect to Primary street setback;

2 approves the proposed garage at Lot 562 (9) Compass Circle, Yanchep with a front building setback of 1.9 metres.

CARRIED

TS127-04/95 **PROPOSED FENCE: RAAFA MERRIWA ESTATE - [30/4257]**

CITY BUILDING SURVEYOR'S REPORT

An application has been submitted by the Administration Manager of the Royal Australian Air Force Association seeking approval to erect a chain link mesh fence to most of the perimeter of Lot 905 Baltimore Parade, Merriwa. The proposed fence does not comply with Council's By-laws relating to Fencing and Private Tennis Court Floodlighting.

The City Building Surveyor provides background information to the subject matter and an assessment of the proposal. He considers that because of the large 14.2ha area of the estate, the chain link fence will have a lesser impact than many of the timber fences erected in recent subdivisions.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council exercises its discretion under By-law F1-Clause 3 and gives approval for a proposed 1.8 metre high chain link mesh fence to be erected on the boundaries of the Marmion Avenue, Lukin Drive and Hughie Edwards Drive perimeter of Lot 905 Baltimore Parade, Merriwa subject to the provision of landscaping the fence to the satisfaction of the City Parks Manager.

CARRIED

TS128-04/95 **WOODVALE GREEN ESTATE - LANDSCAPING OF ROAD ISLANDS - [740-82]**

CITY PARKS MANAGER'S REPORT

Town and Country Bank is currently developing a small subdivision at the Woodvale Green Estate. The Developer originally proposed that large median islands including some retained Eucalyptus Marginata (Jarrah) and Xanthorrhoea Preissii (Blackboys) be fully reticulated and planted.

The Parks Department suggested a compromise whereby retained vegetation be surrounded by paving to alleviate long term ongoing maintenance issues for medians.

The City Parks Manager reports that Town and Country still wish to pursue planting the entire median.

He gives reasons why reducing the acceptable areas of landscaping in medians and verges will reduce upgrading costs while maintaining visual quality.

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

- 1 rejects Town and Country Bank's request to lodge a bank guarantee with Council to cover the cost of paving or upgrading landscaping of median islands if required after a 3 year period;
- 2 adopts the landscape treatment for median islands in this subdivision as shown on Attachment A to report TS128-04/95;
- 3 endorses minimising mass landscaped medians and verges and using a combination of grass, indigenous shrubs and trees, and paving.

CARRIED

Appendix X refers.

TS129-04/95 **ADDITIONAL PLAY EQUIPMENT/BASKETBALL FACILITY -
SERPENTINE PARK, CLARKSON - [061-423]**

CITY PARKS MANAGER'S REPORT

A petition containing 26-signatures was received from residents of Clarkson requesting that additional play equipment and a basketball facility be installed on Serpentine Park, Clarkson or on the park across the road known as Merriwa Park.

The petition specifically requests that play equipment for children in the 7 - 15 age bracket be provided. Currently all the play equipment located on Serpentine Park is for the younger age group and there is nothing for the older children.

The City Parks Manager advises that there is insufficient room on Serpentine Park to place further equipment. However, a concrete basketball facility has commenced on Merriwa Park.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council advises the petitioners of the following:

- 1 there is insufficient space to provide additional equipment on Serpentine Park, Clarkson;
- 2 arrangements are in hand to provide a concrete basketball facility on Merriwa Park with all works to be completed by the end of April 1995.

**TS130-04/95 PETITION FOR SENIOR SPORTING OVAL - YANCHEP/TWO
ROCKS - [250-1]**

A petition has been received from 45 residents in Yanchep/Two Rocks requesting the following:

"That the City Parks Department be directed by Council to investigate and evaluate suitable sites in the Yanchep/Two Rocks area for construction of a major sporting field and, if no site is to be found, concept plans be drawn up showing how Oldham and Charnwood Reserves could be re-developed for use as senior sporting fields".

The City Parks Manager reports on public open space in the Yanchep/Two Rocks area and advises that Oldham Park could accommodate a senior sports oval but would require considerable earthworks. Additional costs would also be incurred for toilets and carpark.

CITY PARKS MANAGER'S REPORT recommended that Council lists for consideration in the 1995/96 Draft Budget an extension of Oldham Park, Yanchep.

MOVED Cr Freame, **SECONDED** Cr Lynn that consideration of an extension of Oldham Park, Yanchep be deferred for two weeks and referred back to General Purposes Committee.

CARRIED

**TS131-04/95 PETITION REQUESTING RETICULATION OF PARKS AND
RESERVES WITHIN HEATHRIDGE - [250-6] -
WITHDRAWN**

**TS132-04/95 PETITION FOR SENIOR SPORTING OVAL - YANCHEP/TWO
ROCKS - [250-1]**

Cr O'Grady tabled a letter from the president of the Joondalup Jaguars Softball Club requesting grounds within the City of Wanneroo for the headquarters of a Northern Suburbs Softball Association.

MOVED Cr Freame, **SECONDED** Cr Lynn that the letter requesting grounds within the City of Wanneroo for the headquarters of a Northern Suburbs Softball Association be received and referred to Parks Department for a report to Council.

CARRIED

**CLEARING OF BUSH FIRE RESIDUE - CRAIGIE LEISURE CENTRE -
[680-1]**

Cr Freame referred to the recent bush fires and the current condition of the area around Craigie Leisure Centre where the remnants of dead and burnt trees and shrubs still remain.

Cr Freame asked that the remaining dead and burnt foliage be removed and tidied up and in particular the area immediately in front of Craigie Leisure Centre.

The City Parks Manager advised that they were awaiting the first rains and anticipated that the problems would soon be dealt with.

**TS133-04/95 UNDEVELOPED LAND IN OLDER RESIDENTIAL AREAS -
[-740-1]**

Cr Cooper expressed his concern at the state of some blocks of undeveloped land in older established suburbs. He requested that a report be submitted as to what action may be taken in relation to enforcing owners of land in older established suburbs to keep the undeveloped block cleared and tidy.

MOVED Cr Freame, **SECONDED** Cr Lynn that a report be submitted to Council as to what action it may be able to take in relation to enforcing owners of land in older established suburbs to keep the undeveloped block cleared and tidy.

CARRIED

MEDIAN STRIP - JOONDALUP DRIVE - [510-1665]

Cr Curtis raised the question concerning the tidying up of the median strip on Joondalup Drive in the vicinity of Edith Cowan University and asked who was responsible for this.

The Town Clerk advised that he was not aware whether or not the responsibility for this median had transferred to Council and would enquire and take appropriate action or, if necessary, refer the matter to Landcorp.

FINANCE & ADMINISTRATIVE RESOURCES COMMITTEE

REPORT NO:

FA42-04/95 PHILIPPINE DELEGATION - WEDNESDAY 10 MAY 1995 -
[201-1-1]

CITY TREASURER'S REPORT

Councillors will recall that last year a delegation from the Philippine Local Government authorities visited this City to gain first-hand knowledge of developing trends in local government. This visit was one of several to metropolitan local authorities as part of an intensive one month workshop on Local Government Revenue Raising and Management Procedures. From all reports, it was a resounding success.

A second workshop is now proposed with delegates from the Philippines arriving in April/May 1995. The organiser, Curtin University, has again sought this City's involvement in the programme.

The City Treasurer provides details of the proposed programme and suggests Wednesday, 10 May 1995 as the most appropriate day for the workshop.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council agrees to host a Workshop session on 10 May 1995 for the Local Authority Philippine Delegation, with the format to be generally as outlined in Report FA42-04/95.

CARRIED

Appendix XI refers.

FA43-04/95 AUTHORISATION OF REALLOCATION OF FUNDS - [006-
2]

CITY TREASURER'S REPORT

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

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

MOVED Cr Gilmore, **SECONDED** Cr Cooper 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 - 11 April 1995.

**CARRIED BY AN
ABSOLUTE MAJORITY**

WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31
MARCH 1995 - [021-1]

CITY TREASURER'S REPORT

The City Treasurer submits the Warrant of Payments for the period ending 31 March 1995, covering Voucher Nos 010559 - 011986 relating to Treasurer's Advance Account No 1, Voucher Nos 000091 - 000099A relating to Municipal Fund and Voucher Nos 000020 - 000022 relating to Trust, the total sum expended was \$14,173,259.65.

Crs Dammers and Gilmore declared an interest in this item.

MOVED Cr Freame, **SECONDED** Cr Cooper that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 March 1995, certified by the Mayor and City Treasurer, and totalling \$14,173,259.65:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	010559 - 011986	\$
6,170,090.77		
Municipal	000091 - 000099A	
7,964,627.48		
Trust	000020 - 000022	
		<u>38,542.05</u>
		<u>\$14,173,259</u>
		<u>.65</u>

CARRIED

Crs Dammers and Gilmore abstained from voting.

Appendix XII refers.

ADDITIONAL AND INCREASED PETTY CASH FLOATS -
[240-7, 330-1-1]

CITY TREASURER'S REPORT

Requests have been received from the Recreation and Cultural Services Manager and the City Librarian for additional and increases in petty cash floats, as follows:

- 1 Sorrento/Duncraig Vacation - Petty cash float of \$100.00
- 2 Whitfords Library - Increase in petty cash from \$175.00 to \$250.00

The City Treasurer provides information relating to these requests and advises that adequate audit controls will be

implemented for the correct recording and security of the cash floats.

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

- 1 advances the Sorrento/Dun Craig Vacation Care Programme a \$100.00 petty cash float;
- 2 increases the Whitfords Library petty cash float from \$175.00 to \$250.00;
- 3 ensures the petty cash floats are operated in accordance with correct accounting principles.

CARRIED

FA46-04/95 **1995/96 RATE INCENTIVE SCHEME - [018-20]**

CITY TREASURER'S REPORT

Since 1983 Council has conducted a rate incentive scheme to encourage ratepayers to make full rate payment within 21 days of the due date.

Prizes donated to Council for the 1994/95 year rate incentive scheme included four cash prizes ranging from \$1,000 to \$5,000 each, termite treatment, wool insulation and four weekend accommodation packages.

The City Treasurer reports on the success of the scheme and suggest that Council conducts a rate incentive scheme for the 1995/96 year and that conditions of entry follow the same format as last year.

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

- 1 undertakes a Rate Incentive Scheme for the 1995/96 year;
- 2 adopts the conditions of entry and drawing of winners to the 1995/96 rate incentive scheme as outlined in Report FA46-04/95;
- 3 commences negotiations with prospective donors for prizes for the 1995/96 rate incentive scheme.

CARRIED

Appendix XIII refers.

FA47-04/95 **RATES OUTSTANDING 3 YEARS AND OVER - [018-11]**

CITY TREASURER'S REPORT

The report details properties on which rates and refuse charges are outstanding for a period of three years and over.

There are currently 11 such properties with outstanding rates and charges of \$34,648.04.

The City Treasurer outlines actions which Council may take in accordance with Section 582 of the Local Government Act, to recover the rates owing.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council, in accordance with the provisions of Section 582 of the Local Government Act, proceeds with the sale of:

- 1 63 Wyatt Road, Wanneroo (Point 1, Attachment A to Report FA47-04/95 refers);
- 2 27 Curtis Way, Girrawheen (Point 7, Attachment A to Report FA47-04/95 refers).

CARRIED

Appendix XIV refers.

FA48-04/95 **RATE EXEMPTION - 4 HOCKING ROAD, KINGSLEY - [233/
/14]**

CITY TREASURER'S REPORT

Hastyle Pty Ltd and A L Ruse are seeking rate exemption for 4 Hocking Road, Kingsley. Two thirds of the property is used as an indoor sports arena and one third for church purposes.

The City Treasurer supports rate exemption being granted to the portion used for church purposes.

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

- 1 grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on that portion of 4 Hocking Road, Kingsley marked on Attachment B to Report FA48-04/95 effective 15 January 1995;
- 2 amends the rate book accordingly.

CARRIED

Appendix XV refers.

FA49-04/95 **DONATIONS - [009-1]**

CITY TREASURER'S REPORT

The City Treasurer reports on requests for financial assistance for representatives at the Triathlon National Championships, Adelaide and the State School Swimming Team, Hong Kong.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective areas:

Miss Liz Blatchford
Mr Zy Phillips

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

CARRIED

FA50-04/95 **CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

TOWN CLERK'S REPORT

Council approval is sought for the inclusion of the Mural Artwork Project Opening Ceremony for 20 April 1995 in the 1994/95 civic functions calendar.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council approves the inclusion of the Mural Artwork Project Opening Ceremony for 20 April 1995 in the 1994/95 civic functions calendar.

CARRIED

COMMUNITY SERVICES COMMITTEE

REPORT NO:

CS62-04/95 MATTERS ARISING FROM MANAGEMENT AND ADVISORY
COMMITTEES - [264-3]

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

The City Recreation and Cultural Services Manager reports on matters arising from the Management meetings of the Historical Sites and Gloucester Lodge Committees.

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

- 1 (a) accepts the information provided by Mr Garmson indicates he has a satisfactory financial backing for his proposal, subject to written advice being received from the Commonwealth Development Bank confirming its preparedness to lend funds for the project;
- (b) modifies the Consultancy Brief for the preparation of the Development and Management Plan for Perry's Paddock to account for (a) above, and also requires that the possible presence of sites of significance to Aborigines be investigated;
- (c) invites the following consultancy firms to submit tenders for the preparation of the Perry's Paddock Development and Management Plan: Ecoscope, GHD, ERM Mitchell McCotter, BSD Consultants, Whelans, Hames Sharley;
- 2 endorses the appointment of Ms S Rodway to the Gloucester Lodge Museum Management Committee.

CARRIED

CS63-04/95 APPLICATION - PIGEONS - [0903/156/37]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

Mr Neil Mouritz of Lot 156 (37) Yallabee Crescent, Wanneroo is seeking Council approval to keep up to 75 racing pigeons at his house. He is a member of the Wanneroo Racing Pigeon Club.

The Acting City Environmental Health Manager reports on the application which has a letter of support from the Club and signatures from five adjoining neighbours.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council approves the application of Mr N Mouritz of 37 Yallambee Crescent, Wanneroo to keep up to 75 racing pigeons at the above address subject to:

- 1 his continued membership of an affiliated pigeon club;
- 2 the pigeon loft complying with Council's By-laws Relating to the Keeping of Pigeons.

CARRIED

CS64-04/95 **REQUEST FOR A REDUCTION OF HIRE FEES - NEW ENDEAVOUR THEATRE GROUP - [635-11, 261-2]**

A request has been received from the New Endeavour Theatre Group for a reduction in its hire charge for use of the main hall at the Wanneroo Civic Centre. The Group has utilized the Wanneroo Civic Centre for a number of years for theatrical productions and performs approximately three seasons per year.

The City Recreation and Cultural Services Manager reports that the Group has highlighted on several occasions that the facilities provided at Wanneroo Civic Centre are not of the standard required to cater for a professional theatrical performance and it is on this basis that the Group requests a reduction. He supports a reduction in the cost of rehearsal times.

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

- 1 approves a 50% reduction in the hire charges of Wanneroo Civic Centre, for the New Endeavour Theatre Group for rehearsal times;
- 2 reviews this arrangement on an annual basis and in consideration of any upgrades made to this facility.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council does not approve a 50% reduction in hire charges of Wanneroo Civic Centre, for the New Endeavour Theatre Group on the grounds that any complaints that have been made are being rectified.

CARRIED

CS65-04/95 **TWO ROCKS/YANCHEP RESIDENTS ASSOCIATION - [330-9]**

MANAGER, WELFARE SERVICES' REPORT

The Two Rocks/Yanchep Residents Association Inc has established a subcommittee to address the accommodation needs of senior citizens in the area and is seeking Councillor representation on this committee.

The Manager, Welfare Services provides background information on the Committee and considers it is appropriate for the

Association to be taking up this particular need in the community where a large proportion of its residents are retirees.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council nominates a Councillor to be a representative on the Yanchep/Two Rocks Residents Association Inc - Retirement Village Sub Committee.

CARRIED

CS66-04/95 VALUATION - HERITAGE COLLECTION - [050-0]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT

Council at its meeting of 8 February 1995 resolved to obtain a valuation of the Heritage Collection for insurance purposes (Item CS19-02/95 refers).

The City Recreation and Cultural Services Manager reports on the valuation report submitted by Gregsons Auctioneers which represents the replacement cost of the collection. It does not include an assessment in terms of the historical and heritage significance of objects in the collection.

MOVED Cr Freame, **SECONDED** Cr Lynn that Council refers the valuation report by Gregsons Auctioneers to Gloucester Lodge Museum Management Committee, Historical Sites Advisory Committee and the Buckingham House Management Committee for information.

CARRIED

BALLOON USAGE AT FUTURE FESTIVITIES - [880-9-3]

Cr Curtis advised that following the Multicultural Festival a number of parents expressed concern that some children were abusing the gathering of balloons for the purpose of inhaling the helium gas that is used to inflate these.

FLOORCOVERINGS - OCEAN RIDGE RECREATION CENTRE - [330-5-1]

Cr Dammers expressed his concern at the condition of the near new carpet at Ocean Ridge Recreation Centre, which he states is not wearing particularly well and due to its light colour has become badly stained.

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

CARRIED

REPORTS

B53-04/95 **DEVELOPMENT ENQUIRIES: MARCH 1995 - [290-0]**

CITY PLANNER'S REPORT

The City Planner submits a schedule of development enquiries received during March 1995, together with a resumé of advice received from the Town Planning Department.

MOVED Cr Freame, **SECONDED** Cr Lynn that CITY PLANNER'S REPORT B53-04/95 be received.

CARRIED

B54-04/95 **ELLIOT ROAD NORTH AND HOCKING AND PEARSALL (SOUTH WANNEROO) LOCAL STRUCTURE PLAN - [790-650, 790-595]**

CITY PLANNER'S REPORT

The local structure plans for Elliot Road North and Hocking and Pearsall (South Wanneroo) have recently been endorsed by the Western Australian Planning Commission as a guide for the future subdivision and development of these areas. The plans represent a considerable level of work that has been undertaken over recent years following detailed discussion with relevant government agencies and significant public liaison.

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

He advises that general rezonings have been initiated within the two respective Local Structure Plans and there are outstanding issues in relation to these rezonings e.g. proximity of poultry farms, undertakings towards infrastructure contributions etc which still require some resolution prior to amendment finalisation.

MOVED Cr Freame, **SECONDED** Cr Lynn that CITY PLANNER'S REPORT B54-04/95 be received.

CARRIED

B55-04/95 **ENGINEERING DEPARTMENT CURRENT WORKS - [202-0]**

ACTING CITY ENGINEER'S REPORT

The City Engineer reports on major work, drainage, dual use paths, traffic management, miscellaneous works, rubbish disposal and subdivisional development for the period ending 31 March 1995.

MOVED Cr Freame, **SECONDED** Cr Lynn that ACTING CITY ENGINEER'S REPORT B55-04/95 be received.

CARRIED

B56-04/95 **USE OF CYCLEWAYS - [504-0]**

ACTING CITY ENGINEER'S REPORT

Council resolved at its meeting on 8 February (Item TS32-02/95 refers) to approach the State Government through the appropriate agency to legislate to prosecute cyclists who use the main carriageways where cycleways are provided.

The Acting City Engineer submits a copy of the response received from Hon Bob Wiese, Minister for Police.

MOVED Cr Freame, **SECONDED** Cr Lynn that ACTING CITY ENGINEER'S REPORT B56-04/95 be received.

CARRIED

B57-04/95 **PETITION - TEMPORARY FOOTPATH FROM FISHERTON
CIRCUIT, KINROSS TO BURNS BEACH ROAD AND
CURRAMBINE STATION - [502-5, 510-239]**

ACTING CITY ENGINEER'S REPORT

Council has been petitioned by twenty nine residents from the Fisherton Circuit area of Kinross to construct a temporary pedestrian connection to the Currumbine Station access path via the bus stop in Burns Beach Road (north side) from their street (Item TS88-03/95 refers).

The Acting City Engineer supports the request and advises that secondhand slabs are available for this project.

MOVED Cr Freame, **SECONDED** Cr Lynn that ACTING CITY ENGINEER'S REPORT B57-04/95 be received.

CARRIED

B58-04/95 **FENCING: HAINSWORTH LEISURE CENTRE - [330-2-2]**

CITY BUILDING SURVEYOR'S REPORT

Council at its meeting of 8 February 1995 requested a report be submitted on the cost and feasibility of replacing the cyclone/barbed wire fence at the front and rear of the Hainsworth Leisure Centre with a metal swimming pool type fence.

The City Building Surveyor reports on the general condition of the existing fence and provides details of the cost to install swimming pool type fencing similar to the fencing used at group housing on Lot 11 Tonkin Place, thus maintaining a consistency of appearance.

He advises that as the existing fence is in good repair, there is no compulsion for adjoining owners to share the cost of the portion of the front fence.

MOVED Cr Freame, **SECONDED** Cr Lynn that CITY BUILDING SURVEYOR'S REPORT B58-04/95 be received.

CARRIED

B59-04/95 **MONTHLY REPORT FOR MARCH 1995 - PARKS DEPARTMENT**
- [201-5]

CITY PARKS MANAGER'S REPORT

The City Parks Manager reports on the major areas of work undertaken by the groundstaff during March.

Cr Freame requested that prior to the rabbit control programme being undertaken that Council liaises with the curator of Pinnaroo Valley Memorial Park in regard to their rabbit problem.

MOVED Cr Freame, **SECONDED** Cr Lynn that CITY PARKS MANAGER'S REPORT B59-04/95 be received.

CARRIED

B60-04/95 **STAFF AND OUTSIDE WORKERS' OVERTIME - MARCH 1995**
- [404-10]

CITY TREASURER'S REPORT

The City Treasurer submits the staff overtime return for the month of March 1995 together with the outsider workers' overtime for the same period.

MOVED Cr Freame, **SECONDED** Cr Lynn that CITY TREASURER'S REPORT B60-04/95 be received.

CARRIED

B61-04/95 **LOCAL GOVERNMENT SELF MANAGED WORKERS'**
COMPENSATION AND LIABILITY SCHEMES - [013-3]

CITY TREASURER'S REPORT

The City Treasurer reports on the Local Government Self Managed Workers' Compensation and Liability Schemes and advises that the Western Australian Municipal Association has carefully researched the new schemes to ensure that they fully satisfy the unique requirements of Local Government.

A deputation from the Scheme Managers addressed the General Purposes Committee on Tuesday, 11 April 1995.

MOVED Cr Freame, **SECONDED** Cr Lynn that CITY TREASURER'S REPORT B61-04/95 be received.

CARRIED

B62-04/95 **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 of the Recreation and Cultural Services Department during March 1995.

Heritage Week 2-9 April was celebrated with Council's historic buildings being open to visitors all week. A visual display with photographs and artefacts was staged at the Lakeside Shopping Centre.

The Youth Festival conducted at Lakeside Shopping Centre on 1 April promoted the positive achievement of young people in the local community.

Applications for CSRFF grants have closed with five applications from community sporting groups being processed and submitted to the Ministry of Sport and Recreation.

A newsletter has been created as a promotional tool to inform clubs affiliated with the City of Wanneroo of issues that affect them.

A special project looking at the development of a joint eco-recreation programme with an Aboriginal cultural focus has begun.

Activities at the various regional recreational centres are progressing according to plan with many new programmes generating interest.

MOVED Cr Freame, **SECONDED** Cr Lynn that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT B62-04/95 be received.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

STAFF AND SALARY PACKAGING - FA32-03/95

"a report be submitted to General Purposes Committee evaluating salaries paid to Local Government employees as opposed to market rates in the private sector."

A report will be submitted in due course.

GIFT TO KASTORIA FROM COUNCIL - ex C116-03/95

"consideration of this matter be deferred."

A report will be submitted in due course.

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."

CITY BUILDING SURVEYOR'S REPORT TS126-04/95

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."

CITY BUILDING SURVEYOR'S REPORT TS123-04/95

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.

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

"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."

A report will be submitted to the General Purposes Committee meeting scheduled for mid April 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."

CITY BUILDING SURVEYOR'S REPORT B58-04/95

LETTER REGARDING INSTALLATION OF VERMIN PROOF FENCE - LANDSDALE FARM SCHOOL - ex C123-04/95

"the letter received from Landsdale Farm School regarding the installation of a vermin proof fence around the entire reserve be received and referred to Building Department for a report to Council."

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

PETITION REQUESTING INCREASE IN HEIGHT OF FENCE - HURST TRAIL, CLARKSON - ex C125-04/95

"the petition from the residents of Hurst Trail, Clarkson seeking an increase in height of the fence in their cul-de-sac be received and referred to Building Department for a report to Council."

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

PETITION REQUESTING AIR-CONDITIONING FOR WHITFORDS SENIOR CITIZENS CENTRE - ex C131-04/95

"the petition received from senior citizens requesting the installation of air-conditioning at the Whitfords Senior Citizens Centre, including the hairdressing area be received and referred to Building Department for a report to Council."

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

PETITION REGARDING EXTENSION OF EDGEWATER DRIVE ONTO JOONDALUP CAMPUS - ex I90727

"the petition received from staff of Joondalup Campus, Edith Cowan University be received and referred to Engineering Department for a report to Council."

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

PETITION REQUESTING INSTALLATION OF ROUNDABOUT - VENTURI DRIVE, OCEAN REEF - ex I90728

"the petition from residents of Ocean Reef, requesting the installation of a roundabout on Venturi Drive, at either its intersection with Diamond Drive or Cockpit Street be received and referred to Engineering Department for a report to Council."

This matter is currently being investigated by the Traffic Section; a report will be presented to Council in 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 on this will be submitted to Council in May 1995.

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 26 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."

This matter is currently being investigated; a report will be submitted to the General Purposes Committee meeting scheduled for 11 April 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.

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.

PEEL-OFF CITY OF WANNEROO CRESTS - ex TS81-03/95

"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."

CITY ENGINEER'S REPORT TS119-04/95

REAR ACCESS - PINJAR ROAD BETWEEN EDWARD AND HARRIS ROADS, MARIGINIUP - ex TS91-03/95

"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"

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

PETITION REQUESTING TRAFFIC CALMING MEASURES - SCENIC DRIVE, WANNEROO - ex C104-03/95

"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."

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

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."

This matter is currently being evaluated with a proposal to upgrade the street lighting; a report will be submitted following this evaluation.

RECREATION AND CULTURAL SERVICES DEPARTMENT MONTHLY ACTIVITIES REPORT - ex B44-03/95

"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"."

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

"TIDY TOWNS" SCHEME - ex C121-03/95

"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."

This matter is currently 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.

DOUBLE LIGHT POLE AT INTERSECTING DUAL PATH UNDER WHITFORDS AVENUE BETWEEN WHITFORDS AVENUE AND TRAILWOOD DRIVE, WOODVALE - ex TS112-03/95

"a report be submitted to General Purposes Committee on the cost and feasibility of installing a double headed light pole at the intersection of the dual path under the freeway between Whitfords Avenue and Trailwood Drive, Woodvale"

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

DUALLING OF HEPBURN AVENUE BETWEEN MARMION AVENUE AND WEST COAST DRIVE - ex TS113-03/94

"a report be submitted to General Purposes Committee on the feasibility and time frame for the dualling of Hepburn Avenue between Marmion Avenue and West Coast Drive."

A review of Hepburn Avenue in accordance with the multi criteria analysis required for Urban Arterial Road Funding is currently being undertaken. A report will be presented on completion of this review.

LETTER REQUESTING NEW SIGNAGE - WARWICK OPEN SPACE - ex C124-04/95

"the letter from Greenwood Warwick Community Recreation Association (Inc) requesting the installation of new sporting facility signs for Warwick Open Space be received and referred to Engineering Department for a report to Council."

This matter will be discussed with representatives of Greenwood Warwick Community Recreation Association (Inc) and the Warwick Leisure Centre Manager. A report will be presented following this consultation.

PETITION ADDRESSING TRAFFIC PROBLEMS TAPPING WAY, QUINNS ROCKS
- ex C127-04/95

"the petition received from residents of Tapping Way, Quinns Rocks outlining the traffic problems that will occur as a result of the proposal to divert traffic along Santa Barbera Avenue via a proposed extension to Marmion Avenue be received and referred to Engineering Department for a report to Council."

This petition will be considered in conjunction with Item ex C52-02/95

PETITION CONCERNING PARKING PROBLEMS AT ALINJARRA PRIMARY SCHOOL - ex C130-04/95

"the petition received from nearby residents of the Alinjarra Primary School relating to the constant traffic/parking problems being caused by parents dropping off and picking up children from 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 and public consultation.

PARKING IN LUMSDEN AND BARETTA ROADS AND PRINDIVILLE DRIVE, WANGARA - ex C147-04/95

"a report be submitted to General Purposes Committee concerning the parking on both sides of the roads at Lumsden, Baretta and Prindiville Drive, Wangara"

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

REFLECTIVE KERBSIDE NUMBERING - ex C148-04/95

"a report be submitted to General Purposes Committee in relation to reflective kerbside numbering, with particular reference to:

- 1 the number of local authorities that are using them;
- 2 the success of them in New Zealand;
- 3 the incidence of legal action being taken by members of the public who have tripped over them."

Information is currently being sought from other local authorities and New Zealand. A report will be submitted on receipt of this information.

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 to the next meeting of General Purposes Committee.

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."

CITY PARKS MANAGER'S REPORT TS130-04/95

PARK MAINTENANCE - WOODVALE WATERS ESTATE AREA - ex TS87-03/95

"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."

CITY PARKS MANAGER'S REPORT TS128-04/95

PETITION REQUESTING INSTALLATION OF ADDITIONAL PLAYGROUND EQUIPMENT AT EITHER SERPENTINE RESERVE OR CARNEGIE RESERVE - ex C132-04/95

"the petition received from residents of Clarkson Heights requesting the installation of additional playground equipment at either Serpentine Reserve or Carnegie Reserve be received and referred to Parks Department for a report to Council."

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 Coordinator 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.

PETITION OBJECTING TO AMENDMENT NO 555 TO TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE LOT 24 (207) WANNEROO ROAD FROM RURAL TO RESIDENTIAL DEVELOPMENT R40 - ex I90803

"the petition and letter objecting to the proposal for a road and car parks within Yellagonga Regional Park be received and referred to Town Planning Department for a report to Council."

A report will be prepared and submitted in due course.

TRANSPORT OF HAZARDOUS LOADS ALONG NEAVES ROAD TO FLYNN DRIVE INDUSTRIAL ESTATE - ex I90912

"a report be submitted to Council on the control of hazardous loads being transported on Neaves Road to access Flynn Drive Industrial Estate."

CITY PLANNER'S REPORT TP127-04/95

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."

CITY PLANNER'S REPORT TP136-04/95

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.

DUNE DAMAGE, MULLALO - ex I91204

"the letter from Dr Charles Stuart be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT TP129-04/95

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."

CITY PLANNER'S REPORT TP139-04/95

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.

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 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.

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.

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."

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

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."

A report will be submitted when advice is received from the Ministers for Planning and the Environment.

PETITION TO SAVE CRAIGIE OPEN SPACE - ex C98-03/95

"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."

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

ON-SITE DRYCLEANING OPERATION - CARINE GLADES SQUASH ACADEMY -
ex C101-03/95

"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."

CITY PLANNER'S REPORT TP121-04/95

PETITION FROM WANNEROO WANDERERS FOUR WHEEL DRIVE CLUB - ex
C102-03/95

"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 Department for a report to Council."

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

PROPOSED COMMERCIAL RECREATION USE OF CRAIGIE OPEN SPACE -
RESERVE 32858 - ex TP95-03/95

"consideration of this matter be deferred pending further information from Cr Magyar being circularised to all Councillors."

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

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

PETITION OBJECTING TO THE CLOSURE OF PUBLIC WALKWAY BETWEEN
MOFFAT PLACE, WARWICK AND WARWICK TRAIN STATION - ex
C126-04/95

"the petition objecting to the closure of the public walkway between Moffat Place, Warwick and the Warwick Train Station be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT TP139-04/95

AMENDED CONDITIONS OF DEVELOPMENT APPROVAL: PROPOSED CHILD
CARE CENTRE ON LOTS 166 AND 167 LAGOON DRIVE, YANCHEP - ex
TP106-03/95

"consideration of this report be deferred and referred back to the next Town Planning Meeting."

CITY PLANNER'S REPORT TP141-04/95

SAND QUARRY, LOTS 505 AND 508 PEDERICK ROAD, NEERABUP - ex TS98-03/95

"consideration of the application for an Extractive Industry Licence and Development Approval for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup be deferred and referred to Town Planning Committee."

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

SHOWROOM UNITS, LOTS 1 AND LOT 137 VANDEN WAY, JOONDALUP - ex CI49-04/95

"a report be submitted to Town Planning Committee on the progress for approval of showroom units on Lot 1 and Lot 137 Vanden Way, Joondalup."

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.

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.

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
- ex C106-03/95
- ex C129-04/95

"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 and Town Planning 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.

PETITION SEEKING RECLASSIFICATION OF PATHWAY BETWEEN BURNS BEACH AND BEAUMARIS (ILUKA) - ex C128-04/95

"the petition received from Wayde Smith MLA seeking reclassification of the pathway between Burns Beach and Beaumaris (Iluka) to enable residents to walk their dogs on leads be received and referred to Municipal Law and Fire Services for a report to Council."

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 Freame, **SECONDED** Cr Lynn that the above matters be considered in the order in which they appear in the agenda.

CARRIED

MOVED Cr Ewen-Chappell, **SECONDED** Cr Cooper that the Report of the Joondalup Civic and Cultural Facilities Occasional Committee held on 7 April 1995, be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	L O'GRADY	North Ward
	G A MAJOR	South-West Ward
	S P MAGYAR - Observer	Central Ward

Town Clerk:	R F COFFEY
City Treasurer:	J TURKINGTON
City Building Surveyor:	R FISCHER
City Recreation & Cultural Services Manager:	R BANHAM from 8.26 am
City Librarian:	N CLIFFORD
Special Projects Manager:	J SOBON
Branch Librarian - Joondalup:	L SALVATORELLI
Committee Clerk:	J HARRISON

IN ATTENDANCE

James Christou	James Christou and Partners
Anne Neil	Artist Consultant

APOLOGIES

Apologies for absence were tendered by Cr Hall and Mr Phil Slater, Landcorp.

CONFIRMATION OF MINUTES

The Minutes of the Joondalup Civic and Cultural Facilities Occasional Committee Meeting held on 10 February 1995 were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	8.03 am
Closed:	8.40 am

ITEM OF BUSINESS

OC17-04/95 ARTIST CONSULTANCY; TENDER REFERENCE 104-94/95
- [730-8-8-1, (208-104-94/950)]

CITY BUILDING SURVEYOR'S REPORT

The selection of the Arts Consultant to the Joondalup Civic and Cultural Facilities Project Stage 1 was undertaken with interviews of applicants on 21 March 1995. This was a result of initial short listing of some seven potential artists using the WA Department for the Arts - Artist profiles to select from.

Each person was contacted and supplied with tender documents in the form of Consultancy Brief for Artist Consultant Contract No 104-94/95. Two artists were not available and of the remaining five only Margaret Ainscow (\$15,000), and Anne Neil (\$17,500) responded to the invitation.

The City Building Surveyor reports that it was an unanimous decision by the selection panel to appoint Ms Anne Neil to this consultancy. Due to the pace with which the project is proceeding, it was essential the appointment was made as soon as practicable. Accordingly, the Acting Town Clerk approved the recommendation on 24 March 1995.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council:

- 1 endorses the actions of the City Building Surveyor and Acting Town Clerk in appointing Ms A Neil as Artist Consultant;
- 2 authorises the signing of the contract documents.

CARRIED

OC18-04/95 1:200 SCALE MODEL - [730-8-8-1]

CITY BUILDING SURVEYOR'S REPORT

As a visual aid to all concerned it is proposed to engage a specialist model making firm to construct a 1500mm (E-W) x 1200mm (N-S) scale 1:200 model of the site comprising the Joondalup Civic and Cultural Facilities Project. The model will cover the area shown in the Hames Sharley Master Plan.

It will become a permanent working model to which all facilities can be clearly added once their physical form is known.

The City Building Surveyor reports on the scale model which will show in detail form the Stage One buildings together with the existing Administration building.

James Christou and Partners have obtained competitive quotations for this work and received acceptance of \$15,000 price from model maker David Hartree.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council, approves the expenditure of \$15,000 for the construction and supply of a 1500mm x 1200mm scale 1:200 model by David Hartree Design Associates, showing in detail Stage 1 buildings within the Master Planning of the Joondalup Civic and Cultural Facilities Project.

CARRIED

OC19-04/95 DESIGN DEVELOPMENT: CIVIC CENTRE AND LIBRARY -
[730-8-8-]

CITY BUILDING SURVEYOR'S REPORT

Mr James Christou of James Christou and Associates reported to the Committee in relation to the air-conditioning unit to be located on the roof level of the Chamber building. This unit will be positioned on a concrete slab and concealed by the tiled roof, and will service Stage 1 of the development.

Mr Christou advised that the slab will be of assistant in reducing noise levels, and acoustic engineers would be working with the mechanical and structural engineers in order to avoid any problems.

Discussion ensued and it was pointed out that the installation of this air-conditioning unit was the most economical long term method and will have the capacity to service the Administration Building when required.

Mr Christou stated he is currently looking at each room independently and anticipated that within three weeks he would be able to show how the building is developing from all aspects. A few minor changes had been made to make the building more aesthetically pleasing and more functional, but no increases in size had occurred.

He outlined a timing programme and advised of the commencement of construction in December 1995 with the library being completed in April 1997 and the Council Chamber in May 1997.

A meeting had been held with Landcorp in relation to development approval, and certain conditions needed to be satisfied, one being in relation to Landcorp's requirement that buildings have frontages to all streets. Landcorp seemed satisfied with comments made to it by Council and sketches would be provided for Landcorp's approval.

Town Clerk advised he would have discussions with the City Planner in relation to the Development Manual, currently under review, to attempt to have certain details incorporated into the Manual to allow flexibility into development.

Mr Christou will have artistic views available within two weeks showing the central court design in relation to the buildings.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that CITY BUILDING SURVEYOR'S REPORT OC19-04/95 be received.

CARRIED

OC20-04/95 PUBLICITY - [730-8-8-1]

CITY BUILDING SURVEYOR'S REPORT

The Joondalup Civic and Cultural Facilities Project is one of the largest undertaken by Council. It will have a significant influence on the development of Joondalup and for the City of Wanneroo. A number of significant events have been identified which should be publicised.

The City Building Surveyor identifies a number of publicity "milestones" which could be released to the media. He suggests that a publicity writer be engaged to prepare and release material relating to Stage One of the project.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council, authorises preparation and release of publicity relating to Stage 1 of the Civic and Cultural Facilities Project.

CARRIED

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

CARRIED

C164-04/95 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE

Document: Surrender of Easement
Parties: City of Wanneroo and H C & L J Farmer
Description: Lots 219 and 220 Dellamarta Road, Wangara
Date: 29.3.95

Document: Deed
Parties: City of Wanneroo and Cedardale P/L and owners of
Woodvale Shopping Centre
Description: Woodvale Shopping Centre - reciprocal parking
Date: 4.4.95

Document: Deed of Assignment
Parties: City of Wanneroo and J I & S S Munday
Description: Lot 258 (255) Badgerup Road, Badgerup
Date: 4.4.95

Document: Withdrawal of Caveat
Parties: City of Wanneroo and V Mobilia and M & A D'Uva
Description: Lot 258 (255) Badgerup Road, Wanneroo
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and Basil Keith Robinson
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and Gladys Winifred Cowie
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and Wesley James Cockman
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and Cecil Cockman
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and A J Gibbs
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and E J Chitty
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and R Leach
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and Nardo Crisafulli
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and Michael John Hayes
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and William Duffy
Description: Copyright Agreement
Date: 6.4.95

Document: Deed
Parties: City of Wanneroo and Arthur Charles Hendrie
Description: Copyright Agreement
Date: 6.4.95

Document: Withdrawal of Caveat
Parties: City of Wanneroo and Milner Jones Pty Ltd
Description: Unit 3/265 Eddystone Avenue, Beldon
Date: 11.4.95

Document: Grant of Easement
Parties: City of Wanneroo and Cape Bouvard Investments Pty Ltd
Description: Lot 471 Boas Avenue, Joondalup
Date: 11.4.95

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

CARRIED

C165-04/95 **EAST WANNEROO CONSULTANCY - BSD SUBMISSION - [780-21]**

Council at its meeting on Wednesday, 25 May 1994 resolved to authorise the Mayor, Councillor Dammers (Councillor Magyar, deputy to Councillor Dammers) and the Town Clerk to engage Consultants to undertake work involved in addressing the requirements of the State Planning Commission as outlined in the Commission's letter of 3 May 1994 for the urbanisation of East Wanneroo.

As a result of invitations to various consultants, three submissions were received and evaluated. The evaluation concluded that BSD Consultants were the best placed to provide the best service to the City for this project. However, before proceeding to make an appointment, the approval of the Minister for Planning to recoup the expenditure involved as an administration cost as part of the developer infrastructure change, was sought. The Minister's support was received but was on the basis that BSD trim costs wherever possible and include the "Enterprise Park" area as a separate East Wanneroo contribution, all without any additional cost to the Consultancy. As a result of further negotiations with BSD, the Subcommittee on 22 February 1995, appointed BSD as Consultants.

As advised at the last Council with the introduction of the new Accounting Standards (AAS27) and the new Local Government Act, Accounting directions, all Town Planning Schemes are now shown as a composite part of council's Operating Statement in the program Other Property and Services.

As a consequence, Council no longer operates a separate overdraft account which was previously titled Town Planning Scheme No. 21 Overdraft Account.

Accordingly, as funds were not provided on the 1994/95 Budget expenditure, approval for this Consultancy is required to be made by an **absolute majority** in accordance with Section 542(12) of the Local Government Act.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council authorises in accordance with the provisions of Section 547(12) of the Local Government Act, payment of \$220,445.00 to BSD Consultants from Account 63087 Planning Consultancy, to undertake work associated with East Wanneroo Consultancy.

**CARRIED BY AN
ABSOLUTE MAJORITY**

C166-04/95

APPOINTMENT OF COMMITTEE AND COUNCIL MEETINGS - MAY 1995

In accordance with the provisions of the Local Government Act, Council is required to hold a Special Council meeting following the Local Government Elections each year to elect the Mayor, Deputy Mayor and appoint Councillors as delegates to various Committees. This meeting is preceded by the Swearing-in of new Councillors.

The practice of deferring appointment of other delegates until the newly elected Councillors have become familiar with the procedures of Council has proved effective. A list of the various Committees, giving details of meeting times, dates and venues, will be circulated to Councillors during May and the appointment of delegates will be included in the Agenda for the May Ordinary Meeting of Council.

Cr Major requested consideration of a different option to that suggested, comprising four standing committees and one Council meeting per month. He suggested the committees be Town Planning, Technical Services, Finance and Community Services and Policy and Regulation, with no duplication of membership on these committees and that Technical Services and Finance and Community Services meet on the same evening. He believed a policy meeting needed to be held each month in order to allow more time to look at Council's existing policies.

Discussion ensued and Cr Major advised that he would like this option given consideration in due course.

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

- 1 appoints Monday, 8 May 1995 at 7.00 pm for the Swearing In of Councillors, and 7.30 pm for the Special Council Meeting, both to be held in the Council Chamber, Administration Centre, Boas Avenue, Joondalup;
- 2 appoints the Mayor, Deputy Mayor and Members/Deputies of Standing Committees, and makes any other appointments of an urgent nature, at that meeting;
- 3 appoints the next meetings of its Standing Committees, to be held in Committee Room 1, Administration Centre, Boas Avenue, Joondalup, as follows:

Town Planning	5.30 pm Monday, 15 May 1995
Technical Services	5.30 pm Wednesday, 17 May 1995
Finance, Administrative and Community Services	5.30 pm Monday, 22 May 1995;
- 4 appoints 7.30 pm on Wednesday, 31 May 1995, in the Council Chamber, Administration Centre, Boas Avenue, Joondalup as the next Ordinary Council Meeting.

CARRIED

C167-04/95 **PUBLIC MEETING HELD ON 20 MARCH 1995 - [702-0]**

A Public Meeting was held in Council's Administration Building on 20 March 1995 to discuss concerns regarding the development of the Connolly area.

There were two hundred members of the public in attendance, together with representatives from Landcorp and Connolly Residents' Association.

The Connolly Residents' Association presented a five-page submission outlining problems being experienced, which

included the overgrown state of the parks and verges, and the condition of the fence within the subdivision.

At the conclusion of the meeting, the President of Connolly Residents' Association sought Council's assistance in bringing Connolly back to a reasonable standard.

MOVED Cr Major, **SECONDED** Cr Curtis that the report on the public meeting held on 20 March 1995 regarding the problems associated with the suburb of Connolly be received.

CARRIED

C168-04/95 **BI-MONTHLY MEETINGS - AREA CONSULTATIVE COMMITTEE - [404-8]**

A request has been received from the Department of Employment, Education and Training's Executive Support Officer, Ms Lesley McDougall, for Council to host bi-monthly the meetings of the North West Corridor Sub-Committee of the Area Consultative Committee.

The Sub-Committee comprises approximately 12 representatives from State, Federal and Commonwealth Governments, together with representatives from the private sector, who meet to address unemployment problems.

Previously meetings have been held monthly at the Stirling City Council. The Committee would now like to rotate these meetings between both Councils.

The next meeting is scheduled for Wednesday 3 May 1995 at 7.30 am.

MOVED Cr Major, **SECONDED** Cr Curtis that Council approves the use of Committee Room 1 for bi-monthly meetings of the ACC North West Corridor Sub-Committee from 7.30 am to 9.30 am, providing light refreshments.

CARRIED

C169-04/95 **REQUEST FOR TRANSCRIPT - MR L J HANCOCK - [702-1]**

A request has been received from Mr L J Hancock for a transcript of all discussions which took place at Council's meeting of 22 February 1995 relating to Items TP42-02/95, C72-02/95 and C73-02/95 - Arnisdale Road Consulting Rooms Precinct, Duncairn.

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

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council approves the request by Mr L J Hancock for a verbatim transcript of all discussions which took place at Council's meeting of 22 February 1995 relating to Item TP42-02/95, C72-02/95 and C73-02/95 - Arnisdale Road, Consulting Rooms Precinct, Duncraig.

CARRIED

C170-04/95 REQUEST FOR TRANSCRIPT - MRS A HINE - [702-1]

A request has been received from Mrs A Hine for a transcript of discussions which took place at General Purposes Committee on 1 March 1995 in regard to Council seeking legal advice concerning a letter sent by Mrs A Hine to the Wanneroo Times on 28 February 1995.

The Town Clerk advised that Council authorised the taping of Town Planning Committee and General Purposes Committee meetings for the purpose of preparation of minutes and to enable validation prior to confirmation and then the tapes to be reused.

Whilst Council has a policy relating to verbatim transcripts of Council meetings, no policy currently exists for the verbatim transcripts of Committee meetings.

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

- 1 refers the request for transcript Mrs A Hine to the Policy Committee for consideration;
- 2 refers the question of the taping of Committee meetings to the Policy Committee for consideration.

CARRIED

C171-04/95 REVIEW OF FINANCIAL STRUCTURE OF MINDARIE REGIONAL COUNCIL - [508-5-5]

This matter has been the subject of prolonged debate by the Mindarie Regional Council, officers of the respective constituent Municipalities and the Secretary/Manager of Mindarie Regional Council.

In accordance with a decision taken at the February 1995 meeting of the Mindarie Regional Council, the Chief Executive Officers and Treasurers of each Municipality met today, Wednesday 19 April 1995, to reach agreement on the major issues of contention, ie. debt service repayments, lease fee payments and distribution of surplus.

Following lengthy and at times willing debate, a compromise position has been agreed, the principles of which are as follows:-

1 **Provision of Establishment Capital**

That the provision of establishment capital to be by the recoup by the constituent Municipalities of existing loan redemption payments (capital and interest) made by the Regional Council before and due subsequent to 30 June 1994.

2 **Operations**

That the financing of all operations to be self sustaining and all true costs and future liabilities to be included within the pricing policy.

3 **Undistributed Surpluses**

That surpluses arising from the conduct of the operations may be distributed to the participating Municipalities on the basis of tonnage disposed since 1 July 1991 with the tonnage of casual users being divided amongst all member Municipalities in accordance with the equity entitlement of the Municipality. The equity entitlement of the City of Perth to 30 June 1994 being one third.

Distribution to be by means of rebates on a tonnage basis determined by the Regional Council having proper regard to prudent management and cash flow.

4 **Deficiencies**

That deficiencies shown in the operating statement be recouped as nearly as possible from the participating Municipalities on a tonnage disposed basis.

5 **Lease Fee**

That a lease fee effective from 1 July 1991 be set in a commercial tenor by the application of the 12 month interest rate declared by the Reserve Bank of Australia on 31 July each year to the purchase value of the area under lease plus the cost of primary access to the site.

To the lease fee be added the 20 year amortised purchase value of the 22 hectares of approved disposal area.

The method of lease fee setting to be reviewed in March 1997.

6 **Return on Capital Invested**

That a return on capital invested by the constituent Municipalities to be made by the application of the 12 month interest rate declared by the Reserve Bank of Australia on 31 March each year. The return to be

considered as an operational cost and included in the pricing policy.

The accrual of interest to commence on the cash contribution by Municipalities from the date of payment and the capital contributed by recoup of loan redemption from 1 July 1994 on the balance then standing.

7 Apportionment of Excavation Costs

That the costs of excavation be regarded as operational and amortised over a capacity in cubic metres to be determined following the conduct of a cost-benefit analysis and recommendation by the Council Auditor.

The costs of the initial excavation to be included in the total excavation expenditure.

8 Accounting for Offset

That all amounts due to and from the constituent Municipalities be accounted in the books of the Regional Council with no monies changing hands until actual credits are due.

9 Cash Contributions

That the aggregate of cash contribution from the constituent Municipalities be regarded as part recoup of loan redemption due to the Regional Council.

10 Landfill Gas Revenue

That revenue derived from future landfill gas sales be treated as operational revenue.

The position outlined above represents a realistic compromise to a dilemma which has been debated and contested over several or more years. The auditor, on numerous occasions over the last 2 years, has requested the Mindarie Regional Council to bring these matters to finality. It will be recalled that last year he qualified his audit report in relation to these matters, stating that resolution of these matters should be concluded during 1994/95 in view of this.

As these issues are to be discussed at the Mindarie Regional Council meeting tomorrow (Thursday, 20 April 1995), this City needs to formulate its position in relation to these matters.

If Council agrees to these propositions it will require:-

- 1 an amendment to both the Constitution Agreement and Lease Deed, both of which require the approval of the respective constituent Municipalities and, in the case of the former, the Minister for Local Government; and

2 an acceptance that these current arrangements supersede all previous resolutions in relation to these matters.

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

CARRIED

MOTIONS FOR FURTHER ACTION

C172-04/95 **PROPOSED CHILD CARE CENTRE, LOT 217 (60) ST
IVES DRIVE, YANCHEP - [30/4928]**

MOVED Cr Major that:

- 1 Council rescinds its Resolution TP56-02/95, viz:

 "consideration of the application for a child care
 centre Lot 217 (60) St Ives Drive, Yanchep be deferred
 pending the outcome of the ministerial inquiry into
 this matter."
- 2 the matter be referred back to Town Planning
 Committee.

The Town Clerk advised that it would not be appropriate to rescind the motion when action has been taken and the Minister has been contacted.

Cr Waters declared an interest in this item.

MOVED Cr Major, **SECONDED** Cr O'Grady that Council writes to the Minister advising that it does not wish to proceed with the ministerial inquiry regarding the application for a child care centre on Lot 217 (60) St Ives Drive, Yanchep.

CARRIED

Cr Waters abstained from voting.

REDUCED SPEED LIMIT IN JOONDALUP CITY CENTRE - [730-8-1]

Cr Cooper referred to his request for a report on reducing the speed limit in the Joondalup City Centre and reported that he and the Deputy City Engineer had attended a meeting with the Mains Roads Department of Western Australia. He advised that the Department had been very helpful and had suggested a number of recommendations which were being investigated by the City's Engineering Department.

C173-04/95 **PARKING PROHIBITIONS - WANNEROO TENNIS CLUB -
[910-4]**

Cr Cooper requested the installation of "No Parking" signs on the verge in front of the Wanneroo Tennis Club.

The verge has been reticulated and is being damaged by motorists parking on the verge rather than in the car park provided.

MOVED Cr Cooper, **SECONDED** Cr O'Grady that Council installs "NO PARKING ANY TIME ON VERGE" signs on the southern side of

Wanjina Crescent, Wanneroo from the eastern boundary of Lot 118 to 6m west of Paltara Way.

CARRIED

ELECTION SIGNS - CITY OF WANNEROO

Cr Curtis commended the Town Clerk on the new election signs which have been erected in the municipality.

MOTIONS FOR REPORT

C174-04/95 MAINTENANCE - CONNOLLY - [740-108]

Cr Cooper referred to the public meeting held on 20 March 1995 with Connolly residents and reported that Landcorp has agreed, without prejudice, to repaint the fences in Fairway Circle, Connolly.

He advised that the golf course owners have now requested to take over the replanting and maintenance of the roundabout at the junction of Country Club Boulevard and Fairway Circle in Connolly.

RESOLVED that a report be submitted to General Purposes Committee on the feasibility of the golf course owners taking over the responsibility of replanting and maintaining the roundabout at the junction of Country Club Boulevard and Fairway Circle, Connolly.

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.

MOVED Cr Gilmore, **SECONDED** Cr Freame that the meeting be held behind closed doors, the time being 8.30 pm.

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

CONFIDENTIAL BUSINESS

C171-04/95 REVIEW OF FINANCIAL STRUCTURE OF MINDARIE REGIONAL COUNCIL - [508-5-5]

Cr MacLean entered the Chamber at this point, the time being 8.45 pm.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the Council delegates on the Mindarie Regional Council be authorised to support the matters raised in Report C171-04/95 (Page 79 to Council Minutes of 19 April 1995) as a basis for discussion and resolution of this matter at the Mindarie Regional Council meeting, to be held on Thursday 20 April 1995.

CARRIED

MOVED Cr O'Grady, **SECONDED** Cr Magyar that the meeting be held with the doors open.

CARRIED

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for **WEDNESDAY 3 MAY 1995.**

CLOSE OF BUSINESS

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

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

CITY OF WANNEROO

TOWN PLANNING COMMITTEE REPORTS

10 APRIL 1995

CITY OF WANNEROO REPORT NO: TP119-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 290-1
WARD: ALL
SUBJECT: DEVELOPMENT ASSESSMENT UNIT -
1 MARCH TO 31 MARCH 1995

Overleaf is a resumé of the development applications processed by the Development Assessment Unit from 1 March 1995 to 31 March 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:gm
pre49519
pat005
3.4.95

CITY OF WANNEROO REPORT NO: TP120-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 30/4576
WARD: CENTRAL
SUBJECT: RESORT HOTEL - STAGE 2 (INCORPORATING 70 GUEST ROOMS, HEALTH AND CHILD-MINDING FACILITIES AND AN UNDERCROFT CARPARK) : LOT 535 JOONDALUP RESORT HOTEL (45) COUNTRY CLUB BOULEVARD, CONNOLLY

METRO SCHEME: URBAN
LOCAL SCHEME: SPECIAL ZONE (RESTRICTED USE) HOLIDAY VILLAGE
APPLICANT/OWNER: JOONDALUP HOTEL INVESTMENTS PTY LTD
CONSULTANT: JAMES CHRISTOU & PARTNERS ARCHITECTS
APPLICATION RECEIVED: 9 JANUARY 1995
DAU/SCU: 17 JANUARY 1995
APPLICANT CONTACTED: 17 JANUARY 1995
ADVICE RECEIVED: 24 JANUARY 1995
REPORT WRITTEN: 2 MARCH 1995

INTRODUCTION

This proposal encompasses the second stage of the development of the Joondalup Resort Hotel and given its scale and design is supported.

BACKGROUND

Previous developments that have been approved on the subject site include the first stage of the Resort Hotel (which comprised 70 guest rooms, a restaurant, bar and banquet/conference facility) approved 9 February 1994 (I90212) and a two storey corporate office block approved 30 September 1994.

COMMENT

This application constitutes the second stage of the Resort Hotel development and involves the development of land along

the rear north and west boundaries of the site, beyond the resort centre and guest rooms of Stage 1. The proposal comprises 70 guest rooms, accommodated in three blocks of three buildings, an indoor pool and health facility with gym and a "Children's Club" child-minding facility for the exclusive use of hotel guests. In addition an undercroft carpark to accommodate 54 carparking bays has been provided under the proposed Stage 1 tennis court.

The overall height of this stage, particularly the guest room buildings will be three storeys. The roof level of these buildings will be below the crown of surrounding mature Tuart trees and marginally higher than the Resort Centre roof level.

The resort's design guidelines, which were formulated by the Joondalup Development Corporation, prescribed a maximum two storey height limit, although it also states that major hotel buildings may exceed this limit where higher portions are of significantly smaller masses than the main body of buildings. There is a predominance of two storey massing of building for the most part of this development and the three storey element is confined to the rear extremity of the lot which is buffered by the golf course and Stage 1's two storey development. Thus it is not likely to affect the amenity of the surrounding residential area.

The development approval for the previous Stage 1 required a total of 353 car bays to be provided of which 300 were subsequently agreed by Council officers to be provided as part of Stage 1 of the resort development and 53 bays to be provided as part of this second stage proposal.

This application generates 70 carparking bays based on one bay per guest room (as prescribed by Table 6 of Town Planning Scheme No 1). It is considered that the health and child-minding facilities will not generate an additional carparking demand as they will only be used by hotel patrons. This proposal has provided a total of 54 carparking bays, to be constructed in an undercroft area under the proposed tennis court for Stage 1. Therefore this second stage of development is to accommodate its own carparking requirements that are generated (70 bays) plus an additional 53 bays that were carried over from Stage 1. There is a deficiency of 63 carparking bays in total.

The project architects maintain that the total provision of car bays is unnecessary and potentially detrimental to the quality of the completed development. Given time constraints they will not challenge the issue presently. However they do offer the potential for 60 additional car bays on a cleared area for the future serviced apartment site and a potential 54 car bays on the deck over Stage 2's undercroft in lieu of the tennis courts. A condition of development approval is warranted in this instance for the provision of 123 carparking bays in total, to ensure Council's carparking requirements for this site are fulfilled despite the "potential" bays.

The child-minding facility is proposed to be located a minimum of 1.5 metres to the eastern boundary and one of the proposed buildings is proposed to be located 6.0 metres from the western boundary, with its balconies being located some 3.5 metres from that boundary. The two other resort buildings associated with this proposal will be located well away from property boundaries.

The health centre facility is proposed to locate some 5 metres of length of wall along the west boundary, the height of which would total 3.5 metres above finished ground level and incorporate an observation deck up to the property boundary. Given the golf course immediately abuts this location there will be no adverse amenity impact.

Overall the scale and design of this proposal is in keeping with that of the approved first stage. The proposal has been designed to maximise the retention of existing natural vegetation on the subject location of the site, particularly over the ridge to the north and east. The three storey proposal has come about to rationalise the building footprint on the most level area of the site and to maximise the number of guest rooms with an outlook over the main pool area and golf course. Given the overall merit of this proposal, I would recommend support.

RECOMMENDATION:

THAT Council approves Stage 2 of the Resort Hotel submitted by James Christou architects on behalf of Joondalup Hotel Investments Pty Ltd at Lot 535 (45) Country Club Boulevard, Connolly, subject to the following conditions:

1the provision of a total of 123 carparking bays to the satisfaction of the City Planner and City Engineer;

2standard and appropriate conditions.

O G DRESCHER
City Planner

vc:jw
pre39521
3.3.95

CITY OF WANNEROO REPORT NO: TP121-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 30/129
WARD: SOUTH WEST
SUBJECT: PROPOSED DRY-CLEANING PREMISES : LOT 10 (6)
DAVALLIA ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Commercial - AA Use
APPLICANT/OWNER: I R and E F Marshall
APPLICATION RECEIVED: 2.3.95
REPORT WRITTEN: 24.3.95

SUMMARY

This application, on behalf of I R and E F Marshall, proposes a dry-cleaning premises in part of the squash court building adjacent to the Carine Glades Shopping Centre. The applicant is able to accommodate the additional parking requirement on site but there are difficulties gaining access to these because an unauthorised boundary fence has been erected by the shopping centre owner to frustrate any change in use of the squash court.

BACKGROUND

Lot 10 is 1831m² and zoned Commercial. It is developed with a squash courts complex. Subdivision of the land around the Carine Glades Shopping Centre has left Lot 10 without sufficient land for car parking. To date car parking has been shared without any formal agreement between the shopping centre and squash courts which were developed in 1972. In 1985, Council refused an application for conversion of the courts to a grower's (fruit and vegetable) market. In 1986, Council approved a video hire and the squash courts on the basis of a shared parking arrangement with the service station (A20309 and A20507). In 1987, eight car bays were constructed for the squash courts along Davallia Road (B20918).

ASSESSMENT

Dry-cleaning premises are an "AA" Use Class in the Commercial zone within which the squash courts fall. The 40m² GLA (gross leasable area) for the dry-cleaner results in a requirement for 3.2 car bays. The applicant is able to accommodate three bays on site but their construction will eliminate the footpath running along the eastern side of the building.

CAR PARKING AND VEHICULAR ACCESS

The car parking and vehicular access arrangements which have operated without any formal agreement between the shopping centre and squash courts has come to a head. The shopping centre is on Pt Lot 11 which includes the access strip between Lots 10 and 107. All car parking bays along the southern side of the squash courts encroach into Lot 10 and gain access from Lot 10. Access to the eight bays along Davallia Road are also accessed via Lot 10.

The shopping centre owner is opposed to the existing video hire and the proposed dry-cleaner and a fence has been erected without approval immediately adjacent to the eastern side of the squash courts. This fence frustrates access to the dry-cleaners and eliminates vehicular access to the three proposed car bays. A separate report deals with the abovementioned fence (Report No TP121-04/95).

Council expressed its concern recently when the Minister upheld an appeal and approved extensions to the Carine Glades Tavern on Lot 12 (I20261) without a formal reciprocal parking and access agreement. The situation which has now arisen as a result of the conflict between the owners of Lots 10 and 11 illustrates the importance of such agreements. Before any further approvals are granted to change or expand the development on the lots making up the Carine Glades local centre appropriate reciprocal parking and access agreements should be in place.

RECOMMENDATION:

THAT Council defers consideration of proposed dry-cleaning premises on Lot 10 Davallia Road, Duncraig submitted by I R and E F Marshall and authorises the City Planner and City Engineer to facilitate a meeting between landowners of Lots 10 Davallia Road and Pt Lot 11 Beach Road, Duncraig, and other owners of lots comprising the Carine Glades Local Centre to put appropriate reciprocal parking and access agreements in place.

O G DRESCHER
City Planner

hg:rp

pre49505
29.3.95

CITY OF WANNEROO REPORT NO: TP122-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 402/211/2, 30/62
WARD: NORTH
SUBJECT: PROPOSED UPGRADING WORKS AND EXTENSION OF
LEASE TERM - QUINNS ROCKS CARAVAN PARK

METRO SCHEME: PARKS AND RECREATION
LOCAL SCHEME: PARKS AND RECREATION

SUMMARY

The Lessee of the Quinns Rocks Caravan Park has proposed sewerage the Park. The lease is due to terminate in 2001 and to enable the Lessee to recoup its capital expenditure it has requested an extension to the term of the lease. The Ministry for Planning does not support the continued use of the site for caravan park purposes.

BACKGROUND

The City leases four hectares of its freehold land known as Lot 211 Ocean Drive, Mindarie to Boldview Pty Ltd for the operation of the Quinns Rocks Caravan Park. Boldview Pty Ltd took over the lease by assignment on 6 August 1991 and the original 21 year term will expire in September 2001.

Boldview Pty Ltd wishes to carry out certain improvements that will enable it to increase the potential of the caravan park. In May 1992 (Item G20511) Council agreed in principle to Boldview Pty Ltd carrying out the drainage and effluent disposal improvements subject to the matter being given further consideration when a formal application to commence development is received.

Boldview Pty Ltd is aware that the approval of the Ministry for Planning (MFP) is required because of the land's reservation as Parks and Recreation under the Metropolitan Region Scheme. They are also aware that the Ministry rejected a proposal to extend the caravan park in 1990.

PROPOSAL

The proposed work involves installing a new drainage line from the existing ablation block to the south western corner of the park and the installation of sewer reticulation connected to a Water Authority Main sewer. This will enable the provision of a number of new sites with ensuites provided to service groupings of four sites and estimated to cost at least \$50,000.

Boldview Pty has been advised that in the event approval is given Council would not make any contribution to the cost of the works and furthermore the improvements will pass to Council without compensation along with all other improvements upon expiry as provided for in the Lease.

In consideration of this expenditure Boldview Pty Ltd has requested that the lease term be extended to give it a new tenancy of twenty-one years to commence at the time that Council gives final approval to the works. Subject to the granting of a new term Boldview Pty Ltd proposes to carry out still further improvements by providing en suite facilities and landscaping.

MINISTRY FOR PLANNING

The Ministry for Planning declines to support the application for a variation to the lease on the following grounds:

3the use of the site as a caravan park is not consistent with the intent of the Parks and Recreation Reserve.

4it lies within a Reserve identified in the System 6 Report that is to be managed to ensure conservation and provision of public access.

5the proposal if approved would perpetuate the caravan park which will prejudice future planning options for the site.

6increased urban growth in the surrounding area will generate additional pressure upon and demand for regional open space.

APPRAISAL

The grounds cited by the Ministry for Planning are soundly based. Furthermore, the presence of the caravan park is already seen as being out of place with the surrounding residential, recreation and conservation uses and that inconsistency can only intensify with the passage of time.

RECOMMENDATION:

THAT Council does not agree to any extension of the term of the current lease of the Quinns Rocks Caravan Park nor to any substantial upgrading works being carried out on the leased premises.

O G DRESCHER
City Planner

twm:jw
pre49503
27.3.95

CITY OF WANNEROO REPORT NO: TP123-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 740-91526
WARD: SOUTH
SUBJECT: PROPOSED CLEARING ENVELOPES : SPECIAL RURAL
ZONE NO 21, BADGERUP ROAD, WANNEROO

METRO SCHEME: Special Rural
LOCAL SCHEME: Special Rural (Area No 21)
APPLICANT/OWNER: Mr B Bond
CONSULTANT: Ranieri & Bateman Surveying
APPLICATION RECEIVED: 10.3.95
ADVICE RECEIVED 29.3.95
REPORT WRITTEN 29.3.95

SUMMARY

This application seeks Council's endorsement to clearing envelopes for Special Rural Zone No 21. It is recommended that Council supports the proposal as submitted.

BACKGROUND

The subject land was rezoned from Rural to Special Rural under Amendment No 470 which was finalised in January 1994.

PROPOSAL

The applicant has submitted, for Council's endorsement, survey plans indicating proposed clearing envelopes to each of the proposed lots (see Attachment Nos 2 and 3).

ASSESSMENT

Town Planning Scheme No 1 permits the clearing of up to 2000m² in a central location for the establishment of a non-commercial private product/pasture area. Approval of appropriate clearing envelopes at this stage will avoid ad hoc requests at a later date, and enable prospective purchasers to be advised of their location.

The proposed clearing envelopes have been determined in accordance with the Scheme criteria.

RECOMMENDATION

THAT Council endorses the clearing envelopes for proposed Lots 340 - 343 Badgerup Road, Wanneroo as shown in the attachments to Report No .

O G DRESCHER
City Planner

sgw:rp
pre39529
17.3.95

CITY OF WANNEROO REPORT NO: TP124-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 840/250/20
WARD: SOUTH
SUBJECT: DIVIDING FENCE CLAIM, COUNCIL PROPERTY :
LOT 250 BURBRIDGE AVENUE, KOONDoola

LOCAL SCHEME: Civic/Cultural & Residential
APPLICANT: Wesville Contractors
APPLICATION RECEIVED: 8.12.94
APPLICANT CONTACTED: 16.12.94

SUMMARY

Wesville Contractors, as the developer of residential land which adjoins a City of Wanneroo Civic site in Burbridge Avenue Koondoola, has submitted a claim under the Dividing Fences Act for reimbursement of half the cost of a dividing fence on the property boundary. Payment of the claim is recommended.

THE CLAIM

The contractor erected 215 metres of pine lap fencing interspersed with 31 limestone pillars at a total cost of \$19,575.00. The claim against the City is for half of that amount being \$9,787.50.

The rate claimed is fair and reasonable for the type of fence and the materials and workmanship are satisfactory.

The City is liable to pay the claim under the Dividing Fences Act and funds are held in Account 27766 (Town Planning Operating Expenditure - Fences Claims) for this purpose. However, the City's liability is limited to a contribution towards a fence that is of sufficient standard to divide the adjoining properties.

BACKGROUND

Lot 250 Burbridge Avenue is owned by the City in freehold. The Koondoola Pre-school Centre and Infant Health Clinic and the

Burbridge Community Hall are situated on it as separate buildings.

The land adjoining on the northern side was recently developed for residential purposes by Wesville Contractors and as a condition of subdivision imposed by the City the developer was required to provide uniform fencing along the boundary between the residential land and the Civic sites.

The City could argue that a sufficient fence to divide the properties would be a Super 6 Hardifence or a similar alternative which would cost a total of \$9352.00, of which the City would be liable for \$4676. The claimant will argue that he was obliged to erect a standard that was imposed on him by the City and if it were not for that requirement he would have erected a fence of a lesser but still adequate standard.

The City does not deny that it directed that the higher standard of fence was to be provided. In doing so it was attempting to improve the long-term visual amenity of the properties.

The smooth side or face of the fence fronts the City's land and it could be argued that the City has received the higher benefit for it.

Under the circumstances it would appear equitable that the City should bear a half portion of the full cost as claimed.

The account from which the Council usually pays Dividing Fence Claims, Account No 27766, has a credit balance of only \$2,000 and funds will have to be reallocated to meet the claim.

RECOMMENDATION:

THAT Council:

7authorises payment of \$9,787.50 to Wesville Contractors for half the cost of a dividing fence on the boundary of the Civic site at Lot 250 Burbridge Avenue, Koondoola;

8authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, over-expenditure of \$7,787.50 to meet the payment.

O G DRESCHER
City Planner

twm:rp
pre19507
27.3.95

CITY OF WANNEROO REPORT NO: TP125-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 30/129
WARD: SOUTH WEST
SUBJECT: UNAUTHORISED BOUNDARY FENCE : PT LOT 11
BEACH ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: R Duffield (Carine Glades Shopping
Centre Pty Ltd)
APPLICATION RECEIVED: 20.3.95
REPORT WRITTEN: 24.3.95

SUMMARY

An unauthorised fence on the boundary of the Carine Glades Shopping Centre and Carine Glades Squash Courts obstructs two constructed parking bays adjacent to the squash courts. It is considered undesirable as it does not promote the coordinated development and operation of this local centre. There are no agreements in place to ensure reciprocal rights of access or parking.

BACKGROUND

Pt Lot 11 is 9813m² and zoned Commercial. It is developed with the Carine Glades Shopping Centre which was built in 1971. In 1987, an extra 2283m² gross leasable area (GLA) was added to the centre with 183 extra car parking bays at a rate of one bay per 12.5m² GLA. The parking situation within this local centre has always been a problem as no formal reciprocal parking or access agreements have been created. This situation was perpetuated when the Minister approved extensions to the Carine Glades Tavern on Lot 12 recently without requiring formal agreements relating to reciprocal access and parking.

In 1992 Council approved a kiosk addition to the shopping centre subject to the provision of three car parking bays.

This development did not proceed since the condition could not be fulfilled.

ASSESSMENT

An unauthorised fence 1800mm high between Lots 10 and 11 was constructed on 19 March 1995 (see Attachment No 2). The plan submitted has been amended to accurately locate the fence. A boundary fence not of masonry construction does not require a Building Licence and development approval is not generally required. In this case, however, it is adjacent to two accessways and fences generally are not considered desirable within commercial complexes. The fence effects reciprocal parking and access arrangements which have formed part of development approvals for this local centre, giving Council the authority to determine the application under the Scheme.

An application for dry-cleaning premises in the rear of the squash courts on Lot 10 is presently being considered by Council (Report No).

The fence has been located along the eastern boundary of the squash courts thereby occluding a fire exit door to the squash courts and access for the proposed dry-cleaning premises at the rear of the squash courts. In addition, the fence runs through two existing car parking bays at the south eastern corner of the squash courts.

Access to Lot 10 off Davallia Road is via Lot 11 (shopping centre) and access to car parking bays required for the proposed dry-cleaning premises cannot be achieved with the fence in place.

The shopping centre owner is opposed to the development of dry-cleaning premises within the squash courts (an "AA" use in the Commercial zone) and did not consult the owners of the squash courts regarding the fence.

An objection to the fence has also been received on behalf of the squash club members citing the fence as unsafe in that it assists potential attackers to lurk unseen in a dark and secluded area.

The situation is unresolvable in the absence of legal agreements between Lot 10 and Lot 11 owners for reciprocal parking and access.

Furthermore, a fence internal to a commercial centre impedes the coordinated development of the centre. It should be removed immediately and the owners of all lots comprising the Carine Glades Local Centre should be invited to enter discussions aimed at overcoming the unsatisfactory situation resulting from the absence of reciprocal agreements.

RECOMMENDATION:

THAT Council:

1. refuses the application for a boundary fence on Pt Lot 11 Beach Road, Duncraig submitted by R Duffield on the grounds that it impedes the coordinated development and operation of this local centre and obstructs car parking bays;
2. requires the shopping centre owner to remove the unauthorised fence immediately;
3. invites the owner of Pt Lot 11 Beach Road to a meeting of all parties to facilitate reciprocal access and parking agreements between the owners of all lots comprising the Carine Glades Local Centre.

O G DRESCHER
City Planner

hg:rp
pre49506
29.3.95

CITY OF WANNEROO REPORT NO: TP126-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 30/4257
WARD: NORTH
SUBJECT: PROPOSED PATIO ADDITION TO UNIT 43 LOT 905
(259) BALTIMORE PARADE, MERRIWA (RAAFA
ESTATE)

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: Australian Flying Corps, Royal
Australian Air Force Association
CONSULTANT: Westral Outdoor
APPLICATION RECEIVED: 22.2.95
APPLICANT CONTACTED: 28.2.95, 13.3.95
REPORT WRITTEN: 31.3.95

SUMMARY

This application for a patio on a grouped dwelling in the Association's retirement village is refused because it does not allow for the provision of an uncovered private courtyard as required under the Residential Planning Codes.

BACKGROUND

Lot 905 is 14.1878 hectares in area and zoned Residential Development R20. It is bounded by Baltimore Parade, Marmion Avenue and the proposed Lukin Drive road alignment.

Council, at its meeting of 28 April 1993, approved a retirement complex on this site (H20413). Integral to this development was use approval for approximately 250 aged persons dwellings which were approved by Council on 23 February 1994 (I90245). A number of these provided only minimal private open space at the rear of the dwellings and none of the standard dwelling designs presented with the application displayed patio features.

ASSESSMENT

The proposal is to attach a patio of 28m² to the rear of the existing dwelling of Unit 43. Unit 43 development provides a narrow rear courtyard of 44m².

Clause 3.3.3 of the Residential Planning Codes (R Codes) requires that all grouped dwellings be provided with a minimum 24m² courtyard of minimum dimension 4m accessible from a habitable room other than a bedroom and not to be built on except for structures of a pergola type. This requirement also applies to aged persons dwellings since Council's only concession for this use is a 50 percent increase in density of the development.

No details of the location of doors and windows adjacent to the proposed patio are provided. However, it is apparent that a patio of this size and location cannot be accommodated given the size and dimensions of the yard. Only a pergola type structure could be permitted. The applicant does not wish to alter the proposal. It must therefore be refused.

RECOMMENDATION:

THAT Council:

1. refuses the application for a patio to Unit 43, Lot 905 (259) Baltimore Parade, Merriwa (RAAFA Estate), submitted by Westral Outdoor on behalf of the Australian Flying Corps and the Royal Australian Air Force Association on the grounds that it does not allow for the provision of a private courtyard as required under Clause 3.3.3 of the Residential Planning Codes;
2. advises the applicants that Council would be prepared to consider an application for a pergola type structure.

O G DRESCHER
City Planner

hg:rp
pre49515

CITY OF WANNEROO REPORT NO: TP127-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 290-7
WARD: NORTH
SUBJECT: TRANSPORT OF HAZARDOUS LOADS ALONG NEAVES ROAD TO FLYNN DRIVE INDUSTRIAL ESTATE

SUMMARY

The Department of Environmental Protection has advised Council regarding the need for assessment to be carried out for planning proposals that may result in the movement of goods and vehicles along Neaves Road which would lead to an increased risk of groundwater contamination. This is generally consistent with a recommendation of the Parliamentary Select Committee which has recommended that the Report of the Western Australian Advisory Committee on Hazardous Substances be acted upon and that a risk study be carried out as soon as possible.

BACKGROUND

Council at its September 1994 meeting (I90912) resolved that a report be submitted on the control of hazardous loads being transported on Neaves Road to access Flynn Drive Industrial Estate.

ADVICE

The Department of Environmental Protection (DEP) has advised that Neaves Road crosses over a Priority 1 groundwater area and consequently the bulk transport of dangerous goods is controlled through the relevant regulations over Priority 1 areas. It should be noted, however, that all substances which can cause degradation of the groundwater quality are not necessarily dangerous goods under these regulations. Furthermore, quantities of materials which could result in significant groundwater contamination (eg: drums of farm chemicals) are not regulated by the Department of Minerals and Energy.

The DEP has therefore advised that any proposal which facilitates increased movement of goods and vehicles along Neaves Road and increases the risk of groundwater contamination should be referred to the Environmental Protection Authority for environmental impact assessment. Given the proposals for the future General Industrial development within the Flynn Drive area, it is likely that the majority of future developments may require referral due to the types of materials or chemicals that may be used within those industries.

Whilst this would be very time-consuming and in many respects an impractical way of regulating transportation of hazardous loads along Neaves Road, it is generally consistent with Recommendation No 23 of the Select Committee into Metropolitan Development and Groundwater Supplies as outlined below.

Council will note that a study was conducted by the Western Australian Advisory Committee on Hazardous Substances which reported to the Government in 1992. Cabinet subsequently endorsed the recommendations of the Committee and in particular that:

"Through traffic of dangerous goods be prohibited along Neaves and Gngangara Roads across the Priority 1 Underground Water Pollution Control Area."

It is understood, however, that no further action in enforcing this recommendation was taken.

In February 1995, a report was considered in relation to the Parliamentary Select Committee Report on Metropolitan Development and Groundwater Supplies (Report TP54-02/95). This report identified various recommendations of the Select Committee and also addressed this issue. In short, the Select Committee recommended that the recommendations of the Report of the Western Australian Advisory Committee, as discussed above, should be acted upon as soon as possible. In addition, the Select Committee also recommended that a road transport contamination risk study should be carried out by Main Roads Western Australia in liaison with the Department of Transport and other relevant agencies on the major roads traversing the Priority 1 and 2 groundwater areas (eg Neaves Road).

This recommendation is generally supported and is believed to be a positive step towards the preservation of our unique pristine water supplies within the Gngangara Mound.

RECOMMENDATION:

THAT Council advises the Ministry for Planning and Department of Environmental Protection that it supports Recommendation No 23 of the Select Committee Report on Metropolitan Development and Groundwater Supplies to preserve water supplies within the Gngangara Mound.

O G DRESCHER
City Planner

rwz:jw
pre49511
30.3.95

CITY OF WANNEROO REPORT NO: TP128-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 790-724
WARD: SOUTH
SUBJECT: PROPOSED REZONING OF LOTS 4, 5, 8 AND 9
KINGSWAY, LANDSDALE - AMENDMENT NO 724

METRO SCHEME: Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: Various
CONSULTANT: Taylor and Burrell Planning
Consultants
APPLICATION RECEIVED: 7.3.95
REPORT WRITTEN: 24.3.95

SUMMARY

This application proposes the rezoning from Rural to Residential to correspond with the current Metropolitan Region Scheme "Urban" zoning over this area. The application is consistent with the general intentions set out in an outline development plan for the immediate area and support for Amendment No 724 is suggested as an initial step in the rezoning process.

BACKGROUND

Council, at its September meeting (Report No I50911) considered an application for the rezoning of Lot 6 Kingsway from Rural to Residential Development R25 and R40. In support of this application, the consultants also submitted a draft outline development plan for the area bounded by Wanneroo Road, Kingsway, Kingsway Recreation Reserve and the Landsdale District Centre site.

Council will note that this outline development plan forms part of the overall planning cell that is bounded by Wanneroo Road, Hepburn Avenue alignment, Mirrabooka Avenue alignment, the realigned Gngalara Road and Furniss Road. In most circumstances, structure planning would have been necessary for this entire cell prior to Council giving consideration to any

rezonings within this area. In this case, it was agreed by Council and the Ministry for Planning (MFP) that it was unreasonable to expect the owner of Lot 6 to coordinate structure planning for such a large cell. Similarly, it was also considered unreasonable to delay the rezoning of Lot 6 until this structure planning had been completed.

Consequently, Council determined that this application could proceed on the basis that an outline development plan was prepared for the immediate area only, as described above (Attachment No 2). This was considered acceptable given this area is bounded by major roads, a recreation reserve and a shopping centre site and therefore, is relatively independent and would be unlikely to prejudice planning within the balance area.

As Council is aware, BSD Consultants have been engaged to undertake the East Wanneroo consultancy project. Part of this project will be dedicated to the preparation and review of local structure plans within the East Wanneroo area. Therefore, whilst it was agreed that the rezoning application for Lot 6 could proceed on the basis of the outline development plan, it was recognised that rezoning should not be finalised until a satisfactory local structure plan had been prepared and approved for the entire planning cell as defined above.

CURRENT APPLICATION

The current application has been submitted by Taylor and Burrell Planning Consultants on behalf of the owners of Lots 4, 5, 8 and 9 Kingsway, Landsdale and proposes the rezoning of these lots from Rural to Residential Development R25. This is in accordance with the urban zoning for the area which came into effect on the 3 November 1994 when the East Wanneroo MRS amendment was finalised.

The consultant has stated that the landowners are in support of the outline development plan and intend to subdivide their respective properties generally in accordance with this plan. Whilst this position is supported, it is still necessary that local structure planning be undertaken for this entire planning cell and that the immediate area also be included within this plan. It is therefore essential that the rezoning not be finalised until this requirement has been satisfied.

The outline development plan generally indicates that the four lots will be entirely developed for residential purposes with the exception of a small pocket park (approximately 6700m²) which is proposed to be located on Lots 8 and 9 Kingsway. The area and location of this park is such that the 10% public open space contribution from Lots 8 and 9 will be entirely satisfied. The other lots will also ultimately need to make a 10% POS contribution however, at this stage, the exact basis for such contributions is unknown and will require further consideration within the East Wanneroo consultancy. To confirm

this requirement, Council should advise the consultant accordingly.

The consultant has requested that the subject lots be recoded to a density code of R25 which is the same as was considered for the rezoning for Lot 6. This density coding is only marginally more than the normal residential density code of R20 and given the proximity of the district centre and MFP policy, an R25 base code is considered appropriate and acceptable.

CONCLUSION

The rezoning of the subject lots is generally consistent with the intentions of the area. Although a local structure plan is yet to be approved for the subject planning cell, an outline development plan has been prepared for the immediate area. This plan is generally considered acceptable and consequently, it is believed that this rezoning can be supported as proposed.

RECOMMENDATION:

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 4, 5, 8 and 9 Kingsway, Landsdale from Rural to Residential Development R25;
 - (b) forwards the documentation for Amendment No 724 to the Minister for Planning for preliminary approval to advertise;
2. advises Taylor and Burrell Planning Consultants 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 724 it will require:
 - (a) an approved local structure plan for the area bounded by Wanneroo Road, the Hepburn Avenue alignment, Mirrabooka Avenue alignment, the realigned Gnangara Road and Furniss Road;
 - (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. advises the consultant that with regard to 10% public open space (POS) contributions as specified in the State Planning Commission 3 May 1994 letter, it is the

City's intention that such contributions will either comprise 10% POS or, alternatively, for those landowners not providing 10% POS, a contribution of land (lots) in lieu of the 10% provision will be sought.

O G DRESCHER
City Planner

rwz:rp
pre49504
28.3.95

CITY OF WANNEROO REPORT NO: TP129-04/95

TO: TOWN CLERK
FROM: CITY PLANNER AND ACTING CITY ENGINEER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 765-1, 510-0300
WARD: SOUTH WEST
SUBJECT: DUNE DAMAGE MULLALOO

METRO SCHEME: Parks and Recreation Reserve
LOCAL SCHEME: Parks and Recreation Reserve
REPORT WRITTEN: 30 March 1995

SUMMARY

Towards the end of last year, Council received a petition from residents of Merrifield Place, Mullaloo, expressing concern about a number of matters including damage being caused to sand dunes in the vicinity of that area. The dunes and associated foreshore management works have been examined and found to be in generally good condition, however minor repair work on some fencing and erection of a number of signs requesting people to keep off the dunes near the beach is recommended.

BACKGROUND

At its meeting of 9 November 1994 (I91107), Council received a petition from a number of Merrifield Place residents, expressing concern at perceived problems with parking, littering and dune damage in the vicinity of Merrifield Place. Council resolved that this matter be referred to the Engineering Department for a report to Council.

At its meeting of 7 December 1994 (I91204), Council received a letter from one of the petitioners, Dr Charles Stuart, seeking Council's support in dealing favourably with the petition, and seeking advice as to when the matters raised in the petition were to be dealt with. Council resolved to refer the matter to the Town Planning Department for a report to Council.

The aspects of parking and littering referred to in the petition have been dealt with in the City Engineer's reports

TS5-02/95 and TS101-03/95 to recent General Purposes Committee meetings.

This report addresses the matter of dune damage referred to in the petition.

DISCUSSION

On the matter of dune damage, the petition states:

"The dunes are being eroded by the public tearing down the fence wires and using the sand hills for sliding down on boards, for flying toy planes, and many times for hang gliding, which not only destroys the dunes but is very dangerous."

"The aim of this petition is

2. Further signs for littering and dune damage."

The subject area has been examined by officers of Council's Town Planning and Engineering Departments. The main items for foreshore management existing in the area have been marked on the plan shown in Attachment No 1.

The findings of the examination are that:

9The only parts of the area which are particularly bare of dunal vegetation are a few steep areas immediately next to the beach. Only one of these bare areas appears to be showing any real sign of sand movement; the other bare areas appear to contain coarser material which is less prone to wind erosion. No immediate problem therefore appears evident, however the situation should be monitored. The Engineering Department is currently undertaking dune stabilisation works in the Hillarys area. On completion of these works, attention will be given to the Mullaloo area.

Movement of people from the beach up into the dune slopes appears likely and would be contributing to the loss of vegetation. Some signage to discourage this is recommended. The signs should be erected near the beachfront, rather than at the entrances to the access paths where the other signs are presently located.

10The fencing along the western verge of Merrifield Place is in satisfactory condition and there are no obvious tracks formed from people attempting to go over or through the fence, rather than use the access paths to the beach.

11The fencing along the access paths to the beach is generally in good condition, however in a number of places, some top-wire needs re-fastening to the posts, and in other places, the wire mesh also needs re-fastening.

RECOMMENDATION:

THAT Council erects several signs requesting people to keep off the dunes at suitable points along the western face of the foredune opposite Merrifield Place, Mullaloo, and undertakes minor repairs to the fencing along the pathways to the beach in that area.

O G DRESCHER
City Planner
Engineer

D R BLAIR
Acting City

pjt:jw
pre49512
31.3.95

CITY OF WANNEROO REPORT NO: TP130-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 740-1
WARD: ALL
SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF MARCH
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
pre49520
pat003

CITY OF WANNEROO REPORT NO: TP131-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 702-1, 750-22
WARD: NORTH
SUBJECT: RURAL SUBDIVISION POLICY : LAKE PINJAR

METRO SCHEME: Rural (portion proposed Parks and Recreation)
LOCAL SCHEME: Rural
REPORT WRITTEN: 17.3.95

SUMMARY

Council's policy dealing with "Subdivision of Rural Zoned Land" (Policy No G3-33) provides that for the Lake Pinjar area, Council will only support subdivisions if a minimum lot size of 20 hectares (ha) is maintained. Since the release of the Environmental Protection Authority's (EPA) Position Statement on subdivision and development for Lake Pinjar toward the end of last year, there have been a number of instances where subdivisions which comply with the policy have been opposed. It is therefore considered appropriate that Council reconsider its current policy in light of recent events, particularly as the Town Planning Committee has recently been inclined to support a subdivision application due to compliance with current policy.

BACKGROUND

Work on the preparation of a strategy for the Lake Pinjar area has been proceeding for several years. The EPA became closely involved in the matter when it required formal environmental assessment of a proposed subdivision of Swan Loc 2703 Nisa Road. This led to the release of an EPA Position Statement relating to Lake Pinjar. One of the main points of the Position Statement was to say that a minimum lot size of 15-20ha could be supported, subject to appropriate land management controls being first put in place.

At its August meeting of last year (I20836), Council basically endorsed the Position Statement and its approach to subdivision referred to above. This led Council, in December of last year (I21231), to oppose the subdivision application for Swan Loc 2703, even though it was proposing lot sizes of approximately 22ha. The application was subsequently refused by the former State Planning Commission, several of its reasons being:

1. *The subject land is located within the Priority 1 Source Protection Area of the Gngangara Underground Water Pollution Control Area where the Commission is opposed to further subdivision and subsequent development of rural land as this could lead to resultant pollution of the water supply resource.*
2. *The Commission is not satisfied that the proposed subdivision can comply with the requirements of the EPA Bulletin No 728 which recommends minimum lot sizes of 15-20 hectares and appropriate land use management controls being in place to protect the groundwater resource and the environmental quality of the land."*

At its meeting of 27 February 1995 (TP65-02/95), the Town Planning Committee considered a subdivision application for Swan Loc 1981 Perry Road, proposing to create two lots of approximately 20ha each. The Committee recommended that the application be supported, largely because it complied with the 20ha minimum lot size policy. When Council subsequently considered the matter, it resolved that the application be deferred and that Council writes to the Ministers for Planning and the Environment, informing them of this application and requesting an urgent response regarding their plans for the area. Replies from the Ministers are still to be received.

It may be noted that the above application has in fact already been refused by the Commission, with two of the reasons being similar to those given for Swan Loc 2703 Nisa Road.

As indicated above, Council has endorsed the approach to dealing with subdivision applications proposed in the EPA's Position Statement and has subsequently applied it in the case of Swan Loc 2703 Nisa Road. That approach is different to the position represented by the subdivision policy of supporting a 20ha minimum lot size with no prerequisites relating to land management controls. Having two conflicting policies is obviously unworkable and it would therefore be appropriate that Council formally amend the rural subdivision policy to reflect its more current position on Lake Pinjar. That position also needs to take into account the current Omnibus Amendment to the Metropolitan Region Scheme, proposing to reserve portion of Lake Pinjar for Parks and Recreation, and the Parliamentary

Select Committee Report on Metropolitan Development and Groundwater Supplies which recommends public acquisition of Priority 1 groundwater areas.

The relevant paragraph of Council's current Policy reads:

- "1. In rural zoned lands north of Flynn Drive, Neerabup, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares (ha), except in the Spearwood sand unit of the Spearwood Dune system as defined in CSIRO Land Resources Management Series No 5 (Landforms and Soil of the Perth Metropolitan North West corridor by W M McArthur and G M Bartle), refer to Plan 1, where each lot yielded by the proposed subdivision shall contain a minimum area of four (4) ha; and

It is recommended that this be modified by adding a section dealing with the Lake Pinjar Area, as shown in the following recommendation.

It should be noted that this change of policy should be regarded as an interim arrangement to avoid an obvious conflict in policies. The progressing of the Local Rural Strategy will entail a closer examination of Council's subdivisional policies and further changes (on a more comprehensive basis) are bound to arise from that process.

RECOMMENDATION:

THAT Council amends policy provision no 1 of its policy on Subdivision of Rural Zoned Land (G3-33) to read:

- "1. In rural zoned lands north of Flynn Drive, Neerabup, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares (ha), except:
- .1 in the Spearwood sand unit of the Spearwood Dune system as defined in CSIRO Land Resources Management Series No 5 (Landforms and Soil of the Perth Metropolitan North West corridor by W M McArthur and G M Bartle), refer to Plan 1, where each lot yielded by the proposed subdivision shall contain a minimum area of four (4) ha; and
 - .2 in the Lake Pinjar Area (being that rural area 15-20 ha may be supported subject to appropriate land use management controls under Town Planning Scheme No 1 being in place to protect the groundwater resource and the environmental quality of the land as required by the Environmental Protection Authority's Position Statement contained in EPA Bulletin No 728, except for land which is

proposed for reservation under a current amendment to the Metropolitan Region Scheme, where no further subdivision shall be supported."

O G DRESCHER
City Planner

pjt:rp/pre49502
27.3.95

CITY OF WANNEROO REPORT NO: TP132-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 790-716
WARD: NORTH
SUBJECT: AMENDMENT NO 716 TO TOWN PLANNING SCHEME NO
1
REQUEST FOR REZONING OF LOTS 1 & 2 FLYNN
DRIVE, NEERABUP FROM RURAL TO SPECIAL
RESIDENTIAL

METRO SCHEME: Rural
LOCAL SCHEME: Rural
OWNER: Eclipse Resources Pty Ltd
CONSULTANT: Feilman Planning Consultants

SUMMARY

Feilman Planning Consultants on behalf of Eclipse Resources have requested the rezoning of Lots 1 and 2 Flynn Drive, Neerabup, from 'Rural' to 'Special Residential'. In support of the rezoning the applicants have submitted a development guide plan and report outlining a proposal for a rural-residential estate on the subject land.

The proposal is generally consistent with the regional planning proposals for the area and accordingly the report recommends that the rezoning be supported. However, the report also identifies a number of concerns in relation to the proposal and it is suggested that these concerns will need to be addressed by the applicants prior to any finalisation of the rezoning.

BACKGROUND

Lot 1 and 2 Flynn Drive, Neerabup comprise a total land area of approximately 98 hectares. The site is generally bounded by the existing Carramar Park Special Rural subdivision to the south and east, the proposed realignment of Flynn Drive to the north and the existing Flynn Drive alignment and Wanneroo Road to the west. Neerabup National Park is also located opposite the subject property to the west with Neerabup Lake and the

proposed future Flynn Drive Industrial Area to the north (see Attachment No 1).

The subject land is largely in its natural state with the exception of a disused limestone quarry site. The quarry covers an area of approximately 16 hectares and is located in the northern portion of Lot 1, south of Flynn Drive.

The Council's 'Inventory of Heritage Places' identifies 5 lime kilns located in the area surrounding the disused quarry site.

The lime kilns were used in the quarry's earlier operations (around 1920) and vary in condition from good to poor.

REZONING PROPOSAL

The applicants are requesting rezoning of the subject property from 'Rural' to 'Special Residential' to facilitate the development of a rural-residential estate. The Special Residential rezoning also includes the addition of new provisions to Schedule 6 of the Scheme Text aimed at ensuring a suitable standard of development. In support of the rezoning the applicants have submitted a detailed concept plan and report showing how the area could be developed. The Development Guide Plan submitted is shown on Attachment No 2. The proposed additions to Schedule 6 of the Scheme are shown in Attachment No 3. A copy of the applicants' report on the proposed rezoning has also been placed in the Councillors' Reading Room.

Key elements of the rezoning proposal are outlined below:

1. Special Residential Subdivision

A total of 165 lots ranging in size from 2000 square metres to approximately 7000 square metres are proposed. The larger of the lots are intended to be located adjacent to the existing Carramar Special Rural Estate, with smaller lots adjoining a proposed equestrian - recreation park.

2. Recreation and Equine Park

Central to the proposal is the applicants' intention to fill the existing quarry and re-contour the land to create an 18 hectare 'Recreation and Equine Park'. It is noted that a separate development application has been received requesting approval to use the quarry as an inert landfill site. Following fill of the quarry it is intended that the site will be re-contoured and re-vegetated to create the Recreation-Equine Park. Facilities to be included in the park include:-

- * horse stables and paddocks for 10-20 horses
- * public passive recreation areas
- * community buildings and facilities

Upon completion it is intended that the park will be ceded to the Council free of cost and then leased back to the communities Home Owners' Association for a 'peppercorn rent'.

3. Home Owners' Association

The establishment of a resident funded Home Owners' Association would be responsible for:-

- * maintenance of the Recreation and Equine Park
- * maintenance of bridle paths and strategic fire breaks
- * monitoring design guidelines and covenants
- * maintaining the Fire Management Plan

4. Special Provisions

The proposal includes a number of Special Provisions in addition to the Special Residential controls already contained in the Scheme. These Special Provisions are outlined in Attachment No 3. The special provisions are generally aimed at ensuring suitable development within the proposed rural-residential estate. The provisions also provide for the establishment of the Home Owners' Association and Bush Fire Management Plan.

5. Design/Guidelines/Covenants

In addition to the Special Provisions the proposal includes design guidelines to ensure developments are consistent with a rural landscape. Guidelines would embrace aspects such as siting of residences, clearing of vegetation, landscaping and controls on building materials and colours. The guidelines would be enforced by the Home Owners' Association through covenants imposed on lots.

ASSESSMENT

The fundamental issue in assessing this application relates to whether or not the proposed location is considered appropriate for the development of a special residential estate. In examining this issue consideration needs to be given to:-

- (a) Previous applications for the subject land.
- (b) How the current proposal relates to regional planning strategies for the area.

(a) Previous Applications

The question of a special residential estate at the subject property has previously not been raised. A

variety of other applications for use of the subject property have however been received in recent years. The majority of these applications have related to the limestone quarrying operations at the site. Council has previously expressed concern in relation to these applications due largely to problems associated with disturbance to nearby residents of Carramar Park.

In May 1986, Council considered a rezoning request for a Special Rural estate at the subject property. The application was supported by the Council subject to various conditions including:-

- (i) the applicants contributing to the construction of the realigned Flynn Drive;
- (ii) no further limestone quarrying occurring at the site; and
- (iii) special provisions for the Special Rural area being formulated.

The applicants did not pursue this proposal and the amendment was never initiated.

In September 1990 Council considered a further application for the site, this time involving a request for an eighteen hole golf course. This application received approval in principle from the Council, but again the applicants did not pursue the approval.

In its assessment of both the Special Rural application and the golf course proposal the Council gave particular attention to ensuring that:

- (i) under each of the proposals the area's bushland character would be maintained and would therefore be compatible with the existing Carramar Special Rural subdivision to the south and east; and
- (ii) that limestone quarrying at the site would cease and the quarry would be returned to a safe condition.

Importantly, it is believed that these issues remain valid in the assessment of the current proposal.

(b) Regional Planning Strategies

Metroplan:

Metroplan, prepared by the then Department of Planning and Urban Development (DPUD) in 1990, outlines the intended growth strategy for the Perth Metropolitan

Region. Importantly, it is noted that Metroplan shows the subject property to be located within an area identified for future urban development. The site is intended to form part of a future urban corridor along the eastern side of Wanneroo Road between Ocean Reef Road and Flynn Drive. Given this situation the proposed special residential development of the subject property would comply with the broadbrush recommendations of Metroplan.

North West Corridor Structure Plan:

The structure plan for the north west corridor, (then DPUD, 1992), is an extension of Metroplan and provides additional planning details. The structure plan findings in relation to the subject property identify the site as being within a "Landscape Protection Zone". The general objectives of this classification are to protect the environmental attributes and/or rural characteristics of the land. It is intended that this would be achieved by limiting the intensity of subdivision so that buildings and other developments do not intrude into or dominate the rural character of the area.

Local Rural Strategy:

Preliminary principles established as part of Council's preparation of a Local Rural Strategy have suggested that the only valid approach towards the subject area is to regard it as an extension of the existing Carramar Park Special Rural Zone. Importantly it is noted that this and other principles associated with the Local Rural Strategy were adopted by Council at its meeting on 21 December 1994. The proposed Special Residential development of the subject property is therefore inconsistent with the principles Council has accepted for this area. Accordingly, this proposal could only be supported if the Council was prepared to override its previous position.

In view of the above comments in relation to the current strategic plans for the area it can be established that the proposed special residential development could only be supported if it can be demonstrated that the proposal meets the objectives of the Landscape Protection Zone, and the proposals conflict with the principles of the Local Rural Strategy can be satisfactorily addressed.

(a) Landscape Protection Zone

As indicated above the general objective of the Landscape Protection Zone is to protect an area's environmental attributes and preserve its rural/landscape character. It is believed that the

proposed Special Residential development would meet the objectives of this zone. The large lots averaging over 4000 square metres in area are well in excess of normal special residential requirements and would protect the area's bushland character. Special Provisions, such as those restricting clearing to no more than 700 square metres per lot and those controlling building materials would further ensure that residential activities do not dominate the landscape.

In addition to the above it is recognised that the proposal to re-contour and re-vegetate the disused quarry site will greatly enhance the landscape value of the area. The quarry at present is in an unsafe condition and is largely devoid of vegetation. The proposed redevelopment of the quarry for the purposes of a recreation and equine park will enable the land to be effectively used as well as providing a rural recreational focus for the community.

The redevelopment proposal for the quarry also provides an opportunity to restore and provide access to four remaining lime kilns in the area.

Importantly with regard to the quarry, the applicants in discussions with Council officers have indicated that the proposed quarry redevelopment to create the recreation and equine park would only become economically viable if the remainder of the site is developed for Special Residential purposes (as opposed to Special Rural).

(b) Conflict with Local Rural Strategy

As indicated above the adopted principles of the Local Rural Strategy suggest that the subject property should be viewed as an extension of the Carramar Park, Special Rural Zone. Under this strategy Special Rural has been suggested for this site largely to minimise exposure of future populations to possible conflict with the proposed Flynn Drive industrial area to the north and also the possibility of disturbance if Perth's second general aviation aerodrome happens to be located in Neerabup. The area is therefore seen as a buffer zone between the proposed industrial areas to the north and the future residential areas in Neerabup to the south.

In this regard it is believed that the proposed Special Residential development can provide a satisfactory buffer between these conflicting uses. Importantly it is noted that the majority of the subject land's northern boundary is located opposite the Neerabup Lake Parks and Recreation Reserve and not the proposed Flynn Drive industrial area. The areas's future residents would also be further protected from likely conflict due to the proposed 'Recreation and

Equine Park' which forms much of the site's boundary between the future industrial area.

In view of the above comments it is considered that the proposed rezoning to establish a Special Residential estate can be supported. Whilst the application raises a number of concerns in relation to the suitability of a Special Residential zoning as opposed to a Special Rural zone it is believed that the proposal can be supported on the basis of:-

- (a) the applicants' commitment to redeveloping the existing quarry to provide a recreation area and community facilities;
- (b) the likelihood that the area will retain its bushland character given the larger than normal special residential lots proposed and the controls imposed on clearing and development.

Notwithstanding the support for this amendment it is noted that a number of issues will require further attention from the applicants. These matters are described below:

- Deed of Agreement - Agreement will need to be reached with regard to the applicants' commitments in relation to payment of headworks charges, upgrading Flynn Drive, development of the recreation and equine park, restoration of the lime kilns and the operation of the Home Owners' Association. The applicants have requested that the relevant agreements be finalised without the need for a deed. This approach is not considered satisfactory and accordingly a condition requiring the securing of the relevant agreement by way of a deed is suggested.
- Recreation and Equine Park - The applicants have indicated the proposed Recreation and Equine Park will contain a variety of facilities including stables, storage buildings and a community meeting room. At this stage, only generalised details of these facilities have been provided. It is considered appropriate that the extent of the applicant's intentions for the recreation and equine park be confirmed through a detailed description as well as an indication on a plan.
- Advice to Owners - The applicants have indicated that Eclipse Resources intend to fund the operation of the Home Owners' Association for the first three years. After this period the Home Owners' Association would be funded by landowners within the subdivision. It is considered appropriate that future landowners be made aware of their responsibilities in relation to the Home Owners' Association. Further, it is noted that arrangements need to be made to address the possibility

of the Home Owners' Association folding. In this regard it is suggested that future landowners also be advised that if the Home Owners' Association were to fold then the Council may need to impose an additional levy on landowners if they wanted the services provided by the Home Owners' Association to be maintained. It is believed that the required advice to landowners could be provided on the titles for the proposed new lots. It is noted that this technique of providing relevant planning information on new titles is contained within the State's new Town Planning and Development legislation.

- Special Provisions - A number of changes are suggested to the Special Provisions proposed by the applicants (Attachment No 3). It is recommended that Special Provision 4 be deleted as it is already adequately covered in the general provisions provided in the Scheme (Clause 5.37). Further, it is suggested that the applicants proposed Special Provisions 1, 5, 6, 8, 10 and 12 be amended to reflect standard wording and to tighten Council controls.

- Corrections - To enable the applicant's rezoning report to be used in future formal consideration of the amendment, it will be necessary for the document to be modified to reflect the changes outlined in this report. A number of errors in the document will also need to be corrected. These matters requiring attention are identified in the recommendation.

COMMENTS

Environmental Health Department

The Council's Environmental Health Department has indicated that it has no objection to the proposed rezoning. The Environmental Health Department has, however, provided a number of conditions in relation to the separate development application for the filling of the existing quarry. Further, it has been suggested that future land buyers in this area should be advised of the possibility of noise problems that may be experienced due to the proximity of the Pinjar Motor Sports area. It is believed that such a requirement could be handled through a notice on the titles of future lots in the proposed subdivision.

Parks Department

The Parks Department has made the following comments on the proposal:

- (a) Fully planted median islands as shown on the Development Guide Plan will not be accepted. Instead

low maintenance medians or wider verges with canopy tree plantings are suggested.

- (b) The lease agreement for the Recreation and Equine Park must state that areas of non-specific uses are accessible to the general public.
- (c) Further discussions are required between the developer and the Council regarding restoration of heritage sites and future accessibility and usage.
- (d) A Fauna Survey must be included as part of the Environmental Report.

Building Department

The Building Department has indicated that they have no major objections to the proposed amendment. Importantly, however, it is suggested that the applicants be advised that the proposed building covenants and design guidelines would remain entirely the responsibility of the Home Owners' Association and that the Council would not be in a position to assist with the management of these matters. Further, the applicants should also be advised that any proposal to erect structures or buildings within the quarry landfill area will need to be discussed with the Council's Building Department.

Engineering Department

The Engineering Department has indicated that proposed Special Residential development is supported subject to:

1. The finalisation of the Flynn Drive alignment and road reserve boundaries; including coordination of earthwork levels, batters and noise attenuation screening.
2. The provision of an emergency access to the development in case of serious bushfires blocking the main access.
3. A level of contribution by the developer to the construction of Flynn Drive being identified.
4. The design of the local roads incorporating splitter islands, landscaped medians, etc, satisfying the appropriate design standard (Austroads Guidelines).
5. The design standard for access lanes being amended to require a 5 metre wide carriageway.
6. "Access lanes" being defined as servicing a maximum of 4 lots, and "Cul de sacs" as servicing a maximum of 10 lots.
7. The covenant document including a requirement that lot access is to be clear of the splitter islands.

8. The covenant document specifying that filling or modifying of road table drains is not acceptable and that all crossover accesses shall include a lateral culvert or pipe to connect table drains at either side. Crossovers and pipe to be constructed in accordance with Council specification (copies available).
9. A drainage catchment plan and the size and location of drainage reserves being identified prior to any subdivision application.
10. A concept plan for the former quarry/proposed open space being prepared prior to filling of the quarry in order to identify future building sites and therefore required compaction and acceptability of fill.

CONCLUSION

The proposal involves the rezoning of the subject land from Rural to Special Residential. Whilst there is some concern in relation to the suitability of a Special Residential development in this area insofar as this differs from the Special Rural use suggested in the context of the principles for the draft Local Rural Strategy in December of last year, it is believed that the proposal can be supported. The report does however raise a number of matters that will need to be addressed before the proposed amendment can be finalised. Accordingly, it is recommended that Council seeks preliminary approval from the Minister to advertise the amendment. The applicant should also be advised of the matters that require further attention.

Council is advised that at this stage the proposed rezoning has only been assessed internally by Council officers. Detailed comments are yet to be received from the Ministry for Planning and other Government instrumentalities namely Department of Environmental Protection, Conservation and Land Management, Western Australian Water Authority and the Departments of Agriculture, Mines and Main Roads. It is believed however that the Council's assessment of the proposal to date is sufficient to make a preliminary determination. Accordingly any subsequent comments received from the above Departments can be considered as part of the public advertising of the amendment.

Any necessary modifications as a result of these comments can then be incorporated into the amendment.

RECOMMENDATION:

THAT Council:

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

- (a) supports the application submitted by Feilman Planning Consultants on behalf of Eclipse Resources Pty Ltd to amend the City of Wanneroo Town Planning Scheme No 1 by:

(i) Rezoning Lot 1 and 2 Flynn Drive from 'Rural Zone' to 'Special Residential Zone'.

(ii) Adding the following Special Provisions to Schedule 6 of the Scheme:

"Special Residential Zone 8
Description of Locality

Lots 1 and 2 Flynn Drive, Neerabup

Special Provisions

- (a) Subdivision of the Estate shall be in accordance with the Development Guide Plan which also forms part of this Scheme.
- (b) The number of Special Residential allotments within the Estate is limited to a maximum of 165.
- (c) The minimum lot size shall be 2000m².
- (d) No clearing of any vegetation nor altering any existing landform, including any major or minor earthworking shall occur, except for:
- (i) clearing necessary for the construction of a dwelling and associated outbuildings in accordance with Special Provision (j);
 - (ii) clearing to gain permanent vehicular access to the building development area;
 - (iii) provision of Strategic Fire Breaks.

- (e) Prior to subdivision, a Bush Fire Management plan shall be prepared by the subdivider and approved by the Bush Fires Board and Council.
- (f) Strategic fire breaks shall be constructed as defined on the Development Guide Plan by the subdivider to the Bush Fire Boards's specifications and shall be maintained by the Home Owners' Association in accordance with the Bush Fire Management Plan as approved by the Bush Fires Board and Council.
- (g) Outbuildings shall be contiguous or semi-contiguous to the main dwelling and shall be constructed out of materials and colour schemes complimentary to the main dwelling.
- (h) Only one dwelling shall be permitted on a lot.
- (i) The keeping of livestock within the Special Residential lots is prohibited.
- (j) Where clearing takes place for the purpose of construction (being the Building Development Area) the area of clearing (excluding access) shall be limited to 700 square metres. The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions and no clearing shall occur without the prior permission of Council.
- (k) All development within the subdivision to have regard for the Fire Management Plan and Restrictive Covenants for the Flynn Drive Special Residential Estate.

- (1) The applicant to prepare detailed residential guidelines and restrictive covenants, to be endorsed by Council prior to obtaining subdivisinal clearances for Stage 1 of the project from Council, to include inter alia:
 - (i) giving specific power of attorney over covenant enforcement to the Home Owners' Association;
 - (ii) details of the structure and membership requirements of the proposed Home Owners' Association;
 - (iii) requiring all land owners to comply with the Bush Fire Management Plan;
 - (iv) requiring all land owners to be members of the Home Owners' Association;
 - (v) the constitution of the Home Owners' Association shall place responsibility for the execution of the Bush Fire Management Plan for the Estate with the Home Owners Association and requiring approval of the Chief Fire Control Officer from the city of Wanneroo to any amendments to the Bush Fore Management Plan.
- (m) The land shown as Recreation and Equine Park on the Development Guide Plan is to be transferred free of cost to Council and leased to the Home Owners' Association at Peppercorn rental for 50 years.
- (n) The applicant shall provide all proposed lots with:

a reticulated water supply system
a reticulated sewerage disposal system

designed and constructed to standards approved by the Water Authority of Western Australia.

- (o) All access to lots is to be clear of the splitter islands.
- (p) Filling or modifying of road table drains is not acceptable and all crossover accesses shall include a lateral culvert or pipe to connect table drains at either side to the satisfaction of the City Engineer."

(b) forwards the documentation for Amendment No 716 to Town Planning Scheme No 1 to the Minister for Planning for preliminary approval to advertise;

2. advises the applicant that in the interests of facilitating the development of the subject area it has resolved to seek preliminary approval to advertise the above amendment but before granting final approval to Amendment 716 it will require:

- (a) that the applicants enter into a legal agreement secured through a Deed with the Council at the applicants' expense with regard to:
 - (i) ceding free of cost to Council of the land required for the upgraded Flynn Drive, and the meeting of half the cost of provision of full earthworks and construction of one carriageway for the length of the upgraded Flynn Drive abutting the application area;
 - (ii) ceding and development of the recreation and equine park area;
 - (iii) securing commitment to the restoration of the lime kilns and ceding of the surrounding Public Open Space area;
 - (iv) securing commitments in relation to the establishment and operation of the Home Owners' Association;

- (v) ensuring that areas of non-specific use within the recreation and equine park will be accessible to the general public;
- (b) submission of a plan detailing the nature and extent of works proposed for the recreation and equine park;
- (c) measures to be introduced to provide advice to landowners on the titles of all new lots in relation to:
 - (i) possible noise problems due to the proximity of the Pinjar Motor Sports Area;
 - (ii) owner responsibilities associated with the Home Owners' Association and the possibility of an additional levy being required to be paid to Council should the Home Owners' Association fold;
- (d) all necessary approvals being obtained in relation to the proposed use of the quarry at Lot 1, Flynn Drive as an inert land fill site;
- (e) that the following changes be made to the applicants' rezoning report to enable the document to be used as part of the future formal consideration of the Scheme amendment:
 - (i) incorporation of the modified Special Provisions outlined in (a) above;
 - (ii) amending the report to address requirements (c), (d) and (e) above;
 - (iii) correcting the emission of Lot 2 from the description of the subject land on page 17;
 - (iv) depicting Wanneroo Road as an "Other Major Highways Reserve" on the Scheme Map;
 - (v) correcting the reference to Schedule 6 on page 15;
- (f) the plantings within the proposed median splitter islands being of a "low maintenance" standard that is satisfactory to the City Parks Manager;

- (g) a fauna survey to the satisfaction of the City Parks Manager being included as part of the Environmental Report;
- (h) the applicants be advised that the proposed building covenants and design guidelines once formulated and endorsed by Council will be the responsibility of the Home Owners' Association and that the Council would not be in a position to assist with the on-going maintenance of these matters;
- (i) the applicants to discuss with the Council's Building Department any proposal to erect structures or buildings within the quarry landfill area;
- (j) the following engineering conditions being fulfilled to the satisfaction of the City Engineer:
 - (i) the finalisation of the Flynn Drive alignment and road reserve boundaries; including coordination of earthwork levels, batters and noise attenuation screening;
 - (ii) the provision of an emergency access to the development in case of serious bushfires blocking the main access;
 - (iii) the design of the local roads incorporating splitter islands, landscaped medians, etc, satisfying the appropriate design standard (Austroads Guidelines);
 - (iv) the design standard for access lanes being amended to require a 5 metre wide carriageway;
 - (v) "access lanes" being defined as servicing a maximum of 4 lots, and "Cul-de-sacs" as servicing a maximum of 10 lots;
 - (vi) a drainage catchment plan and the size and location of drainage reserves being identified prior to any subdivision application;
 - (vii) a concept plan for the former quarry/proposed open space being prepared prior to filling of the

quarry in order to identify future building sites and therefore required compaction and acceptability of fill;

- (k) the Council undertaking further investigation of the lime kiln that is located within a proposed Special Residential lot in order to determine whether or not the area surrounding the kiln will need to be dedicated as public open space.

O G DRESCHER
City Planner

gpp:jw
pre39539
21.3.95

CITY OF WANNEROO REPORT NO: TP133-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 790-688
WARD: SOUTH
SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 688 TO
TOWN PLANNING SCHEME NO 1 TO REZONE LOT 6
KINGSWAY, LANDSDALE FROM RURAL TO
RESIDENTIAL DEVELOPMENT, R25 TO R40

METRO SCHEME: Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr D D'Annunzio
CONSULTANT: Russell Taylor & William Burrell
REPORT WRITTEN: 30 March 1995

SUMMARY

Advertising of Amendment No 688 to recode Lot 6 Kingsway from Rural to Residential Development, R25 and R40 has now closed. One opposing submission was received, however its concerns have been addressed satisfactorily and it is recommended that Council resolves to finally adopt this amendment.

BACKGROUND

Council considered this application at its meeting on 21 September 1994 (I50911). To support the proposed rezoning, the consultant submitted a draft outline plan for the area bounded by Kingsway, Wanneroo Road, the Landsdale District Centre site and Kingsway Sporting Complex (see Attachment No 2). This plan involves a total area of approximately 23.7ha and proposed only 5500m² of public open space instead of the minimum 10% provision. Given the close proximity of the Kingsway Sporting Complex, this was considered acceptable, subject to landowners still contributing to an equivalent 10% respective to their landholdings for the acquisition of the subject public open space and other areas within the cell. Council should confirm this requirement by advising the consultant that a 10% Public Open Space (POS) contribution will still be necessary prior to subdivisional clearances being issued.

The subject area was Rural at the time of the request but was proposed as Urban under the East Wanneroo Metropolitan Region Scheme Amendment which was finalised 3 November 1994.

SUMMARY OF SUBMISSION

At the close of advertising on 28 March 1995, one submission was received from the owner of Lot 7 over the road, which opposed the rezoning. The points raised are summarised as follows:

.3reduction of lot sizes to a maximum 400m² is a low standard of lot size and will set a precedent for even smaller lots;

.4Council has stressed it would not consider rezoning of an area of 40-50 lots in the absence of a structure plan;

.5consideration of subdivision is absurd when adjacent lots are still engaged in intensive horticulture;

.6traffic congestion on Kingsway already exists at the intersection of Wanneroo Road.

ASSESSMENT OF SUBMISSION

The following comments are made with regard to the points raised:

- (a) the subject land is now zoned Urban under the Metropolitan Region Scheme which permits residential lot sizes and the Ministry for Planning encourages variable lot sizes in the interests of providing diversity of residential dwelling types and sizes. The proposal is therefore consistent with these objectives.
- (b) Council accepts that a Structure Plan for the greater area of East Wanneroo has not yet been prepared but will be in place shortly. This will cover the area bounded by Wanneroo Road, Ocean Reef Road alignment, Mirrabooka Avenue alignment and the eastern extent of urbanisation.
- (c) rezoning of the land from Rural to Residential use involves the gradual phasing out of rural activities and cannot be expected to happen all at once.
- (d) congestion may well occur on Kingsway at times when the Kingsway recreation reserve is being heavily utilised but this is only a temporary situation. As this area develops further there will be a need to address congestion at the Wanneroo Road/Kingsway intersection.

CONCLUSION

Council will note that the points raised in the submission have been, or will be, adequately addressed prior to finalisation of this amendment. It is therefore considered that rezoning can be finalised subject to an approved Structure Plan being in place for the area.

RECOMMENDATION:

THAT Council:

1. finally adopts Amendment No 688 to Town Planning Scheme No 1, subject to the satisfactory resolution of the following:

- (a) an approved local structure plan for the area bounded by Wanneroo Road, Mirrabooka Avenue alignment, Ocean Reef Road and the eastern extension 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 area, as set out in the State Planning Commission's letter to Council dated 3 May 1994;

12authorises the affixation of the Common seal to and endorses the amendment documents;

13advises the consultant that with regard to the 10% public open space (POS) contribution as specified in the State Planning Commission 3 May 1994 letter, it is the city's intention that the subject landowner will still be required to make a contribution of land (lots) in lieu of the 10% POS provision.

O G DRESCHER
City Planner

hjc:gm
pre49514
3.4.95

CITY OF WANNEROO REPORT NO: TP134-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 755-38886
WARD: NORTH
SUBJECT: EXCISION OF A SITE FROM PUBLIC RECREATION RESERVE 33444, TWO ROCKS, FOR A NAVIGATION BEACON

LOCAL SCHEME: Regional Reservation - Parks and Recreation
APPLICANT/OWNER: Department of Transport/Crown
REPORT WRITTEN: 30 March 1995

SUMMARY

The Department of Transport's beacon sites in Ocean Reef and Two Rocks are no longer effective due to the increase in light pollution. It has requested Council to agree to the excision of a site from Public Recreation Reserve 33444, Two Rocks, to accommodate a new front lead beacon site. The proposed excision is supported, however, it requires the approval of the Ministry for Planning, the Minister for Lands and the support of the general community.

The Ministry for Planning has supported the excision and the proposal should now be advertised to obtain the opinions of the local community. If no objections are received the Minister for Lands should be requested to excise an area of 100m² from Reserve 33444, Two Rocks, to accommodate the beacon site.

HISTORY

In 1983 Council approved the excision of 35m² of land from Public Recreation Reserve 33797 in Yanchep. The excised area was then set aside as a new reserve (No 38886) for the purpose of Navigation Beacon Site with vesting in the Minister for Transport. The site is used for a rear lead.

The City also entered into a lease agreement with the Minister for Transport for a front lead beacon site on Lot 1029 Ocean

Reef in October 1985. The leased site comprised an area of 100m².

The Department of Transport has advised that both of the abovementioned sites are now ineffective due to the increase of general glare from street and house lighting in the area.

RELOCATION OF LEADS

The Department of Transport has identified two new suitable sites for the leads. It is proposing to locate the rear lead on a lot in Two Rocks owned privately by Tokyu Corporation. As Reserve 38886 (the current site) will no longer be required, the Department of Transport has agreed to allow the reserve to be cancelled and the land amalgamated with public Recreation Reserve 33797.

The Department wishes to relocate the front lead to a site within Reserve 33444, Two Rocks. This reserve is vested in the City for the purpose of public recreation and was created under Section 20'A` of the Town Planning and Development Act. As the reserve was created under this Act it is subject to strict guidelines set down by the Department of Land Administration (DOLA).

SECTION 20'A` GUIDELINES

In accordance with the guidelines, the City cannot lease either a portion or the whole of a Public Recreation Reserve. It may be permissible, however, to excise a small portion of the reserve to create a new reserve for the purpose of a navigation beacon site. The Department of Transport can then request DOLA to vest the reserve in it. Access to the new reserve can be either by a Crown easement or by having the access leg as part of the new beacon site reserve.

The approval of the Ministry for Planning and the Minister for Lands is required to enable any amendments to Section 20'A` reserves.

The proposed excision to accommodate the beacon site (front lead) was referred to the Ministry for Planning. The Ministry raised no objections subject to:

.1Reserve 38886 (existing site) being cancelled and amalgamated with adjacent Reserve 33797;

.2the site being selected to minimise vegetation disturbance and clearing, including, where possible, the utilisation of any existing tracks or firebreaks; and

.3no fencing being permitted along the access to the beacon site as this would interfere with public access through Reserve 33444.

In view of the Ministry for Planning concerns over the environmental impact the City sought the advice of an environmental consultant, Mr Bill James.

Mr James believes that the proposed site is suitable for the beacon, however he suggested a different access route to the one proposed by the Department of Transport. The new route will have the least impact on the erosion of the sand dunes.

ADVERTISING

The proposed excision from the Public Recreation Reserve will need to be advertised in the local newspaper to gauge the opinions of the local residents. If no objections are received the Minister for Lands should be requested to excise an area from Reserve 33444, Two Rocks, to create a beacon site reserve vested in the Minister for Transport. Access to the reserve should be through the route suggested by Mr Bill James and the access track should not be fenced.

RECOMMENDATION:

THAT Council:

1. advertises the proposed excision of 100m² from Public Recreation Reserve 33444 Two Rocks for the proposed Department of Transport's beacon site;
2. subject to no objections being received during the advertising period request the Minister for Lands to:
 - (a) excise an area of 100m² from Reserve 33444 and reserve the excised area for the purpose of navigational beacon site with vesting in the Department of Transport;
 - (b) register a crown easement over Reserve 33444 to permit the access to the proposed beacon site;
3. advises the Department of Transport that the access to the beacon site is not to be fenced to preserve public access through Reserve 33444.

O G DRESCHER
City Planner

cd:jw
pre49513
3.4.95

CITY OF WANNEROO REPORT NO: TP135-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 305-6
WARD: ALL
SUBJECT: LOCAL CONSERVATION STRATEGY

SUMMARY

Council's Environmental Advisory Committee has progressed the Local Conservation Strategy initiative to the point at which the second phase of the community consultation/involvement process needs to be undertaken. This will be in the form of a community based workshop (or workshops).

An information sheet has been prepared. This is intended to generate public interest in the Local Conservation Strategy and the workshop/s. Council's approval for its publication (and associated arrangements) is sought. Council's approval for initial arrangements for the workshop/s is also sought.

INTRODUCTION

The process by which the City's Local Conservation Strategy (LCS) is to be prepared has previously been considered by Council, and the process outlined in Attachment No 1 has been endorsed. (Resolution I20538 refers)

Since then, the Environmental Advisory Committee has put considerable effort into developing the concepts and principles upon which the LCS will be premised. In this regard, it has simplified the previously adopted lengthy "statement of principle" for the LCS (refer to Attachment No 2) into the following succinct goal statement -

The goal of the (City of Wanneroo's) Local Conservation Strategy is -

"To protect the quality of the City's natural and human environments as pressure for change occurs."

The goal statement is supported by the following objectives outlining more specific actions considered necessary to protect the quality of the City's natural and human environments.

- . to identify environmental priorities for the City;
- . to improve the way in which the City's environmental resources are used and managed;
- . to integrate environmental initiatives into all City Council programmes as appropriate;
- . to promote an ongoing partnership between the community of Wanneroo, the City Council and other interested bodies and Governments in protecting the City's environmental resources.

As can be seen the simplified goal and objective statements reflect the philosophies established by the previously adopted statement of principle.

Based on information derived from the community questionnaire survey undertaken for the City by Edith Cowan University and the views of Committee members, the Committee has also identified the following issues and accompanying goals as a possible basis for priority consideration through the LCS -

- . Bushland and wetland habitat protection - to protect and manage bushlands, wetlands and associated wildlife so as to retain representative samples of the City's natural environment and maintain a sense of place and heritage within the City of Wanneroo.
- . Coastal zone protection and management - to protect the land and marine environments of the coastal zone, and maintain the recreational and landscape values of the zone.
- . Community involvement - to improve the channels of communication between the community and the City of Wanneroo to promote a more equal partnership in planning and managing change in the City's environment.
- . Co-ordinated recycling programme - to reduce the amount of waste actually requiring disposal.
- . Protection of the Gnangara Mound - to ensure a sufficient supply of high quality groundwater for all future generations and environmental requirements within the City.
- . Greenhouse Effect - to reduce Greenhouse gas emissions through energy efficient buildings, transport and land use.

The Committee is now in a position to progress the next phase of the community consultation component of the LCS preparation process (ie the strategic phase community workshop/s indicated in Attachment No 1).

DISCUSSION

In progressing arrangements for the workshop/s, the Committee has moved away from the idea of distributing an issues/discussion paper to generate interest in the LCS. It was felt that even with careful preparation and rigorous editing, the issues/discussion paper may be too lengthy for people to read and assimilate the information presented and that, as a consequence, it may in fact deter people from participating in the LCS initiative.

Distributing the paper effectively throughout the community was also seen as a potential difficulty.

Accordingly, the Committee has opted for an information sheet to be published in the Wanneroo Times newspaper as the principal means of stimulating public interest in the LCS initiative in general and in the forthcoming workshop/s more specifically. The information sheet will also be displayed in Council libraries and will be supplemented by direct correspondence with relevant community based groups.

The Committee has also set the date for the (initial) workshop (more than one workshop may be needed depending on the level of interest from the community), this being Saturday 17 June 1995.

It was necessary to do this in order to enable other necessary arrangements to be progressed. (Please note that the Eagles and Dockers do not play that day! That weekend is a 'State of Origin' weekend, with the W A Team playing on the Sunday).

If the workshop is to occur on 17 June, the information sheet will need to appear in the 25 April edition of the Wanneroo Times. The paper will be published on the 25 April notwithstanding it being Anzac Day. This will enable adequate time for the community to respond and particulars of the workshop to be finalised. As discussed hereunder, the information sheet is to appear as a "centre-fold" in the paper.

As this space is not available in the following edition of the Wanneroo Times (ie 2 May) the information sheet needs to appear in the 25 April edition of the paper for the workshop to occur on 17 June.

Clearly, Council endorsement of the idea of an information sheet as proposed rather than the issues/discussion paper as previously envisaged is necessary. A copy of the proposed information sheet is attached (Attachment No 3) for consideration and endorsement.

The information sheet is intended to appear as a "centre-fold" in the newspaper. The cost of this format is \$2814 (ie \$1407

per page). However, because of the paper's policy of giving priority placement within the "centre-fold" pages to items including colour there is a possibility that the information sheet could be displaced in spite of a firm booking being made.

It is considered important that the information sheet appears as a "centre-fold" so people can easily remove it from the paper for future use/reference. Inclusion of colour within the information sheet would, however, ensure its placement as a "centre-fold". This could readily be done by using colour for the photographs to be included in the sheet. The additional cost would be \$625.

Irrespective of whether colour or black and white photographs are involved in the information sheet, it will be necessary to have the artwork prepared. This will entail further cost.

Accordingly, Council approval for expenditure of up to \$4,000 drawn from the provision for community, consultation and investigations associated with the LCS included in Budget Account 27609 is also sought. The \$4,000 is made up as follows

- . \$2814 for "centre-fold" space;
- . \$625 for colour;
- . \$651 nominal amount to cover preparation costs.

It is also pointed out to councillors that it has been necessary to reserve the "centre-fold" space in the 25 April edition of the Wanneroo Times in advance (to ensure its availability). The deadlines for confirmation of this booking and submissions of the information sheet in "camera ready" form are Thursday 20 April and Friday 21 April respectively.

As these deadlines occur during the period of the normal action embargo following a Council meeting, Council's specific approval for bypassing of the embargo is also sought.

It has also been necessary to progress some arrangements for the workshop in advance. Matters relating to use of external facilitators to assist in running the workshop are an example in this context.

The Committee supports the use of external, expert facilitators to maximise benefits arising from the workshop/s, both in terms of achieving meaningful input to the LCS and in terms of developing mechanisms for ongoing community participation in LCS-related programmes. It is envisaged that personnel from CSIRO's Applied Social Science and Economics Research Team, which is acknowledged for its expertise in community consultation/involvement processes, will be used in the role of workshop facilitators.

While there will be a later report to Council seeking endorsement of arrangements for the community workshop/s, at

this juncture, Council is advised that an officer from CSIRO's team will be speaking to the Environmental Advisory Committee at its 13 April meeting on matters relating to the workshop. The cost (if any) will be minimal. Nevertheless, Council's endorsement for the delegation of authority to the Mayor and the Town Clerk to approve payment of up to \$200 for this service is sought.

RECOMMENDATION:

THAT Council:

14endorses arrangements for progressing the Local Conservation Strategy initiative as outlined in the City of Wanneroo Report No ;

15approves publication of the information sheet as presented in Report No in the 25 April 1995 edition of the Wanneroo Times newspaper;

16approves expenditure of up to \$4,000 as outlined in Report No from Budget Account 27609 to cover costs associated with preparation and publication of the information sheet;

17approves exemption from the action embargo normally applying following full Council meetings to enable deadlines applying to publication of the information sheet to be met;

18delegates authority to approve expenditure of up to \$200 from Budget Account 27509 to cover the cost of an officer from CSIRO's Applied Social Science and Economic Research Team addressing the Environmental Advisory Committee on matters relating to the Local Conservation Strategy community workshop/s to the Mayor and the Town Clerk.

O G DRESCHER
City Planner

ph: jw
pre49510
30.3.95

CITY OF WANNEROO REPORT NO: TP136-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 615-0-3
WARD: CENTRAL
SUBJECT: OCEAN REEF COASTAL LAND : APPOINTMENT OF CONSULTANTS

METRO SCHEME: Reserved Parks & Recreation and Public Purposes (Special Uses)
LOCAL SCHEME: as above
APPLICANT/OWNER: City of Wanneroo
REPORT WRITTEN: 20.3.95

SUMMARY

For several years now, Council has been monitoring the situation in respect of a proposed major coastal tourist/recreation development Council has envisaged for land it owns adjacent to the Ocean Reef Boat Launching Facility. Abutting land to the south of the boat launching facility is also intended to be included within the project. Council has received periodic monitoring reports on the matter, reviewing general development prospects and recent relevant occurrences in the area. This report reviews such matters and recommends that Council does not initiate any further action on the project at present due to a perceived general decline in development growth rates.

BACKGROUND

The City owns Lots 1029 and 1032 immediately to the east of the Ocean Reef Boat Launching Facility. Council purchased this land in the late 1970s for the purpose of undertaking a major coastal tourist/recreation development project to complement the boat launching facility. Subsequently, the proposed extent of the project was extended to include land abutting to the south (Lot 1033 - WAWA; Lots 303 and portion Lot 7 - Western Australian Planning Commission). The subject land is shown in Attachment No 1.

On several occasions over past years, Council has sought to attract private sector involvement in the project but the responses received have been poor. Council has consequently preferred to receive periodic (generally six monthly) reports, monitoring the situation as described above with a view to reactivating the project when circumstances were seen to be favourable.

In previous years, Council has allocated funds on a contingency basis so that if Council decided to act, funds for a consultancy to prepare a marketing strategy and associated brochures, advertisements and the like would be available. When Council considered a previous monitoring report at its December 1993 meeting (Item H21248), Council resolved to list for consideration in the draft 1994/95 Budget the sum of \$50,000 for consultancy fees for this project. However, when Council determined its current budget, it did not include this item.

When Council considered the previous monitoring report at its September meeting of last year (I20944), Council resolved to require a further monitoring report 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 for the project.

REVIEW OF RECENT OCCURRENCES RELEVANT TO PROJECT

1. The Whitford Sea Sports Club has submitted a development application to Council involving the construction of additional boat storage area to the east of its premises, on portion of Lot 1029. This was the subject of a separate report to the previous Town Planning Committee meeting.
2. For about the last 6 months, Kinhill Consultants, in association with Tract Consultants, have been preparing a foreshore management plan for the foreshore for Mullaloo to opposite Shenton Avenue. A draft of this plan is expected to soon be ready for presenting to Council for approval for release for public comment.

COMMENTS

- (a) The current general economic climate appears generally unfavourable for promoting this project to the private sector. The rate of development (including subdivision and sale of new lots) has declined over the last six months in the City of Wanneroo, and in the Perth region generally.
- (b) Notwithstanding the current unfavourable economic climate, the following hold future promise for the project:

- (i) The North West Corridor continues to attract a substantial proportion of the metropolitan region's residential growth.
- (ii) The opening of Joondalup Lakeside Shopping Centre last year, together with many new building commencements in the City Centre, and an active promotion campaign by LandCorp is seeing much attention focused on this part of the region.
- (iii) In approximately one to two years time, Beaumaris Land Sales may be constructing and upgrading (respectively) the portions of Ocean Reef Road and Burns Beach Road abutting their Iluka and Ocean Reef development areas. This would greatly increase accessibility to the project site.
- (iv) Construction of the new resort complex in Connolly is proceeding and is expected to draw much international attention to this general area.

CONCLUSION

The current decline in the rate of development and the relatively poor economic climate generally, are unfavourable to short term prospects for attracting private sector involvement in the project. Provision of funds for a consultancy associated with marketing of the project is therefore not recommended.

RECOMMENDATION:

THAT Council requires a further monitoring report in respect of the Ocean Reef Coastal Land project be submitted in October 1995.

O G DRESCHER
City Planner

pjt:rp
pre49501

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 305-6
WARD: ALL
SUBJECT: ENVIRONMENTAL ADVISORY COMMITTEE

SUMMARY

At its 16 March 1995 meeting, the City of Wanneroo Environmental Advisory Committee considered the following matters which now require consideration by Council -

- . The proposed Snake Swamp development and consequent requirements (established by the Minister for the Environment) for protection of the Southern Brown Bandicoot populations that inhabit the lake - the Committee has recommended that Council correspond with the Department of Conservation and Land Management on this matter.
- . Agenda 21 - the Committee has asked that a report be presented to Council on Agenda 21 documenting the outcome from the 1992 United Nations Conference on Environment and Development. As a number of current Council initiatives are demonstrably consistent with the principles upon which Agenda 21 is premised, the Committee seeks acknowledgement by Council of the validity of these principles and the consequent importance of pursuing them.
- . Committee membership - because of the point reached in terms of preparing the City's Local Conservation Strategy, continuity of Committee membership is regarded as important. Accordingly, re-appointment of the present non-Councillor members of the Committee for a further year is recommended.

In addition to matters relating to the City's Local Conservation Strategy which are the subject of a separate report, the Environmental Advisory Committee dealt with the

following matters at its March meeting and these require consideration by Council -

- . Snake Swamp Management Plan;
- . Agenda 21;
- . Committee membership for the forthcoming year.

DISCUSSION

19Snake Swamp Management Plan.

In response to the Committee's concern about the Southern Brown Bandicoot population at Snake Swamp, Council was briefed on this matter at its 8 March meeting, and resolved as follows (Resolution TP78-02/95 refers) -

"... that Council:

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

The Committee further considered this matter at its 16 March meeting and, based on correspondence between the Coalition for Wanneroo's Environment and the Department of Conservation and Land Management (CALM), was concerned that the Department's role pursuant to the conditions on the Snake Swamp development set by the Minister for the Environment might not be fully recognised. The Committee felt that the City should correspond with CALM such that relevant officers at its Woodvale Research Centre are aware of the conditions set by the Minister and seeking advice as to how the

Department will conform with the requirements conferred upon it by the conditions.

In this regard, the Committee adopted a motion recommending to Council *"... that it writes to CALM seeking the Department's advice as to how it will ensure that the proponent of the Snake Swamp development will comply with the requirement (set by the Minister for the Environment) for the protection of the populations of Southern Brown Bandicoot known to inhabit the wetland."*

Contact with officers from CALM's Woodvale centre does suggest an unawareness of the Ministerial conditions. In addition, the letter to the Coalition from the officer heading CALM's Endangered Species Unit (based at Woodvale) is seemingly premised on the Department (rather than the developer) taking action to protect the Bandicoot. Pursuant to the Ministerial conditions, CALM's role is, in effect, to provide advice as to how this objective could best be achieved, and to assess the adequacy of the strategies (formulated by the developer) for protecting the Bandicoot.

On this basis, it is considered that a letter to CALM along the lines sought by the Environmental Advisory Committee could usefully contribute towards resolution of this matter. In this regard, it is pointed out that the developer is already expressing concern at the lack of progress on the management plan. By forwarding a copy of the suggested correspondence (ie the letter to CALM) also to the Department of Environmental Protection, the City could be seen to be assisting the developer to progress the matter.

The Environmental Advisory Committee's recommendation is, therefore, supported.

20Agenda 21

The Environmental Advisory Committee raised the matter of Agenda 21 in the context of whether the City of Wanneroo has formally considered the document. It appears that Council has not previously been briefed on Agenda 21 and as a consequence, the Committee requested that a brief report be presented to Council on this matter.

Agenda 21 documents the outcome from the 1992 United Nations Conference on Environment and Development (ie the Rio Earth Summit). The fundamental tenet underpinning Agenda 21 is evidenced in the following excerpt from the introductory section of the document:

"Humanity has reached a turning point. We can continue with present policies which are deepening economic divisions within and between countries - which increases poverty, hunger, ill health and illiteracy, and causes the continuing deterioration of the ecosystems on which life on earth depends. Or we can change course. Development and protection of the environment cannot be separated. Our focus should be to link development with protection of the environment and give greater attention to these linked issues. In this way, we can perform the essential tasks of fulfilling basic needs, improving living standards for all, and better protecting and managing eco-systems. No nation can secure its future alone; but together we can - in a partnership for sustainable development."

Agenda 21 is basically about managing the complex processes of change which society as a whole must confront if the notion of sustainability is to be pursued. Adoption of Agenda 21 (as Australia has done) does not impose mandatory obligations, but it does entail a moral commitment to the philosophies of the agenda, one of the most widely recognised of which is "Think globally, act locally."

Clearly, Local Government has an important role to play in pursuing the Agenda 21 philosophies. In fact, the Agenda 21 document specifically establishes the notion of Local Government Authorities establishing their own Local Agenda 21. A number of Australian Local Government Associations and the Commonwealth Department of Environment, Sport and Territories have been developing the Local Agenda 21 notion and publications on this matter are available. These are being obtained and will be placed in the Councillors' Reading Room when available.

In essence, however, a Local Agenda 21 is about the adoption of a long-term strategic programme for achieving sustainability in the broadest sense. In practice, it will be an integrated package of initiatives premised on a partnership between the Local Government Authority and its community.

Although the City of Wanneroo may not have specifically adopted the notion of a Local Agenda 21, the underlying philosophies are inherent to a number of Council initiatives.

The Local Conservation Strategy is, for instance, entirely consistent with the integrated Council-community based philosophy and will ultimately establish a framework within which the notion of sustainability can be pursued at various levels

(including, very importantly, within the City's internal operations). The current Integrated Local Area Planning (Community Development) project is also demonstrably premised on a similar philosophy. In addition, through its recent submissions on a range of issues (eg the Parliamentary Inquiries into Australia's Population Carrying Capacity and (Perth) Metropolitan Development and Groundwater Supplies, the Western Australian Municipal Association's Water Resources Policy, and various proposed land use planning policies), the City has specifically raised the importance of achieving genuinely sustainable development. The notion of sustainability and an environmental capability based approach to land use planning and management are also being pursued internally, eg through the Lake Pinjar Land Use Planning and Management Strategy Discussion Paper and (more recently) in developing the principles for Council's forthcoming Local Rural Strategy.

As the City is, in practical terms, already pursuing the principles upon which Agenda 21 is premised, it would be considered appropriate for Council to specifically acknowledge the validity of these principles, and the consequent importance of pursuing them.

21 Committee Membership

This matter was raised with the Committee as its present membership is current only until the end of April each year, and the perceived importance of continuity of effort in terms of progressing the Local Conservation Strategy.

Membership of the Committee comprises up to five Councillors, a representative of the development industry (a nominee of the Western Australian Division of the Urban Development Institute), and up to eight representatives of the Wanneroo community (including one nominee from the Coalition for Wanneroo's Environment).

Councillor members are appointed annually (in May of each year), while the other eight members of the Committee were appointed for a two year period (commencing in May 1993 following restructuring of the Committee). The two year term for the non-Councillor members was regarded as desirable in the interests of maintaining continuity of membership during the process of preparing the Local Conservation Strategy (which has been recognised as a potentially complex and lengthy process from the outset).

There has been some change in membership of the Committee, both as a result of the 1994 Council elections and because of resignations. These changes, combined with the difficulties inherent in preparing a conservation strategy for a municipality that is experiencing such rapid and substantial growth and development as the City of Wanneroo, demonstrated the importance of maintaining consistency of approach at both the philosophical and practical levels. That the Local Conservation Strategy has, nevertheless, now progressed to the stage of the next phase of community consultation/involvement further emphasises the importance of continuity (ie concepts the present Committee has evolved will be further developed through community consultation prior to finalisation by the Committee).

Reappointment of the following Committee members would, therefore, be considered appropriate -

- . nominee of the Western Australian Division of the Urban Development Institute - presently Mr Ken Gilbert or Mr Nick Perignon
- . nominee of the Coalition for Wanneroo's Environment - presently Mr David Wake
- . Mrs Jill Brown - community representative
- . Mrs Peta Rakela - " "
- . Ms Kate Tauss - " "
- . Mr Vic Harman - " "
- . Dr Stephen Hopper - " "
- . Mr Darryl Stevens - " "

Indications from the March Committee meeting are that the Councillor members (Crs Freame, Curtis, Hall, Magyar and Major) are interested (subject to other commitments) in continuing on the Committee. Councillor membership of the Committee will, however, need to be determined in the normal way following the forthcoming Local Government elections.

RECOMMENDATION:

THAT Council:

1. writes to the Department of Conservation and Land Management (with a copy of the letter being sent to the Department of Environmental Protection), explaining concerns regarding the Southern Brown Bandicoot

populations at Snake Swamp as a consequence of development proposals affecting the swamp, and seeking the Department's advice as to how it will ensure that the proponent of the Snake Swamp development will comply with the requirement (pursuant to the conditions set by the Minister for the Environment) for the protection of the populations of the Bandicoot known to inhabit the swamp;

2. acknowledges the validity of the principles upon which Agenda 21 is premised and the consequent importance of pursuing these principles;

3. reappoints the following members of the Environmental Advisory Committee for a further year (expiring 30 April 1996) -

. nominee of the Western Australian Division of the Urban Development Institute;

. nominee of the Coalition for Wanneroo's Environment;

. Mrs Jill Brown - community representative

. Mrs Peta Rakela - " "

. Ms Kate Tauss - " "

. Mr Vic Harman - " "

. Dr Stephen Hopper - " "

. Mr Darryl Stevens - " "

O G DRESCHER
City Planner
ph:gm/pre49516
3.4.95

CITY OF WANNEROO REPORT NO: TP139-04/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 10 APRIL 1995

FILE REF: 510-1449

WARD: SOUTH

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

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Adjoining Property Owners/Crown
REPORT WRITTEN: 5 April 1995

SUMMARY

Council, at its meeting on 30 January 1995, resolved to defer consideration of the application to close the pedestrian accessway between Moffat Place and the Warwick Train Station and to arrange a public meeting with residents, representatives from Council, Westrail and the Police Department to explain how it is proposed to manage the problems experienced with the accessway.

A public meeting was held on 28 March 1995 and was attended by 84 members of the public. A motion was carried to take all measures to make the accessway safe for pedestrians and residents.

BACKGROUND

The owners of Lots 550 and 551 Moffat Place requested Council to close the accessway on the grounds of vandalism and antisocial behaviour. The application was supported by a petition signed by 17 residents. (Three of the signatories have also signed a petition objecting to the closure which was received after advertising the proposed closure.)

Council considered the application and resolved not to close the accessway on the grounds of objections received from Westrail and the Department of Planning and Urban Development and the fact that the accessway is an important pedestrian route to the Warwick Train Station.

The owner of Lot 551, Mrs McGarry, was not satisfied with Council's decision as she believes few people would be inconvenienced if the accessway was closed. She claimed that local residents would not object to the closure as they would be prepared to use alternative routes to and from the train station.

Council, at its meeting on 9 November 1994, resolved to advertise the closure of the accessway to gauge the opinions of the residents in the vicinity.

ADVERTISING

Westrail conducted a count on the number of people using the accessway and the results are as follows:

<u>People</u>	<u>Date</u>	<u>Time</u>	<u>Number</u>	<u>of</u>
	14 September (Wednesday)	6am until 8.30am	63	
	15 September (Thursday)	6am until 6pm	189	

It should be noted that on 15 September, 98 people walked to the Warwick Interchange and 91 people walked from the interchange.

The proposed closure was advertised in the Wanneroo Times and signs were erected at either end of the accessway.

Thirty-one (31) letters were received, all strongly objecting to the closure of the accessway. The majority of letters were lengthy and detailed the reasons why they believed the accessway should not be closed. Some of the comments included:

- If the accessway was closed some objectors would need to drive to the station. As parking was limited and the incidence of vandalism to cars was high, many objectors were reluctant to do this.
- Several elderly objectors had stated that they had bought their properties because of the close proximity to public transport and if closed, the extra walking distance would be extremely difficult to manage.
- Many people relied on public transport (including students) and the extra walking distance would make the journey too long. The bus service through Warwick is not adequate for these people.

Two petitions objecting to the closure were also received. The first petition was signed by 51 people representing 37

households. Two of the signatures were also on the petition supporting the closure and eleven of the signatures were from outside the district (including Mt Lawley, Hamersley and East Fremantle) and would not be affected by the closure. The second petition was signed by 22 local school children.

One letter supporting the closure was received from a couple in Moffat Place. They use the accessway daily but would not be inconvenienced by the extra walking distance. They believe that the amount of vandalism and antisocial behaviour being experienced by the adjoining residents was sufficient grounds for closing the accessway. It should be noted that the objectors' back fence adjoins the car park to the train station. They would only need to instal a lockable gate in their fence to retain easy access to the car park.

PUBLIC MEETING

A report was submitted to Council on 30 January 1995 recommending that the accessway should remain open. Council resolved to defer consideration of the application and arrange a public meeting with residents in the affected area, and representatives from the Council, Westrail and the Police Department to explain how it is proposed to manage the problems experienced with the accessway.

A public meeting was held on 28 March 1995 in Council's Administration Building. Eighty-four members of the public and one member of the press attended the meeting. Jeff Hall the Acting Customer Service Manager represented Westrail and Senior Constable Mike O'Malley, Officer in Charge, Warwick Community Policing represented the Police Department.

Jeff Hall of Westrail advised that Westrail appreciated the problems that residents of Moffat Place were experiencing. Westrail was looking at a number of actions that it would be prepared to take if the walkway remained open such as to provide lighting, video recording equipment and to install gates which could be locked at night.

Snr Constable O'Malley representing the Warwick Community Police advised that he originally supported closure of the walkway. He provided some statistics relating to criminal activities at the Warwick Train Station and advised that in 1994, 98 vehicles were stolen from the station and 125 recorded thefts during that time. He believed that thefts in the car park would continue with or without the walkway.

A number of residents then debated whether or not the accessway should be closed or remain open. Some of the comments made by residents who supported the closure were:

- the extra walking distance to the station is minimal (approximately 2 - 3 minutes);

- the accessway provides an escape route for any person committing a crime in the area;
- the residents adjoining the accessway should not have to tolerate the extreme vandalism and anti-social behaviour being experienced.

Comments made by residents wanting the accessway to remain open included:

- closing the accessway would just move the problem to another accessway;
- several residents bought their homes because of the convenient access to public transport;
- the accessway provides a safe route for school children.

A long term resident of Warwick stated that he opposed closure of the accessway before some remedial measures have been tried by the Police, Westrail and Council to reduce the anti-social behaviour in walkways. Other residents then suggested that remedial measures should be investigated. Some of the suggestions were: increased police and Westrail patrols, extra lighting, security cameras, erecting lockable gates, removing trees and bushes within the accessway, and constructing a tunnel to prevent people throwing items over fences.

A motion was put forward that the walkway between Moffat Place and the train station be closed as soon as possible.

The Chairman requested a show of hands with the following results:

In favour of the motion	29
Against the motion	40

The Mayor declared the motion lost.

Another motion was then put forward that Council:

1. in conjunction with Westrail and the Police Department look at all measures (ie, security patrols, lighting, video cameras, gates to be locked at night and a tunnel construction) to make the public accessway between Moffat Place and the Warwick Train Station safe for pedestrians and residents;
2. reports back to the residents of Warwick with a specific plan in two weeks or as soon after as is possible, by way of a public meeting to be held at a venue in Warwick, with adequate notice of such meeting being provided to residents.

The Chairman requested a show of hands with the results:

In favour of the motion	59
Against the motion	2

The Mayor declared the motion carried.

At the close of the meeting a petition signed by 117 residents opposing the closure of the accessway was submitted.

Discussions have been held between Westrail, the Police Department, Town Planning Department and the Engineering Department on the matters raised at the public meeting.

A tunnel structure over the accessway was considered inappropriate as it would not eliminate the problem of people throwing rubbish over the fences. The residents adjoining the accessway have their rear boundary fence on the car park. The culprits would either throw it over the back fence or onto the front garden when they are through the tunnel.

All night street lighting has recently commenced. Even though the accessway has lights at either end it is still dark. The lights could be increased to 120 watts and a cost to do this is being requested from Western Power. It was pointed out that the increase in power may make little difference to the amount of light in the centre of the accessway and that it may be more appropriate to relocate or place another high pressure sodium light, as used by Westrail in the car park to reflect down the accessway. It was generally accepted though that increased lighting does little to deter vandals.

Westrail advised that they are in the process of entering into a contract with a private security firm to patrol the car park. It has received tenders from several companies and the matter is now with the Minister for Transport for a decision. Unfortunately, it is not known when the decision will be made and it may be appropriate for Council to seek the assistance of the local MLA in this regard.

Westrail proposes to erect a fence around the car park with entrance to the car park being through a boom gate. A security patrol will be at the car park between the first and last trains. The location of the booth the Security Officer will be stationed in, will be in a direct line of sight with the walkway. If part of a tree was cut down, the patrol officer would have an uninterrupted view of the accessway. Westrail has emphasized that extra lighting in the accessway will be required to assist the patrol officer.

As most of the problem is being caused by people coming from the train station, it would probably only be necessary to instal a lockable gate at the car park end of the accessway. The Department of Land Administration (DOLA) did not know whether a gate could legally be placed in an accessway and they suggested

that Council should seek a legal opinion especially as liability could be a concern.

The patrol officer hired by Westrail could unlock the gate in the morning and lock it a night before he finishes his patrol. Westrail are reluctant to accept this responsibility as they believe the gate will not necessary. Westrail suggested that Council does not erect a gate as it believes that the security patrol will be sufficient. If however problems are still being experienced after the security patrol is operating a gate could be considered.

The Police Department has offered to increase patrols in the area until such time that the Westrail security is in place.

EVALUATION

The majority of the residents in the vicinity of the station would prefer the accessway to remain open. Attachment No 1 shows the location of the households who support and oppose the closure. Most of the residents are sympathetic towards the problems being experienced by the residents adjoining the accessway, however they do not believe closing the accessway is the solution.

The security measures proposed by Westrail and if possible a gate being placed in the accessway, are likely to solve a large number of problems being experienced. In view of the large number of residents strongly opposing the closure it is recommended that Council does not agree to the closure, but investigates ways of reducing the amount of vandalism and anti-social behaviour.

RECOMMENDATION:

THAT Council:

1. does not agree to the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place and the Warwick Train Station;
2. requests Hon C Edwardes, Member of Parliament for the Legislative Assembly to approach the Minister for Transport to request an early decision on the tenders received from private companies for the patrol of the Warwick Train Station car park;
3. if the Minister for Transport approves the security patrols in the Warwick Train Station, advise the residents of Warwick at a public meeting held in a venue in Warwick of Westrail's proposed security patrols, the City's proposal to increase lighting and if required and legally permitted, the option of installing a lockable gate at the car park end of the accessway;

4. express appreciation to the Police Department for committing extra patrols in the area.

O G DRESCHER
City Planner

cd:rp
pre49522

CITY OF WANNEROO REPORT NO: TP140-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 13 MARCH 1995
FILE REF: 30/292
WARD: CENTRAL
SUBJECT: JOONDALUP FIRE STATION : RESUMPTION OF PORTION OF LOT 6
BURNS BEACH ROAD, WANNEROO

SUMMARY

The proposal by the Western Australian Fire Brigades Board (WAFBB) to resume portion of Lot 6 for a fire station is opposed on planning grounds. The owner has also objected to the resumption. Numerous other options are available to WAFBB which owns land in the Joondalup Service Industrial area. It is however persisting on a location that meets its reaction criteria.

BACKGROUND

The WAFBB is resuming portion of Lot 6 under the provisions of the Public Works Act. Only the owner (Mr Gilbert Currie) can object to this and he has already done so. Nevertheless, once the land has been acquired the application to develop a fire station will require Council's consideration and I do not believe the location is an appropriate one from a town planning point of view.

Lot 6 is adjacent to the Yellagonga National Park in an area designated as subject to City of Wanneroo Local Structure Planning in the North West Corridor Plan. It is zoned Rural and although structure planning is far from complete, Council has endorsed a draft strategy to guide the development of this locality. Its proximity to Lake Joondalup makes it important for the protection of wildlife and native vegetation. Intensive use of adjacent privately owned land would increase human and domestic animal intrusion into a conservation zone. The likely preferred option is low density Special Residential development.

The WAFBB has been appraised of the planning concerns and recommended to consider siting its Joondalup fire station at two other locations. The most favoured site in town planning

terms is at land already owned by the WAFBB in the Joondalup Service Trades Estate where proposals to provide access directly to Shenton Avenue will enhance reaction times. Another site was suggested adjacent to the proposed Western Power sub-station at the corner of Wanneroo Road and Clarkson Avenue. These sites are illustrated as "A" and "B" respectively in the attachment.

WAFBB CASE

I have been advised that the WAFBB has considered the suggested sites but will continue with its resumption of Lot 6. I have responded to this and advised that Council may oppose its application to develop Lot 6.

Of primary concern to the WAFBB when selecting fire station sites, is the speed to which it is able to react to call-outs. It has run computer models on all the Joondalup options and concluded that Lot 6 minimises both reaction times and the overlap with the service areas of other fire stations.

ASSESSMENT

Notwithstanding that sites other than Lot 6 are preferred options from a town planning point of view, the provision of an effective emergency service is an important consideration. I believe that Council is obliged to give reasonable weighting to WAFBB requirements in this respect. To this end I have considered the GIS appraisals submitted by WAFBB in support of its arguments about reaction times. The various plots are illustrated on plans tabled at the Town Planning Committee meeting.

On balance I am of the view that the Clarkson Avenue site provides a very similar coverage to the Lot 6 site and, in addition, it has none of the town planning impediments that I have expressed with regard to Lot 6. I favour the Clarkson Avenue site as it best meets both town planning and WAFBB criteria, and removes objections raised by the owner of Lot 6 and other ratepayers in the area. It should be noted that neither site has been formally advertised for public comment.

RECOMMENDATION:

THAT Council refuses the application submitted by Loftus & Walker Architects on behalf of the W A Fire Brigades Board to develop the Joondalup Fire Station at Lot 6 Burns Beach Road, Wanneroo, on the grounds that:

22it conflicts with Council's likely preferred option of low density special residential development adjacent to Yellagonga National Park in this area;

23similar reaction times are possible from a site on
Clarkson Avenue, Neerabup, immediately east of the
Western Power sub-station site.

O G DRESCHER
City Planner

acs:rp
pre29544

CITY OF WANNEROO MEMORANDUM TP141-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
DATE: 10 APRIL 1995
FILE REF: 30/3240
SUBJECT: PROPOSED CHILD CARE CENTRE : LOTS 166 AND 167 LAGOON
DRIVE, YANCHEP

The Council deferred consideration of TP106-03/95 pending advice from its solicitors on the consequences of relying on a legal agreement rather than insisting on the amalgamation of Lots 166 and 167 for child care centre purposes. Legal advice is clearly that the Council should require amalgamation because:

- without amalgamation it risks losing connected control over the future of the additional land required for parking;
- the lots are zoned Residential and a car park on one of the lots is not independently permissible;
- an agreement as proposed by the applicant is unlikely to be legal and enforceable as it may be regarded by a Court as being against public policy.

RECOMMENDATION:

THAT Council advises the applicants for a child care centre on Lots 166 and 167 Lagoon Drive, Yanchep that it will require the amalgamation of the lots to satisfy Condition 8 of its Approval to Commence Development issued on 24 February 1995.

O G DRESCHER
City Planner

acs:gm
pme49509

CITY OF WANNEROO : REPORT NO B53-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 290-0
SUBJECT: DEVELOPMENT ENQUIRIES: MARCH 1995

The following schedule lists those enquiries received during March 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
pre49517

DEVELOPMENT ENQUIRIES - MARCH 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 INDUSTRIAL	11. RECREATION	17. SERVICE
6. INDUSTRIAL	12. SHOPS	18. VIDEO PREMISES

ENQUIRY	CATEGORY	LOCALITY	REMARKS/ADVICE
CHILD CARE CENTRE POLICY	3	HILLARYS/PADBURY /CRAIGIE	"AA" USE. COUNCIL EXPLAINED.
TRANSPORT DEPOT	3	CARABOODA	ADVISED TO CONTACT DEPARTMENT OF ENVIRONMENTAL PROTECTION; LAND IN SWAN COASTAL PLAINS. UNLIKELY COUNCIL SUPPORT FOR NUMBER OF BUSES PROPOSED.
CHILD CARE CENTRE	3	WANGARA	"X" USE IN WANGARA GENERAL INDUSTRIAL AREA.
TRAVEL AGENT	3	JOONDALUP	RELEVANT INFORMATION GIVEN.
CAR YARD	6	LANDSDALE	RELEVANT INFORMATION GIVEN.
NIGHT CLUB/ RESTAURANT	13	JOONDALUP	RELEVANT INFORMATION GIVEN.
CHILD CARE CENTRES	3	WANNEROO GENERALLY	NUMEROUS ENQUIRIES THROUGHOUT THE CITY.

CITY OF WANNEROO REPORT NO: B54-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 10 APRIL 1995
FILE REF: 790-650, 790-595
WARD: SOUTH
SUBJECT: ELLIOT ROAD NORTH AND HOCKING AND PEARSALL
(SOUTH WANNEROO) LOCAL STRUCTURE PLANS

SUMMARY

The local structure plans for Elliot Road North and Hocking and Pearsall (South Wanneroo) have recently been endorsed by the Western Australian Planning Commission (WAPC) as a guide for the future subdivision and development of these areas. The plans represent a considerable level of work that has been undertaken over recent years following detailed discussion with relevant government agencies and significant public liaison.

BACKGROUND

Council last considered the Hocking and Pearsall (South Wanneroo) Local Structure Plan (LSP) at its December 1994 meeting (Report No I21258) where it was advised about the detailed background and significant public involvement that took place during the preparation of this LSP. Council will recall the main issue that affected its progress was the proposed location of substantial infrastructure (ie, public open space and public primary school site) within the northern part of this cell. These issues were subsequently progressed however, and Council was requested to adopt this LSP to provide the necessary direction for the development of this urban cell.

The Council subsequently endorsed this plan and referred it to the WAPC for its endorsement (refer Attachment No 1).

The Elliot Road North LSP was considered in March 1994 (Report No I20320) where Council also resolved to adopt this plan and refer it to the WAPC for its endorsement (refer Attachment No 2).

CURRENT POSITION

Council is advised that the WAPC has now endorsed both local structure plans as a guide for determining rezoning, subdivision and development proposals within each respective area. The Commission has also acknowledged however that the East Wanneroo Consultancy currently being conducted by BSD Consultants will be reviewing all LSPs within East Wanneroo. Consequently, it was recognised that the abovementioned LSPs may require some future modification and, therefore, may need to be resubmitted to the Commission for further consideration.

As Council is aware, several rezonings have been initiated within the two respective LSP areas. In the past, requirements have been imposed that, inter alia, these amendments should not be finalised until such time as the LSP had been finally endorsed by the WAPC. As this requirement has now been satisfied, it will no longer be an impediment to these rezonings being finalised. Although, should there still be other outstanding issues in relation to those rezonings, eg proximity of poultry farms, undertakings toward infrastructure contributions, etc, then those matters will still require some resolution prior amendments being finalised.

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER
City Planner

rwz:rp
pre49509
30.3.95

CITY OF WANNEROO
GENERAL PURPOSES COMMITTEE REPORTS
TECHNICAL SERVICES SECTION
11 APRIL 1995

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE -
TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 208-072-94/95

WARD: ALL

SUBJECT: PLANT REPLACEMENT PROGRAMME - TENDER NO:
072-94/95 - VARIATION TO SPECIFICATION

Council approved the purchase of an Isuzu FTS700 4 x 4 cab and chassis to replace Parks Department Plant No: 96 114 at the Technical Services meeting on 23 November 1994. The purchase of this truck was funded from the Plant Replacement Reserve.

It has become apparent during the build of this water truck that the 1/2KW pump specified in the tender is inadequate for the required purpose. T L Engineering was commissioned by the winning tenderer, Major Motors, to proceed with the build and has fitted an 11HP, electric start pump to the water tank which is correctly suited to the purpose. The extra cost of this variation to the specification is \$1,800.

Before Council can finalise payment for this vehicle, approval is required to expend an additional \$1,800 for the purchase of the larger pump.

RECOMMENDATION

That Council:

- 1 approves the variation to the specification for Tender No 072-94/95 to include the supply and fitting of an 11 HP electric start water pump to the Isuzu 700 4x4 water truck to be supplied by Skipper Trucks;
- 2 approves a \$1,800 increase in tender price at Tender No 072-94/95 for the supply and fitting of an 11 HP electric start water pump;
- 3 authorises, BY AN ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$1,800 from the Plant Replacement Reserve to Account No 29400 Vehicle Replacement

(Parks, Gardens and Reserves) to accommodate this variation to tender specification.

D R BLAIR
Acting City Engineer
TS115-04/95

PWC:PRG
dre037

	CITY	OF	WANNEROO	REPORT	NO
TS115-04/95					
TO:	TOWN	CLERK			
FROM:	ACTING	CITY	ENGINEER		
FOR MEETING OF:	GENERAL	PURPOSES	COMMITTEE	-	TECHNICAL
	SERVICES	SECTION			
MEETING DATE:	11	APRIL	1995		
FILE REF:	510-92				
WARD:	SOUTH				
SUBJECT:	ROAD	AND	DRAINAGE	IMPROVEMENT	WORKS
	CALECTASIA	STREET,	GREENWOOD		

In May 1993 rainfall from heavy storms flooded the Greenwood Kindergarten in Calectasia Street, Greenwood. The water ponded at the low point of Calectasia Street outside the Kindergarten and was reported "knee deep". Given the recorded rainfall data at the time, it seemed likely that a 1 in 100 year storm event was reached.

A stormwater drainage consultant was employed to investigate the problems and propose possible solutions.

The findings of the drainage investigations indicated that:

24There were insufficient surface water collector drainage pits upstream in the catchment system. Surface flows along the roadway system concentrated at the low point in Calectasia Street outside the Kindergarten.

25The collector pits at the low point in Calectasia Street do not have the capacity to accommodate the high volume of surface flows concentrated at the low point.

26The sump adjacent to Calectasia Street does not have sufficient capacity to accommodate the volume of water generated by the 1 in 100 year 24 hour storm event.

27The Kindergarten is located directly adjacent to the low point on Calectasia Street. The natural overflow path from the low point is into the Kindergarten site.

The path needs to be redirected to flow into the sump.

On this basis, a drainage improvement strategy has been adopted as follows and is shown on Attachment 1:

.1The recontouring of the Calectasia Street low point northwards and creation of an overflow path into the sump bypassing the Kindergarten site. A levee will be constructed adjacent to the Kindergarten to ensure the overflows do not enter the site.

.2Upgrading of the piped drainage system and an increase in the number of collector pits at the new low point in Calectasia Street to cater for the high volumes of surface flows.

.3The enlargement of the size of the existing sump to accommodate longer duration storm events. This will require encroachment of the sump site into the adjacent Public Open Space.

.4As a second stage programme of works, the upgrading and construction of pipe drainage for the upstream reaches of the catchment to improve the drainage system.

The proposed road and drainage improvements at the low point of Calectasia Street are scheduled to commence in May.

However, as the enlargement of the sump will not provide the 1 in 100 year storage capacity, this deficiency in storage capacity is likely to need to be disposed of by a pump out system to another sump location. The required sump volume capacity is also dependent on the discharge of stormwater from the Greenwood Shopping Village. As part of previous arrangements, the Shopping Centre is connected to the Calectasia Street drainage system. Currently, the Shopping village on site disposal system does not appear to have a large storage capacity to accommodate the storms, thus surcharging into the Calectasia Street drainage system and compounding the storage problem. Negotiation with the Shopping Village Centre Management is currently being undertaken to resolve this issue prior to finalising the storage disposal options.

The estimated cost of the first stage of road and drainage improvements and sump enlargement is \$195,000. Funds of

\$200,000 have been allocated in this year's budget for these drainage improvement works.

RECOMMENDATION

That Council:

1. approves the road and drainage improvement works in Calectasia Street as shown on Attachment 1 to Report No
2. concurs to the proposed enlargement of the drainage sump in the Calectasia public open space, as shown on Attachment 1 to Report No
3. authorises the City Engineer to negotiate with Greenwood Shopping Centre owners on a satisfactory drainage disposal strategy for the Shopping Centre.

D R BLAIR
Acting City Engineer
TS116-04/95

BC:EMT
Cere0408

	CITY	OF	WANNEROO	REPORT	NO
TS116-04/95					
TO:	TOWN CLERK				
FROM:	ACTING CITY ENGINEER				
FOR MEETING OF:	GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION				
MEETING DATE:	11 APRIL 1995				
FILE REF:	510-239				
WARD:	CENTRAL				
SUBJECT:	SPEED ZONING - BURNS BEACH ROAD				

Main Roads Western Australia has reassessed the speed zoning on Burns Beach Road, from 250 metres west of Yellowstone Way to 320 metres east of Marmion Avenue. Accordingly, it is proposed to reduce the speed limit from 90 km/hour to 80 km/hour which is supported by the Police Department.

There have been a number of vehicular accidents at the intersection of Burns Beach Road and Marmion Avenue. A

significant aspect of these accidents has been the speed of motorists approaching this intersection. While the speed limit at the intersection is 70 km/hour, an overall speed reduction from 90 to 80 km/hr would assist motorists in approaching this intersection at a lower speed.

RECOMMENDATION

That Council concurs to the reduction of the speed limit on Burns Beach Road from 90km/hr to 80 km/hr from 250 metres west of Yellowstone Way to 320m east of Marmion Avenue and advises Main Roads WA accordingly.

D R BLAIR
Acting City Engineer

DP:AT
Cere0406
TS117-04/95

	CITY	OF	WANNEROO	REPORT	NO
TS117-04/95					
TO:	TOWN CLERK				
FROM:	ACTING CITY ENGINEER				
FOR MEETING OF:	GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION				
MEETING DATE:	11 APRIL 1995				
FILE REF:	510-692				
WARD:	SOUTH-WEST				
SUBJECT:	PARKING PROHIBITIONS - DAVALLIA PRIMARY SCHOOL, DUNCRAIG				

Council has received a request from residents of Juniper Way, Duncraig for a review of the existing parking prohibitions associated with Davallia Primary School as shown on Attachment 1. Residents are concerned with the safety of pedestrians and motorists and the impact of vehicles parking on the residential verges.

Surveys carried out during the afternoon peak confirm that parent vehicles are parking on both sides of Juniper Way causing considerable congestion and significantly compromising the safety of pedestrians and motorists.

Parent vehicles also park in and around the school entry/exit which reduces sight distances for motorists and pedestrians.

To improve the current situation, a series of parking prohibitions to regulate parking are proposed. The proposed parking prohibitions are intended to ban vehicles from unsafe parking practices and therefore increase the safety of children and motorists.

The proposed prohibitions include amendments to the existing prohibitions to incorporate the more restrictive "No Standing" together with verge prohibitions and also extension of these parking prohibitions.

The amended "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibitions as shown on attachment 2 will create a clear zone around the school entry/exit and bend in Juniper Way to ensure safe and adequate sight distances are maintained at all times. The prohibition will also ensure that the "turn around" facility remains free of vehicles at all times.

The amended and extended "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" prohibition as shown on attachment 2 will ban vehicles from parking adjacent to residential properties during school peak times. This will reduce congestion along Juniper Way and maintain a clear thoroughfare for vehicles while also reducing the impact of vehicles on the verge areas.

The residents of Juniper Way were given an opportunity to comment on the proposed prohibitions and generally the proposal was strongly supported.

The Davallia Primary School Parents' and Citizens' Association has also responded favourably to the proposal. In addition, the Association has requested that the existing parking area be extended eastward to include an area already used by parent vehicles for parking. This matter will require further investigation by the Engineering Department. However, it should be noted that options are limited and residents are unlikely to support any facility that attracts further vehicle traffic onto Juniper Way.

RECOMMENDATION

That Council:

28amends the existing "NO PARKING 8.00AM - 6.00PM MONDAY TO FRIDAY" signs on the north side of Juniper Way to "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" signs as shown on Attachment 2 to Report No

29amends the existing "NO PARKING 8.00AM - 6.00PM MONDAY TO FRIDAY" signs on the south side of Juniper Way to read "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" as shown on Attachment 2 to Report No

30amends the existing "NO STANDING ANY TIME" signs on the north east corner in Juniper Way to read "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" as shown on Attachment 2 to Report No

4. installs "NO STANDING CARRIAGEWAY OR VERGE 8.15 - 9.10AM, 2.30 - 3.30 PM, MONDAY TO FRIDAY" signs on the west side of Juniper Way, from 6m from the southern boundary of Lot 151 to 6m south of Tandy Court, and from 6m from the southern boundary of Lot 136 to 14m from the southern boundary of Lot 135 as shown on Attachment 2 to Report No
5. installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the north east corner of Lot 135 as shown on Attachment 2 to Report No
6. revokes the "NO PARKING 8AM - 6PM MONDAY TO FRIDAY" prohibitions on the north side of Juniper Way, as shown on Attachment 1 to Report No
7. advises all interested parties accordingly.

D R BLAIR
Acting City Engineer
TS118-04/95

BL:AT
Cere0401

	CITY	OF	WANNEROO	REPORT	NO
TS118-04/95					
TO:		TOWN CLERK			
FROM:		ACTING CITY ENGINEER			

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 510-258

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS - HIGH ROAD, WANNEROO

Council has received a request from the Principal and P & C Association of East Wanneroo Primary School seeking a review of the existing parking prohibitions in High Road to regulate parking adjacent to the school.

A survey during the afternoon peak period indicated that parent motorists tend to park close to school entry/exit points, the access to the adjacent limestone carpark and on the residential side of High Road. This causes considerable congestion and significantly reduces sight distance to oncoming vehicles and pedestrians.

To improve the situation a series of parking prohibitions are proposed.

The proposed parking prohibitions are intended to ban parent vehicles from unsafe parking practices and therefore increase the safety of children and motorists.

The existing parking prohibitions on the school side of High Road is to be amended to read "NO STANDING ANYTIME CARRIAGEWAY OR VERGE". This is to ensure all vehicle entry/exit points and pedestrian crossing points remain clear of vehicles at all times.

Also, a "NO STANDING CARRIAGEWAY OR VERGE" prohibition is proposed on the residential side of High Road during school peak times.

The School's P & C Association and nearby residents were given an opportunity to comment on the proposal. Generally the proposal was strongly supported.

The existing prohibitions are shown on attachment 1, while attachment 2 shows the extent and type of the proposed prohibitions.

RECOMMENDATION

That Council:

1. amends the existing "NO PARKING ANYTIME" and "NO PARKING CARRIAGEWAY OR VERGE 8.15 - 9.15 AM, 3.00 - 4.00 PM MON-FRI" signs on the south side of High Road to read "NO STANDING ANYTIME CARRIAGEWAY OR VERGE" as shown on attachment 2 to report;
2. amends the existing "NO STANDING ANYTIME" signs on the corner of High Road and Scott Road to read "NO STANDING ANYTIME CARRIAGEWAY OR VERGE" as shown on attachment 2 to report;
3. installs "NO STANDING CARRIAGEWAY OR VERGE 8.15 - 9.15 AM, 2.30 - 3.30 PM MON-FRI" signs on the north side of High Road from the western boundary of Lot 237 to 6m west of Scott Road and from the eastern boundary of Lot 88 to 6m east of Scott Road respectively, as shown on attachment 2 to report;
4. advises all interested parties accordingly.

D R BLAIR
Acting City Engineer

BL:SW
Cere0402
TS119-04/95

CITY OF WANNEROO REPORT

NO TS119-04/95

TO: TOWN CLERK
FROM: ACTING CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE -
TECHNICAL SERVICES SECTION
MEETING DATE: 11 APRIL 1995
FILE REF: 702-0
WARD: ALL
SUBJECT: PEEL OFF CITY OF WANNEROO CRESTS

At its meeting on 22 March 1995, Council requested a further report to be submitted to the General Purposes Committee on the feasibility and cost of Councillors being supplied with City of Wanneroo crests which can temporarily be attached to

the inside of vehicle windscreens when engaged on Council business.

Further investigation has revealed that a 75mm x 300mm reusable electrostatic sticker suitable for placing on the inside of the windscreen can be produced for all councillors at a total cost of \$200. The production of the stickers would require the City's graphic designer to design the sticker to display the crest, together with the words, "City of Wanneroo" and "Councillor" (a separate sticker can be produced for Mayor). The labels would then be laminated both sides with a clear flexible electrostatic material allowing the label to stick to the inside of the windscreen.

The \$175 cost could be funded from Account No 20052, Members Presentation Items.

Approval to implement the provision of electrostatic stickers for Councillor's use is now sought from Council.

Submitted for direction.

D R BLAIR
Acting City Engineer

PWC:PRG
dre040
TS120-04/95

CITY OF WANNEROO : REPORT NO TS120-04/95

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: GENERAL PURPOSES COMMITTEE: TECHNICAL SERVICES SECTION
MEETING DATE: 11 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 March 1995 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in March 1995 was 31.6% less than the number of permits issued in March 1994 and the value was 57.7% less. Compared to the four year average, the number of permits is 94% and the value is 74%.

The financial analysis of licence receipts is set out below:

Y-T-D Month <u>Actual</u>	1994/95		1993/94	1994/95		\$	\$
	1993/94			Year to Date			
	Month's		Month's	Year to Date			
	<u>Actual</u>	<u>Budgeted</u>	<u>Actual</u>	<u>Actual</u>	<u>Budgeted</u>		
	\$	\$	\$	\$	\$	\$	\$
JUL	142,652	140,000	129,088	142,652	140,000		
	103,000						
AUG	145,232	150,000	162,488	287,884	290,000		
	213,000						
SEPT	162,287	154,000	152,497	450,171	444,000		
	326,000						
OCT	122,794	168,000	128,591	572,965	612,000		
	450,000						
NOV	155,161	163,000	146,503	728,126	775,000		
	570,000						
DEC	109,851	136,000	143,934	837,977	911,000		
	670,000						
JAN	75,910	112,000	99,035	913,887	1023,000		
	752,000						
FEB	84,666	136,000	131,147	998,553	1159,000		
	852,000						
MAR	158,951	122,000	166,358	1157,504	1281,000		
	942,000						

Actual year-to-date receipts to the end of March 1995 are 9.6% less than the budgeted receipts.

The number of permits approved from July to March 1995 was 31.6% less than in July to March 1994 and the value was 8.3% less as shown on Attachment A.

BUILDING CONTROL ACTIVITY

This month 512 building applications were received and 579 building licenses were prepared for issue. 11 site instructions for building infringements were issued and 12 matters were satisfactorily resolved.

New swimming pool inspections resulted in 36 site instructions issued and 17 matters were resolved from 275 inspections. 510 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 5417.

MANDATORY SWIMMING POOL INSPECTION PROGRAMME

Inspections carried out from January to March 1995 resulted in 3973 calls. 2890 pools have been inspected. 2384 pool enclosures complied and 506 did not comply.

COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1994/95 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

bre04000
TS121-04/95

CITY OF WANNEROO REPORT NO: TS121-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE: TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 636-1

WARD: CENTRAL

SUBJECT:

LIMELIGHT THEATRE: PROPOSED PERGOLA/PORTICO

The Secretary of the Wanneroo Repertory (Inc) has written to Council seeking permission to erect a "portico" or pergola to the front entrance of the Limelight Theatre in Civic Drive, Wanneroo. The proposal includes a landscaped courtyard that has already been constructed. The proposal is shown on Attachment A.

As with previous work at the Limelight Theatre, the Wanneroo Repertory Inc will use expertise from within the group to construct the pergola/portico, and will provide all funds for the work.

Attachment A, page 1 shows the edge of the lease area 2.3 metres south of the southern wall of the theatre building. The portico will, however, extend approximately ten metres from the building wall.

RECOMMENDATION

That Council:

- 1 approves in principle the construction of the entrance pergola/portico at the Limelight Theatre by the Wanneroo Repertory Inc as shown on Attachment A to Report No ... subject to:
 - . the Wanneroo Repertory Inc applying for and gaining and complying with all conditions of a Building Licence; and
 - . the Wanneroo Repertory Inc paying all costs associated with the construction of the entrance pergola/portico;
- 2 authorises extension of the lease area by 7.7 metres to the south of the existing lease area southern boundary;
- 3 authorises adjustment to the lease to include maintenance of all gardens within the lease area being undertaken by the Lessee; and
- 4 authorises the stipulation in the lease that the 7.7 metre extension of the lease area shall be maintained as a landscaped area and shall not be used for any habitable construction.

R FISCHER
City Building Surveyor

PW:SE

bre04008
TS122-04/95

CITY OF WANNEROO REPORT NO: TS122-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 11 APRIL 1995

FILE REF: 765-22-1
765-22-2

WARD: SOUTH WEST AND NORTH

SUBJECT: BEACHSIDE TOILET CHANGEROOM BUILDINGS
LOCATED ON RECREATION RESERVES AT ANIMAL
BEACH HILLARYS AND NORTH HILLARYS

SUMMARY

Council has provided funds for the construction of toilets and changerooms at various beachside locations. Approval of the sketch plans and locations is sought so that documentation and tendering can proceed.

BACKGROUND

Council, in its 1994/95 budget, provided:

Animal Beach, Hillarys - Account Number 28489 - \$166,000
North Beach, Hillarys - Account Number 28475 - \$166,000

for the provision of beachside toilet blocks adjoining well patronised existing car parks serving coastal reserves.

Attachment A displays a sketch plan and typical elevation of the proposed toilet changeroom building. The toilet facilities will be under a roofed area while internal and external showers will be free standing and open to the sky.

Attachment B locates each of the two buildings in their suburban setting while Attachments C and D locate each of the

buildings relative to car parks and main road access which they serve.

The Hillarys toilet facilities are located outside Coastal Reserve 20561 being within the parks and recreation reserve 39497. Each site is unserviced. Water will be extended from WAWA source and as these facilities are at their maximum envisaged development, sewerage will be disposed of on site. Due to the costs to extend Western Power electrical supply to each facility roof mounted solar panels will be employed to provide electrical power to service minimal night time building and security lighting.

There is sufficient community demand to warrant each facility and the aim is to have each beachside toilet in place ready for the summer of 1995/96.

RECOMMENDATION

That Council:

- 1 endorses the sketch plan and siting of each beachside toilet changeroom building as it has been sited at the animal beach, Hillarys, off Whitfords Avenue and at North Hillarys off North Shore Drive;
- 2 authorises the documentation and calling of tenders for each toilet changeroom building.

R FISCHER
City Building Surveyor

RF:SE

bre03017
TS123-04/95

CITY OF WANNEROO REPORT NO: TS123-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 2957/261/6

WARD: NORTH

SUBJECT: PROPOSED DWELLING AND RETAINING WALLS: LOT 261 (6) IBIZA COURT, MINDARIE.

SUMMARY

Following the deferment of an application for proposed retaining walls at Lot 261 (6) Ibiza Court, Mindarie, and an inspection of the property by Councillors and staff, an opinion was sought from Council's solicitors in respect to compliance of the dwelling and retaining walls with the Residential Planning Codes. Council's solicitors have advised that Council has the discretion to approve the dwelling and retaining walls.

BACKGROUND

Attachment 'A' is the report submitted to the General Purposes Committee at its meeting on 15 February, 1995. (Report No: TS48-02/95 refers). The report was deferred and a meeting was held on site on 7 March, 1995, attended by Councillors Cooper and O'Grady, the builder and the owners agent, the adjoining owner and his architect, the City Building Surveyor and two members of his staff.

The adjoining owner, Mr D Talbot has submitted several objections to the proposed dwelling and the retaining walls namely:

1. Loss of views of the Mindarie Marina;
2. Loss of privacy;
3. The height of the proposed dwelling; and
4. The height of the proposed retaining walls.

Mr Talbot has indicated that Council's Policies have not been adhered to and the proposed retaining walls constituted balconies which should be set back further from the boundaries. Mr Talbot enlisted the services of architects and town planners to support his claims.

In view of this professional advice to Mr Talbot, Council's solicitors were requested to advise on:

- (a) whether the application for a building licence on Lot 261 complies with Council's Policy G3-17, Height of Building in Residential Areas; and
- (b) the proper interpretation of the Residential Planning Codes particularly in relation to the retaining walls.

The solicitor has advised that 'Council's Policy G3-17 is not well drafted. He notes that as there is no limit to the theoretical height of a storey in a residential building, it is possible that a two storey building could be 10 or 12 metres in height.'

This Policy will be the subject of separate report to Council.

The solicitors further advise that 'the Council must be aware of the fact that it ought not to apply policies as if they are binding statements of law.' and quotes the following principles in applying Policies and guidelines:

"A body upon whom Parliament has conferred a discretion must exercise that discretion in accordance with the legislation. The decision maker must not, for the purpose of the exercise of discretion, take into account extraneous or irrelevant considerations. Nor must the discretion be exercised by reference to general and inflexible rules which pay no regard to the particular circumstances of the case. This is so whether such rules are laid down by the decision maker or an external body. It is of course often useful and sometimes necessary for administrators to adopt guidelines. These may provide guidance to officers in the scattered agencies of the administration. They may ensure that decisions are made in an even-handed and consistent way. But such guidelines must be compatible with the legislation conferring the discretion. They must not purport to usurp the discretion of substitute administrative convenience for the individualised decision if that is what the legislation has provided for, ...most especially, the administrator must not permit the decisions of third persons or their actions or attitudes, to control the way in which such discretion is exercised."

The proposal that a retaining structure which supports a terrace or garden which is accessible and capable of being used by people for outdoor living purposes should be treated as an unroofed balcony for the purpose of the R Codes is made by Mr Talbot's adviser. He refers to subclause 1.5.3 of the R Codes which states:

"For the purpose of calculating setback an unroofed balcony or the like shall be deemed to have a wall height of 2.4m."

The R Codes do not say that a retaining structure supporting a terrace or garden is to be regarded as the like of an unroofed balcony. The solicitors consider that it is not appropriate to apply subclause 1.5.3 in a blanket way to retaining structures supporting a terrace or garden in all cases. It must be remembered that the R Codes allow generous discretions to vary setbacks.

The solicitors mention that paragraph (b) in Clause 5.40 of the Town Planning Scheme gives Council further discretion to determine building setbacks, in addition to those contained in Clause 1.5 of the R Codes. In the solicitors opinion, when exercising its discretion on any variations of building setbacks, it would be appropriate for Council to have regard to the amenity considerations contained in Clause 1.7 of the R Codes in the application of any conditions thought necessary or appropriate.

ASSESSMENT

It is not practicable to provide complete privacy to Mr Talbot's property from Lot 261. However the builder has indicated that the terraces created by the retaining walls within the property adjoining Mr Talbot's property will be fenced or screened so privacy is given from the windows of the kitchen and meals areas on the first floor. This to a large degree overcomes the problem.

Council is aware that there is no legislation requiring the maintenance of views.

The height of the proposed dwelling above natural ground level is approximately 12.6 metres at a location which is almost in the centre of the Lot. The Lot falls from front to rear by approximately 9.3 metres.

If Council pursued it's policy to restrict the height of the dwelling to 6 metres, the design of the dwelling would require to be changed to a split level method. The owners religious beliefs are such that they believe the level of the entry is to be above road level and it is possible that if this cannot be achieved, they would abandon the project. In light of the solicitors advice in respect to policies, Council should take into consideration the steepness of the site.

With regard to the height of the retaining walls it should be noted that the walls will be a continuation of the walls on the adjoining Lot 262 and steps down to 0.5 metre adjoining the common boundary with Lot 260.

The stepped retaining adjoining this boundary has been specifically designed to lessen the impact of the walls on Lot 260 and although the method to be implemented is an expensive one it does achieve that purpose.

The solicitors confirm Council has discretion in determining building setbacks. Also their advice in respect to Council's Policies confirms Council's discretion in respect to height of dwellings.

The northern retaining wall near Lot 260 is 3.8 metres high at the worst case and 4.4 metres from the boundary. If the

retaining wall was considered to be a balcony or major opening, it would need to be set back 3.2 metres based on the average height. The screening on top of the wall reduces the setback requirement to 1.2 metres.

The builder has endeavoured to comply with Mr Talbot's wishes to the extent of altering the original drawings and this should be taken into account when consideration is made.

RECOMMENDATION

That Council

1. approve the proposed dwelling to be constructed at Lot 261 (6) Ibiza Court, Mindarie; and
2. approve the proposed retaining walls to a maximum height of 5 metres in the south west rear corner of the property, subject to the provision of landscaping to the public open space immediately adjoining the wall, to the satisfaction of the City Parks Manager.
3. advise Mr Talbot of Council's decision in this matter.

R FISCHER
City Building Surveyor

LC:lc:
bre04012
TS124-04/95

CITY OF WANNEROO REPORT NO:TS124-04/95

TO: ACTING TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 1376/424/6

WARD: SOUTH

SUBJECT: PROPOSED CARPORT: LOT 424 (6) PECKHAM CRESCENT, KINGSLEY

SUMMARY

An application has been submitted seeking approval to construct a carport at Lot 424 (6) Peckham Crescent, Kingsley, with a reduced front building setback of 1.652 metres. The applicant has indicated that the adjoining owner nearest the proposed carport objects to the proposal.

COUNCIL POLICY

Council Policy J3-10, Primary Street Setback states:

' For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning codes, a carport or a garage, whether attached to a dwelling or not, may be constructed up to 3 metres of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8 (a) and the required number of car parking bays can be accommodated on site.'

BACKGROUND

The adjoining owner of Lot 424 has submitted favourable comments in support of the proposed carport. The applicant has indicated that the adjoining owner of Lot 422 objects to the location of the proposed carport but has not offered any reasons for doing so. The rear of the proposed carport adjoining Lot 422 is 1.5 metres from the side boundary and approximately 1 metre lower than the ground level on Lot 422.

The front building setback of the proposed carport is 1.652 metres, 1.5 metres from the side boundary and 2.053 metres from the front of the carport to the front boundary (see Attachment 'A').

ASSESSMENT

In this instance the property is located in very short street and its location would not be detrimental to the streetscape. The Residential Planning Codes illustrate an acceptable location for a carport set back 1.5 metres from a front boundary where the driveway is parallel to the front boundary as is the case in this application.

RECOMMENDATION

That Council approve the proposed carport to be constructed at Lot 424 (6) Peckham Crescent, Kingsley.

R.FISCHER
City Building Surveyor

LC:lc
bre03019
TS125-04/95

CITY OF WANNEROO REPORT NO: TS125-04/95

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION
MEETING DATE: 11 APRIL 1995
FILE REF: 30/239
WARD: NORTH
SUBJECT: PROPOSED ROOF SIGN: LOT 1 (2624) WANNEROO ROAD, NOWERGUP.

SUMMARY

An application has been submitted for approval to install a roof sign on the service station canopy at Lot 1 (2624) Wanneroo Road, Nowergup. Council's By-laws relating to Signs, Hoardings and Billposting require all applications for on-roof signs to be submitted to Council.

COUNCILS BY-LAWS

"Roof sign" means a sign erected on or attached to the roof of a building.

Council's By-law Roof Signs 5.12.1 states that a roof sign shall:

- (a) not at any point be within 4 metres of the ground;
- (b) not extend laterally beyond the external walls of the building;
- (c) comply as regards height above ground and height of sign with the following table:
 - (2) 4m and under 6m max. height of sign 1.8m.

The proposed roof sign complies with this by-law.

BACKGROUND

The proposed sign is 1.83 metres high and 1.25 metres wide. It will be centrally located on the canopy extending out over the fuel pumps. The canopy is over 4 metres in height (see Attachment 'A').

ASSESSMENT

The service station at Nowergup is located on Wanneroo Road in a rural area, servicing both tourists and local residents. The proposed RAC illuminated sign will advertise a breakdown service and will have a minimum impact on the surrounding area.

RECOMMENDATION

That Council approve the proposed roof sign to be installed on the service station canopy at Lot 1 (2624) Wanneroo Road, Nowergup.

R.FISCHER
City Building Surveyor

RS:lc
bre04009
TS126-04/95

CITY OF WANNEROO REPORT NO: TS126-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 536/562/9

WARD: NORTH

SUBJECT: PROPOSED GARAGE: LOT 562 (9) COMPASS CIRCLE, YANCHEP.

SUMMARY

A report submitted to Council on 8 February, 1995, for a proposed garage at Lot 562 (9) Compass Circle, Yanchep, was deferred pending discussion with the applicants in respect to

amending the location so that it would comply with Council's requirements (TS19-02/95).

BACKGROUND

Following a telephone discussion with the applicant explaining Council's requirement, the owners subsequently presented photographs and a letter explaining that the proposed garage was to be used to house three cars and a boat. The garage was intended to protect the vehicles from the salt air and provide security.

The owners letter indicates that both adjoining owners have no objection to the proposed garage. The garage will be set back 1.9 metres from the front boundary and together with a 6.6 metre verge will be set back 8.5 metres from the road.

The owners advise that there are several 1.8 metre high masonry fences in the street and they will also construct a similar fence in due course. This will tend to reduce the impact of the proposed garage.

ASSESSMENT

The Residential Planning Codes indicate that Council's should not be rigid in its determination of building setbacks and the intent of the Codes is to allow diversity. In this instance the applicants reasons for requesting a reduced front building setback are valid because the property on the left hand side has a thick, high hedge on the front boundary.

The two properties on the right hand side have 1.8 metre high white rendered masonry fences and the third property which is a corner lot has a 1.8 high fibre cement fence on the boundary. These fences will reduce the impact of the proposed garage on the streetscape.

RECOMMENDATION

That Council

1. sets aside its Policy (J3-10) with respect to Primary street setback; and
2. approves the proposed garage at Lot 562 (9) Compass Circle, Yanchee, with a front building setback of 1.9 metres.

R.FISCHER
City Building Surveyor

LC:lc

CITY OF WANNEROO REPORT NO: TS127-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 30/4257

WARD: NORTH

SUBJECT: PROPOSED FENCE: RAAFA MERRIWA ESTATE

SUMMARY

An application has been submitted by the administration manager of the Royal Australian Air Force Association seeking approval to erect a chain link mesh fence to most of the perimeter of Lot 905, Baltimore Parade, Merriwa. The proposed fence does not comply with Council's By-Laws relating to Fencing and Private Tennis Court Floodlighting.

BACKGROUND

The RAAF Association proposes to erect an entry statement to the Baltimore Parade frontage of the estate which will be constructed of limestone Piers and walls with infill panels of metal 'Neetascreen' fencing. This is acceptable to Town Planning requirements.

The Association seeks approval to erect a chain link mesh fence to the Marmion Avenue, Lukin Drive and Hughie Edwards Drive boundaries of the estate (see Attachment 'A').

The Administration Manager of the Royal Australian Air Force Association has explained that it is proposed to landscape the area immediately within the fence and construct a footpath through the gardens to create a bush walk for the residents of the estate. It is anticipated that introduced trees and shrubs will screen most of the fence.

ASSESSMENT

Councils By-laws relating to Fencing permit a chain link mesh fence in a residential area to be 1 metre in height, forward of

a building line. A chain link mesh fence 1.8 metres in height may only be constructed in a commercial or industrial area. Council's By-laws Relating to Fencing and Private Tennis Court Floodlighting F1-Clause3 states:

'Where a fence the subject of an application for approval to erect or construct the fence, would not comply with the requirements of the schedules to these by-laws, the Council may, by a simple majority resolution, and notwithstanding that non compliance, approve the application with or without conditions.'

It is considered that because of the large 14.2ha area of the estate, the chain link mesh fence will have a lesser impact than many of the timber fences which have been erected in recent subdivisions.

RECOMMENDATION

That Council exercises its discretion under By-law F1-Clause 3 and gives approval for a proposed 1.8 metre high chain link mesh fence to be erected on the boundaries of the Marmion Avenue, Lukin Drive and Hughie Edwards Drive perimeter of Lot 905 Baltimore Parade, Merriwa subject to the provision of landscaping the fence to the satisfaction of the City Parks Manager.

R.FISCHER
City Building Surveyor

LC:lc
bre03023
TS128-04/95

CITY OF WANNEROO REPORT NO: TS128-04/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 11 APRIL 1995

FILE REF: 740-82

WARD: SOUTH

SUBJECT: WOODVALE GREEN ESTATE - LANDSCAPING OF ROAD ISLANDS

Town and Country Bank is currently developing a small subdivision at the above location. The Developer originally proposed that large median islands including some retained Eucalyptus Marginata (Jarrah) and Xanthorrhoea Preissii (Blackboys) be fully reticulated and planted.

The Parks Department suggested a compromise whereby retained vegetation be surrounded by paving to alleviate long term ongoing maintenance issues for medians (i.e. replacement planting, establishment and weeding). Park's approved landscape treatment is shown on Attachment 'A' to this report.

Town and Country Bank still wish to pursue planting the entire median and propose that:-

"Town and Country Bank lodges with Council a bank guarantee to the value of \$10,000 (this represents the value of the brick paving being \$9,000 and \$1,000 administration cost). This bank guarantee will remain with Council for a period of three years and unless it has been utilised to either rectify the planting to minimise ongoing maintenance or to install the originally agreed amount of brick paving it will be cancelled".

This proposal:-

1. Establishes resident's belief that these islands will always be planted and maintained to a specific standard and Council is seen as doing a disservice if paving replaces vegetation; or planting becomes untidy.
2. Establishes a precedence for this type of bonding for landscaped n

On a general level the Parks and Engineering Departments are seeking Council's endorsement in reducing the acceptable areas of landscaping in medians and verges. A mixture of paving, grass, shrubs and trees is preferred over mass groundcover/shrub/tree planting, to avoid problems as is being seen in Connolly and Woodvale Waters at present.

Using a combination approach long term maintenance and upgrading costs are kept to a minimum and visual quality is optimal.

RECOMMENDATION

That Council -

1. rejects Town and Country Bank's request to lodge a bank guarantee with Council to cover the cost of paving or

upgrading landscaping of median islands if required after a 3 year period;

2.adopts the attached landscape treatment for median islands in this

3. endorses minimising mass landscaped medians and verges and using a combination of grass, shrubs, paving and trees.

F GRIFFIN
City Parks Manager

JH:JW
31 March 1995

gre02019

TS129-04/95

CITY OF WANNEROO REPORT NO: TS129-04/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 11 APRIL 1995

FILE REF: 061-423

WARD: NORTH

SUBJECT: ADDITIONAL PLAY EQUIPMENT/BASKETBALL FACILITY - SERPENTINE PARK, CLARKSON

A petition containing 26 signatures was received in this office on 3 April, 1995 from residents of Clarkson requesting that additional play equipment and a basketball facility be installed on Serpentine Park, Clarkson or on the park across the road known as Merriwa Park.

The petition specifically requests that play equipment for children in the 7 - 15 age bracket be provided. Currently all the play equipment located on Serpentine Park is for the younger age group and there is nothing for the older children.

Serpentine Park covers an area of only 6015 m² and there is insufficient area to place further equipment. Work has already

commenced on the construction of a concrete basketball facility on Merriwa Park across the road and it should be completed by the end of April 1995.

Funds are not available on the current budget to provide play equipment on this park.

RECOMMENDATION

That Council advises the petitioners the following:-

1. there is insufficient space to provide additional equipment on Serpentine Park, Clarkson; and
2. arrangements are in hand to provide a concrete basketball facility

F GRIFFIN
City Parks Manager

FG:JW
4 April 1995

gre02022
TS130-04/95

CITY OF WANNEROO REPORT NO: TS130-04/95

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: TECHNICAL SERVICES COMMITTEE
MEETING DATE: 17 MAY 1995
FILE REF: 250-1
WARD: NORTH
SUBJECT: PETITION FOR SENIOR SPORTING OVAL -
YANCHEP/TWO ROCKS

Parks Department has received a petition from 45 residents in Yanchep/Two Rocks requesting the following:-

"That the City Parks Department be directed by Council to investigate and evaluate suitable sites in the Yanchep/Two Rocks area for construction of a

major sporting field and, if no site is to be found, concept plans be drawn up showing how Oldham and Charnwood Reserves could be re-developed for use as senior sporting fields".

Previous requests have identified the following areas of public open space:-

TWO ROCKS

° **Charnwood Park - 4.59 Hectares**

Currently developed as active soccer or junior football oval with toilets/carpark, recreation centre, dual netball courts, passive area with play equipment.

Due to existing facilities and contours extension to senior football oval is not viable.

° **Cassilda Park - 4.02 Hectares**

Partially developed dry park with areas of dense scrub (Melaleuca thicket).

Due to surface cap rock development is not recommended. Size and configuration would accommodate a large oval.

° **Shamrock Park - 3.79 Hectares**

Dry park with navigation beacon centrally located. Unsuitable for active oval development due to topography.

YANCHEP

° **St Andrews Park - 4.96 Hectares**

Active senior sports oval fully developed.

° **Oldham Park - 4.20 Hectares**

Refer to Reports I10603, I10930, I90831, I90805 and I90804 regarding provision of toilet and carpark.

Sufficient area exists for this public open space to be extended for senior sports oval but considerable ratepayer reaction could result.

The submitted concept for a senior oval would require the following action.

Total earthwork to the area by cutting the dunes on the western end and filling the southern side. Sufficient

material exists within the public open space to level the area required for a senior oval.

The sand dunes abutting Anchors Way, Kerr and Crisp Place are currently a fire hazard. Installation of fire breaks in this area is difficult and impossible near Lot 496 Anchors Way, Lot 298 and 299 Kerr Place and Lot 313 and 314 Crisp Place due to dune shape. Earthworks for oval development would alleviate this problem.

Cost - Oldham Park Extension

Earthworks:

Clear and Mulch Vegetation	\$ 16,850
Cut to Fill Soil	\$ 36,000
Shaping and Topsoil	\$ 8,000
Reticulation Extension	\$ 45,500
Grassing	\$ 9,600
Floodlighting	\$ 8,600

Sub Total	\$124,550
Contingency 5%	\$ 6,227

	\$130,777

Current land subdivision south of Yanchep encompasses a small public open space area of approximately 1.50 hectares. Areas of public open space exceeding 4.00 hectares have been identified in future areas. Structure plans have been presented by Tokyu Corporation.

It should be noted that there will be additional costs for the toilets and carparking. The estimate cost for the toilets including servicing is \$93,000. No estimates for carparking and access have been prepared.

RECOMMENDATION

That Council lists for consideration in the 1995/96 Draft Budget an extension of Oldham Park, Yanchep.

F GRIFFIN
City Parks Manager

DC:JW

27 April 1995

gre02011

TS131-04/95

CITY OF WANNEROO REPORT NO: TS131-04/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 11 APRIL 1995

FILE REF: 250-6

WARD: CENTRAL

SUBJECT: PETITION REQUESTING RETICULATION OF PARKS AND RESERVES WITHIN HEATHRIDGE

Council is in receipt of a 173 signature petition requesting that consideration be given to reticulating all parks in the suburb of Heathridge.

At Attachment 'A' to this report I have shown all areas of public open space, both reticulated and unreticulated and make the following comments in respect to each site.

1. Heathridge Park - 11.60 Hectares

This park is a very large fully reticulated sporting facility and is in excellent condition.

1A. Poseidon Park - 9963 m²

This particular passive park is approximately 100 metres north of Heathridge Park and is reticulated from the bore and control gear located on Heathridge Park.

2. Larkspur Park - 3.08 Hectares

Larkspur Park has been developed as a dry park and has couch grass runners planted in it. Currently it is not in very good condition but does green up in the winter months. This particular site has severe slopes with a large drainage sump located in it and could never be used for active sports if reticulation was installed.

3. **Prince Regent Park - 4.49 Hectares**

This particular park has been developed as a fully reticulated sporting facility and currently is in very good condition.

4.Lysander Park - 3.63 Hectares

Lysander Park was developed as a dry park many years ago.

The couch grass runners that were planted have generally covered to a sufficient standard.

However, this dry park always looks in very poor condition and is the subject of many complaints from local ratepayers. The soil conditions at this site are very poor and the whole park is basically limestone. The only way that this park is ever going to be visually attractive is for reticulation to be installed.

5. **Admiral Park - 4.67 Hectares**

This particular park has been developed as a fully reticulated sporting facility and currently is in very good condition.

6. **Balanus Park - 1.60 Hectares**

This is a typical dry park in reasonable condition.

7. **Littorina Park - 3.26 Hectares**

This part was constructed in a joint venture with the Education Department and is partly on Council land and partly on Ministry land. It is fully reticulated and caters for active sports.

8. **Conidae Park - 2.03 Hectares**

Developed as a dry park and its current status could be described as reasonable.

9. **Faversham Park - 1.06 Hectares**

A typical dry park in reasonable condition.

In total the suburb of Heathridge has ten areas of public open space totalling 36.41 hectares. There are five reticulated parks which in total of area account for 70% of the available land set aside for public open space in Heathridge.

The petitioners have requested that all parks in the suburb of Heathridge be reticulated. I consider this

request to be unrealistic and believe this suburb to be fairly well catered for in the way of reticulated parks.

The only park that I could support for reticulation in the future would be Lysander Park which while only being 3.26 hectares in area is slightly under Council's policy size for reticulation. However this park would be developed as a junior playing field with passive areas on the perimeter. My reasons for this conclusion are that this particular park is on the extreme northern boundary of the suburb and has no other area of public open space in close proximity. Also children in this northern portion of the suburb are required to cross a very busy road to access the nearest park either watered or not.

RECOMMENDATION

That Council advises the petitioners that Council cannot agree to their request for reticulation of all parks in the suburb of Heathridge for the following reasons:-

1. There are five fully reticulated areas of public open space in the suburb.
2. Council funds are limited to providing parks and other facilities in the newer suburbs that currently have no parks or playgrounds.

F GRIFFIN
City Parks Manager

FG:JW
4 April 1995

gre02021

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

11 APRIL 1995

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 11 APRIL 1995

FILE REF: 201-1-1

WARD: ALL

SUBJECT: PHILIPPINE DELEGATION - WEDNESDAY 10/5/1995

Councillors will recall that last year a delegation from the Philippine Local Government authorities visited this City to gain first-hand knowledge of developing trends in local government. This visit was one of several to metropolitan local authorities as part of an intensive one month workshop on Local Government Revenue Raising and Management Procedures. From all reports, it was a resounding success.

A second workshop is now proposed with delegates from the Philippines arriving in April/May 1995. The organiser, Curtin University, has again sought this City's involvement in the programme.

Should Council agree to host the Philippine Delegation, the most appropriate day is Wednesday 10 May 1995. It is anticipated that it be a full day programme, commencing at 9 am and concluding at 3 pm.

It is anticipated that the format will be similar to that followed last year, viz:-

- * Arrival and Welcome
- * Overview of City's Land Use Planning and Growth
- * Morning Tea
- * Building Issues
- * Council's Finances
- * Tour of Joondalup and Municipality
- * Lunch

* Tour of Treasury Department

* End of Tour

RECOMMENDATION

That Council agrees to host a Workshop session on 10 May 1995 for the Local Authority Philippine Delegation, with the format to be generally as outlined in Report .

J B TURKINGTON
City Treasurer

JBT:LR
4 April 1995

tre0342
FA43-04/95

CITY OF WANNEROO : REPORT NO FA43-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 11 APRIL 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 - 11 April 1995.

J B TURKINGTON
City Treasurer

TO:LR
3 April 1995

tre0341
FA44-04/95

C I T Y O F W A N N E R O O R E P O R T N O : FA44-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES
DATE: 11 APRIL 1995
FILE REF: 021-1
WARD: ALL
SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 MARCH 1995

WARRANT OF PAYMENTS TO COUNCIL ON 11 APRIL 1995
INCORPORATING PAYMENTS TO 31 MARCH 1995

FUNDS

VOUCHERS

AMOUNT

Treasurer's Advance Account No 1	010559 - 011986	\$ 6,170,090.77
Municipal	000091 - 000099A	\$ 7,964,627.48
Trust	000020 - 000022	\$ 38,542.05
—		<hr/>
		\$14,173,259.65

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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 \$14,173,259.65 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 \$14,173,259.65 as submitted on 15 March 1995 is recommended to Council for payment.

Cr B A COOPER
CHAIRMAN OF GENERAL PURPOSES COMMITTEE

ET:LR
3 April 1995

tre0340
FA45-04/95

CITY OF WANNEROO REPORT NO: FA45-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
MEETING DATE: 11 APRIL 1995
FILE REF: 240-7 330-1-1
WARD: ALL
SUBJECT: ADDITIONAL AND INCREASED PETTY CASH FLOATS

Requests have been received from the Recreation and Cultural Services Manager and the City Librarian for additional and increases in petty cash floats, as follows:

- (1) Sorrento/Duncraig Vacation - Petty cash float of Care Program
\$100.00
- (2) Whitfords Library -Increase in petty cash
from \$175.00 to \$250.00

In the past, the Sorrento/Duncraig Vacation Care Programme has utilised the Recreation Centre's petty cash, however, it is becoming increasingly difficult to cater for both programmes out of the one petty cash float. A separate petty cash float for the Vacation Care Programme will alleviate the current problem of shortage of money while waiting for recoup cheques.

The Whitfords Library increase in petty cash is required for the payment of small travel claims due to the Volunteer Oral History and Books on Wheels programmes.

Adequate audit controls will be implemented for the correct recording and security of the cash floats.

RECOMMENDATION

That Council:-

- (a) Advance the Sorrento/Duncraig Vacation Care Programme a \$100.00 petty cash float,
- (b) increase the Whitfords Library petty cash float from \$175.00 to \$250.00 and
- (c) ensure the petty cash floats are operated in accordance with correct accounting principles.

J B TURKINGTON
City Treasurer

TP:LR
23 March 1995
tre0333
FA46-04/95

CITY OF WANNEROO REPORT NO: FA46-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 11 APRIL 1995

FILE REF: 018-20

SUBJECT: 1995/96 RATE INCENTIVE SCHEME

Since 1983 Council has conducted a rate incentive scheme to encourage ratepayers to make full rate payment within 21 days of the due date.

Prizes donated to Council for the 1994/95 year rate incentive scheme included four cash prizes ranging from \$1,000 to \$5,000 each, termite treatment, wool insulation and four weekend accommodation packages.

In view of past success (last year some 17,640 ratepayers were involved contributing \$13.0 m), it is suggested that Council again conducts a rate incentive scheme for the 1995/96 year and that the conditions of entry and drawing of winners follow the same format as last year.

The suggested conditions of entry and drawing of winners are:-

- (a) all ratepayers (including staff) be eligible to participate;
- (b) all rates and charges must be fully paid by 4.30 pm, 21 days from the date of issue of the annual rate notices (eligible pensioners must pay their portion of current rates and full arrears and current charges);
- (c) prizes will be drawn at the Administration Centre within five working days following the close of the competition. The judge's decision will be final and no correspondence will be entered into;
- (d) prize winners will be notified by mail with a public announcement in newspapers circulating within the municipality; and
- (e) drawing of winners be by random selection via Council's computer system.

RECOMMENDATION

That Council -

1. undertakes a Rate Incentive Scheme for the 1995/96 year;
2. adopts the conditions of entry and drawing of winners to the 1995/96 rate incentive scheme as outlined in Report ; and
3. commences negotiations with prospective donors for prizes for the 1995/96 rate incentive scheme.

J B TURKINGTON
City Treasurer

TP:LR
23 March 1995

tre0334
FA47-04/95

CITY OF WANNEROO REPORT NO: FA47-04/95

TO: TOWN CLERK
FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 11 APRIL 1995

FILE REF: 018-11

WARD: ALL

SUBJECT: RATES OUTSTANDING 3 YEARS AND OVER

The report details properties on which rates and refuse charges are outstanding for a period of 3 years and over.

There are currently 11 such properties with outstanding rates and charges of \$34,648.04.

By comparison at this time last year there were 18 properties owing rates in excess of 3 years. The amount outstanding was \$43,053.56.

Full details are listed on Attachment A.

Section 582 of the Local Government Act provides for Council to sell land where the rates are outstanding for a period not less than 3 years, and to offset the proceeds against the outstanding rates and charges. This action is only taken in extreme circumstances and primarily on vacant land when the owner cannot be located.

Payment arrangements have been negotiated with all owners except No 1 and 8. As the owners do not occupy the property in either case, and in view of their total indifference to the outstanding rates, it is recommended that Council commences proceedings to sell these two properties.

RECOMMENDATION

That Council, in accordance with the provisions of Section 582 of the Local Government Act, proceeds with the sale of -

- (1) 63 Wyatt Road, Wanneroo and
- (7) 27 Curtis Way, Girrawheen

J B TURKINGTON
City Treasurer

VS:KL
3 April 1995

CITY OF WANNEROO : REPORT NO FA48-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
MEETING DATE: 11 APRIL 1995
FILE REF: 233/ /14
WARD: NORTH
SUBJECT: RATE EXEMPTION - 4 HOCKING ROAD, KINGSLEY

Council has received an application for rate exemption detailed below:-

OWNER: Hastyle Pty Ltd and A L Ruse
ASSESSMENT NO: 3/23123073
PROPERTY: 4 Hocking Road, Kingsley
CURRENT RATES: \$4,902.15
CURRENT USE: Sports Arena (2/3rds) and Church (1/3rd)
OCCUPIER: Christian Outreach Centre

A location map is attached - refer Attachment A.

Section 532 (3) (c) of the Local Government Act states:-

"that land is not rateable property if it is land used and occupied exclusively for charitable purposes".

A portion of the property detailed above falls within this provision and the application is supported by a statutory declaration. Council approved church premises at 11 Canham Way, Greenwood. Rate exemption at that property ceased on 15 January 1995 and application has been made on their new leased premises. The portion used for church purposes is shown on the attached plan - refer Attachment B. The remainder of the premises will continue its current use as an indoor sports arena, and is not subject to rates exemption.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on that portion of 4 Hocking Road Kingsley, marked on Attachment B to Report effective 15 January 1995; and
2. amends the rate book accordingly.

J B TURKINGTON
City Treasurer

VS:LR
3 April 1995

tre0338
FA49-04/95

CITY OF WANNEROO REPORT NO: FA49-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 11 APRIL 1995

FILE REF: 009-1

WARD: ALL

SUBJECT: DONATIONS

Requests for financial assistance have been received from the following:-

1. Miss Liz Blatchford, 217 Lilburne Road, Duncraig 6023

Liz has been selected to represent Western Australia in the Triathlon national championships which will be held in Adelaide in April 1995.

2. Mr Zy Phillips, 4 Vernon Place, Padbury 6025

Zy has been selected to represent Western Australia in the State School 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:-

Miss Liz Blatchford
Mr Zy Phillips

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

J B TURKINGTON
City Treasurer

LR
27 March 1995

tre0335

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

COMMUNITY SERVICES SECTION

11 APRIL 1995

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 264-3

WARD: ALL

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND
ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 15 March 1995.

A recommendation from the City Planner relating to a development proposal from Mr Vic Garmson for Perry's Paddock was discussed.

The Committee endorsed the City Planner's recommendation that:

- 1 the information provided by Mr Garmson indicates he has a satisfactory financial backing for his proposal, subject to written advice being received from the Commonwealth Development Bank confirming its preparedness to lend funds for the project;
- 2 the Consultancy Brief for the preparation of the Development and Management Plan for Perry's Paddock be appropriately modified to account for 1 above, and to also require that the possible presence of sites of significance to Aborigines be investigated;
- 3 Council invites the following consultancy firms to submit tenders for the preparation of the Perry's Paddock Development and Management Plan : Ecoscope, GHD, ERM Mitchell McCotter, BSD Consultants, Whelans, Hames Sharley.

Gloucester Lodge Museum Management Committee

Minutes of meeting held 1 March 1995.

It was noted that Ms S Rodway had been elected to the Committee as a representative of the WA Education Department.

RECOMMENDATION

That Council:

- 1(a) accepts the information provided by Mr Garmson indicates he has a satisfactory financial backing for his proposal, subject to written advice being received from the Commonwealth Development Bank confirming its preparedness to lend funds for the project;
 - (b) modifies the Consultancy Brief for the preparation of the Development and Management Plan for Perry's Paddock to account for 1 above, and also requires that the possible presence of sites of significance to Aborigines be investigated;
 - (c) invites the following consultancy firms to submit tenders for the preparation of the Perry's Paddock Development and Management Plan : Ecoscope, GHD, ERM Mitchell McCotter, BSD Consultants, Whelans, Hames Sharley;
- 2 endorses the appointment of Ms S Rodway to the Gloucester Lodge Museum Management Committee.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre50413
CS63-04/95

CITY OF WANNEROO REPORT NO: CS63-04/95

TO: TOWN CLERK
FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 11 APRIL 1995
FILE REF: 0903/156/37

WARD: NORTH
SUBJECT: APPLICATION - PIGEONS

SUMMARY

Mr Neil Mouritz of Lot 156 (37) Yallambee Crescent, Wanneroo has made a written application to keep racing pigeons at his home address.

BACKGROUND

Mr Mouritz is a member of the Wanneroo Racing Pigeon Club and seeks permission to keep up to 75 racing pigeons at Lot 156 (37) Yallambee Crescent, Wanneroo. A letter of support has been received from the Club and signatures have been obtained from the five adjoining neighbours.

RECOMMENDATION

That Council approves the application of Mr N Mouritz of 37 Yallambee Crescent, Wanneroo to keep up to 75 racing pigeons at the above address subject to:

- 1 his continued membership of an affiliated pigeon club;
and
- 2 the pigeon loft complying with Council's By-laws
Relating to the Keeping of Pigeons.

M L AUSTIN
Acting City Environmental Health Manager

hre04003
ae:rej
CS64-04/95

CITY OF WANNEROO REPORT NO: CS64-04/95

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION
MEETING DATE: 11 MARCH 1995

FILE REF: 635-11, 261-2
WARD: CENTRAL
SUBJECT: REQUEST FOR A REDUCTION OF HIRE FEES - NEW
ENDEAVOUR THEATRE GROUP

A request has been received from the New Endeavour Theatre Group for a reduction in its hire charges for use of the main hall at the Wanneroo Civic Centre.

The New Endeavour Theatre Group has utilized the Wanneroo Civic Centre for a number of years for theatrical productions. It performs approximately three seasons per year.

The New Endeavour Theatre Group has highlighted on several occasions that the facilities provided at the Wanneroo Civic Centre are not of the standard required to adequately cater for a professional theatrical performance. The following requests for upgrade have been suggested by the New Endeavour Theatre Group:

- . all high windows to be sealed against inclement weather
- . heating to be replaced
- . fans to be checked for noise and rattle
- . cockroaches to be eliminated
- . replacement of black tab curtains
- . proscenium curtains to be re-hung
- . pulleys and bars to replace existing lighting bars
- . wooden steps backstage to be replaced and made 'soundproof'
- . 3 phase box and adjacent fittings to be encased and locked (not used as ordinary outlet)
- . wheeled scaffolding to assist in rigging lights (or two 15ft sturdy ladders)

Discussions are currently being undertaken with Council's Building Department investigating alternatives to upgrade this facility. It is expected that some of these requests will be included for consideration in the 1995/96 draft budget.

A shortage of theatre facilities within the City prevents the New Endeavour Theatre Group performing elsewhere.

The basis of the New Endeavour Theatre Group's request is that the hire charges for the Wanneroo Civic Centre facility should be reduced to a level commensurate with the "less than ideal" facilities.

The New Endeavour Theatre Group, being a community organisation, is currently charged the "functions" rate for its performances and the "community regular" rate for its rehearsal times. The current charges are \$19.40 per hour for community

use (ie rehearsals) and \$29.10 per hour for functions (ie performances).

If Council agrees to assist this group, it may be appropriate to offer a reduction in the cost of rehearsal times only.

RECOMMENDATION

That Council:

- 1 approves a 50% reduction in the hire charges of Wanneroo Civic Centre, for the New Endeavour Theatre Group for rehearsal times; and
- 2 reviews this arrangement on an annual basis and in consideration of any upgrades made to this facility.

R BANHAM
City Recreation and Cultural
Services Manager

RB:SS
rre50410
CS65-04/95

CITY OF WANNEROO REPORT NO: CS65-04/95

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 11 APRIL 1995

FILE REF: 330-9

WARD: ALL

SUBJECT: TWO ROCKS/YANCHEP RESIDENTS ASSOCIATION

SUMMARY

The Two Rocks/Yanchep Residents Association Inc has established a sub committee to address the accommodation needs of senior citizens in the area. It is seeking Councillor representation on this committee.

BACKGROUND

The Two Rocks/Yanchep Residents Association Inc (TRYRA) has been established now for approximately 18 months. It arose from a public meeting arranged by TOKYU Corporation to advise the community of structure plans for the area. The current membership is approximately 60 and follows all matters of particular interest in that community.

A recent matter put forward for consideration was the need for a retirement village. Contact was made with the Welfare Department regarding possible avenues of meeting these accommodation needs. A meeting was organised between members of the Association, the Administrator and residents of Belgrade Retirement Village, Homeswest, Council's Town Planning Department and the Welfare Department.

Further to this meeting a public meeting was called at which over 100 people attended and the Administrator of Belgrade Park and members of the Wanneroo Aged Persons Homes Trust attended. The Residents' Association are now forming a subcommittee to address accommodation for aged and are seeking Council's endorsement for Councillor representation.

CONCLUSION

Yanchep/Two Rocks is recognised as a long established region with a large proportion of its residents being retirees. It would now appear timely for the Association to be taking up this particular need in their community.

The Association has already taken positive preliminary action in making contacts with the Wanneroo Aged Persons Homes Trust with a view to obtaining information, direction and possible formal association in the future.

RECOMMENDATION

That Council nominates a Councillor to be a representative on the Yanchep/Two Rocks Residents Association Inc - Retirement Village Sub Committee.

P STUART
Manager Welfare Services

DL:RG
wre04001
CS66-04/95

CITY OF WANNEROO REPORT NO: CS66-04/95

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION
MEETING DATE: 11 APRIL 1995
FILE REF: 050-0
WARD: ALL
SUBJECT: VALUATION - HERITAGE COLLECTION

Council, at its meeting on 8 February 1995, resolved to obtain a valuation of the Heritage Collection for insurance purposes (Item CS19-02/95 refers). Gregsons Auctioneers were engaged to conduct the valuation and their report has now been received.

The collections at each site were valued as follows:

Gloucester Lodge Museum	\$150,250
Kastorian Costumes	\$ 7,500
Buckingham House	\$ 25,950
Cockman House	<u>\$ 44,600</u>
Total	<u>\$228,300</u>

The valuation report has been forwarded to Treasury Department so that Council's Insurance Portfolio can be amended as necessary.

It should be noted this valuation represents the replacement cost of the collection. It does not include an assessment of value in terms of the historical or heritage significance of the objects in the collection.

RECOMMENDATION

That Council refers the valuation report by Gregsons Auctioneers to Gloucester Lodge Museum Management Committee, Historical Sites Advisory Committee and the Buckingham House Management Committee for information.

R BANHAM
City Recreation and
Cultural Services Manager

MS:SS
rre50411

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

BUSINESS FOR INFORMATION SECTION

11 APRIL 1995

TO: TOWN CLERK
FROM: ACTING CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION
MEETING DATE: 11 APRIL 1995
FILE REF: 202-0
WARD: ALL
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

A MAJOR WORKS

31 MAJOR WORKS

.1 Marangaroo Drive Duplication

The road construction phase of this project commenced in mid March at the eastern end of Marangaroo Drive, near Alexander Drive, following closely behind the drainage works. The earthworks and boxing of the pavement is progressing well and has been completed as far as Northumberland Avenue. The limestone sub-base construction for this first section will be underway by mid April.

It is programmed to complete the road construction in two stages, the first being the section between Alexander Drive and Koondoola Avenue, the second being the remaining section through to Mirrabooka Avenue. At the completion of the kerbing and asphaltting of the first stage, westbound traffic will be transferred to the new carriageway.

.2 Warwick Road/Timor Street Right Turn Lane

This project comprises of the construction of a right turn lane in Warwick Road at Timor Street.

Work commenced on this project in early March and is now complete.

.3 Warwick Road/Davallia Road Intersection Treatment

This project comprises of the construction of a left turn lane in Warwick Road at Davallia Road, the installation of a seagull island in Warwick Road

opposite Davallia and a turnaround in Davallia Road for residents on the south east corner of this intersection. The construction of a DUP on the southern side of Warwick Road, between The Freeway and Davallia Road, is also being undertaken in conjunction with these works.

Work commenced on this project in mid March and work is close to completion. Asphaltting of the turn lane and turnaround is programmed for early April. Crossovers reinstatements, footpaths and verges are presently being undertaken in conjunction with the construction of the DUP. The infill of the seagull island is programmed for mid April.

32 DRAINAGE WORKS

.1 Marangaroo Drive Duplication

Drainage construction commenced in early March at the eastern end of Marangaroo Drive, near Alexander Drive, and is progressing well. The first section of drainage, between Alexander Drive and Koondoola Avenue, should be completed by 7 April. On completion of this first stage, work will commence on the second stage of drainage, between Mirrabooka Avenue and Koondoola Avenue.

The thrust boring of several pipes is required to connect the new drainage pipes to existing sumps. This work was put to tender during March and following Council approval the work is programmed for commencement in mid April. Three existing drainage sumps need to be enlarged as part of this project. The deepening of the sump just east of Northumberland Avenue will be undertaken once westbound traffic has been transferred to the new carriageway and one lane of the existing carriageway can be closed.

.2 Raleigh Road, Sorrento

This project involves the extension of mainline drainage eastwards along Raleigh Road and north along Drakes Walk. The work also involves the reinstatement of footpaths, crossovers and verges. Work on this project is now complete.

33 PEDESTRIAN AND CYCLE FACILITIES

.1 Private

Alex Heights	Footpath	The Avenue (Both Sides)
Iluka	Dual Use Path	Manhattan Ave (Lot 442 to San Pedro)

Landsdale	PAW	Rayner Drive to East - Lots 371/372 (half)
Marangaroo	PAW	<u>Ullinger Loop to Lot 523</u>
Marangaroo	Dual Use Path	Decourcey Way (Richenda Ct to south)
Neerabup	Dual Use Path	Balladong Loop (Lot 349 to Lot 322 inc)
Quinns Rocks	PAW	Christian Circle to Navy Court
Quinns Rocks	PAW	Christian Circle to North - Opposite McCoy Place
Quinns Rocks	PAW	Christian Circle to McCoy Place
Quinns Rocks	PAW	Shortridge Way to Barnabus Blvd
Sorrento	Footpath	Seaward Loop (Southern leg to West Coast Drive)

.2Council Contractor

Koondoola	Footpath	Burlinson Crescent
Duncraig	Dual Use Path	Warwick Road (slab replacement programme) - Freeway to Davallia Road

34TRAFFIC MANAGEMENT PROJECTS

.1 Shaw Road/Kean Street intersection, Wanneroo

The linemarking and signing works have been undertaken by Main Roads WA. This project is now complete.

.2Marlock Drive/Calectasia Street, Greenwood

The outstanding linemarking and signing works has been undertaken and the project is now complete.

.3Creaney Drive/New Cross Road, Kingsley

The road widening, island construction and footpath components of this project are complete. The only

outstanding item is the upgrading of street lighting at this intersection.

.4Gibson Avenue Traffic Management Scheme, Padbury

The installation of two roundabouts at Giles Avenue and Warburton Avenue is nearing completion. The outstanding works include paving of the modified verges at the immediate vicinity of the roundabouts, linemarking and landscaping.

.5Dundobar Drive/Civic Drive Intersection, Wanneroo

The modified works of this intersection, including installation of a pedestrian refuge island, upgrading lighting and minor road widening, were undertaken in March 1995.

35 CAR PARKS

.1Pinnaroo Point Car Park

The installation of lighting to the car park is now complete. The fencing of the car park is programmed for mid April and will bring this project to completion.

.2 Windemere Park Car Park, Joondalup

Installation of bollards and footpaths is now complete and the linemarking of the car park is programmed for early April. This will bring this project to completion.

.3Highview Park Car Park, Alexander Heights

Outstanding work on this project includes the installation of two rock spill spillways and linemarking. Both of these items are programmed for completion in early April. This project will then be complete.

.4Merriwa Park Car Park, Merriwa

The installation of bollards, paving and footpath works are not complete. The linemarking of the car park is programmed for early April. This project will then be complete.

.5Addison Park Car Park, Merriwa

This project involves the construction of a 48 bay car park at Addison Park, on Baltimore Parade, Merriwa. Construction was to begin in mid February, but reports of asbestos on several of the City's parks delayed the start of construction to 11 March.

The car park has now been kerbed and asphalted. Outstanding items include footpath works, bollard installation, brick paving, line marking and general clean up. These items will be programmed during April and should be completed by the end of the month.

36 MISCELLANEOUS

.1Kerbing Works

The following list shows the locations where Council's kerbing contractor has recently installed kerbing for the month of March 1995

- Dundebur Drive/Civic Drive, Wanneroo
- Addison Park Car Park, Merriwa
- Warwick Road/Davallia Road, Duncraig
- Warwick Road/Timor Street, Duncraig

37 1994/95 ANNUAL ROAD RESURFACING PROGRAMMES

Stage 1 of the annual road resurfacing programme commenced in early November 1994 and it is now complete.

The resurfaced roads included in the programme are as follows:

Padbury	Gibson Ave/Giles Avenue intersection
Padbury	Gibson Avenue/Warburton Ave intersection
Landsdale	Kingsway Road (portion)
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
Hillarys	Whitfords Avenue
Duncairaig	Lilburne Road/Guron Road intersection
"	Glengarry Drive/Doveridge Drive
"	(north) intersection
"	Glengarry Drive/Guron Road intersection

A schedule of roads for Stage 2 of the programme is currently being prepared.

B WASTE MANAGEMENT

March was another hot month and it was possible to monitor modifications that have been made to the domestic rubbish collection trucks. The combination of an oil cooler, recalibration of the fuel pump and recalibration of the engine temperature gauge appears to be sufficient to allow trucks to work on hot days with the air-conditioner on. These modifications are being propagated through the fleet as quickly as the truck manufacturer makes the equipment available.

The enterprise agreement negotiations focused on the Domestic Rubbish Truck Drivers. The next major step will be distributing copies of the proposed argument to all employees in the section.

The bulk collection has been taking much of its "green" collection to the coast for use in branching the sandhills. During the coming month Engineering will be using pine branches for this work and the "greens" will be taken to a contractor for shredding.

The commercial service continues to expand its customer base. This appears to be due to competitive pricing and a high level of service.

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.

D R BLAIR
Acting City Engineer

GR:AT
Cere0407
B56-04/95

CITY OF WANNEROO REPORT NO B56-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 504-0

WARD: ALL

SUBJECT: USE OF CYCLEWAYS

Council resolved at its meeting on 8 February (Item TS32-02/95 refers) to approach the State Government through the appropriate agency to legislate to prosecute cyclists who use the main carriageways where cycleways are provided.

Correspondence was sent to the Minister of Police; Emergency Services on 16 February. A copy of the response is shown at Attachment 1.

Submitted for information.

D R BLAIR
Acting City Engineer

DRB:EMT
Cere0410
B57-04/95

CITY OF WANNEROO REPORT NO B57-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 502-5, 510-239

WARD: CENTRAL

SUBJECT: PETITION - TEMPORARY FOOTPATH FROM FISHERTON CIRCUIT, KINROSS TO BURNS BEACH ROAD AND CURRAMBINE STATION

Council has been petitioned by twenty nine residents from Fisherton Circuit area of Kinross to construct a temporary pedestrian connection to the Currambine Station access path via the bus stop in Burns Beach Road (north side) from their street (Item TS88-03/95 refers).

Ample evidence of pedestrian movements exists at the requested location to support construction of the short link (refer Attachment 1).

Second hand slabs are available from the on-going slab footpath replacement programme. It is proposed to undertake the works at an estimated cost of \$4,500.00 from the Footpath Maintenance Allocation. The project parallels similar requests from residents in other localities wishing to access public transport stops in distributor roads where the second carriageway construction is outstanding.

Submitted for information.

D R BLAIR
Acting City Engineer

ABW:HY
Cere0405
B58-04/95

CITY OF WANNEROO REPORT NO: B58-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE: TECHNICAL SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 330-2-2, CS 14-02/95

WARD: SOUTH

SUBJECT: FENCING: HAINSWORTH LEISURE CENTRE

Council at its meeting of 8 February 1995 requested a report be submitted on the cost and feasibility of replacing the cyclone/barbed wire fence at the front and rear of the Hainsworth Leisure Centre with a metal swimming pool type fence.

The existing fencing at the Hainsworth Leisure Centre is a 1.8m high chain mesh fence topped with three strands of barbed wire. The purpose of such fencing is to prevent unauthorised entry to the Leisure Centre grounds after hours. The existing fence is in generally good repair but for three locations: near the school (south end of the western/rear fence) the barbed wire has been bunched together and the top of the fence beaten down to permit easy entry to the grounds; just north of the bunched barbed wire, the fence skirt has been undermined; the gates have been rammed and repaired on several occasions, but when closed still offer access through the gaps between gate stiles.

At present, given the easy access to the Leisure Centre grounds, serious vandalism is at a minimal level. This is attributed to the alarm system installed in the Leisure Centre.

In addition, locks were improved in the recent upgrade of office and reception facilities.

The use of a swimming pool type fence will not effectively change the access situation. While pool fencing is designed to be difficult to scale, it can be scaled. Further, as the intention is to treat only the "front" and rear fences, the same problem as that existing with the front and rear fences can occur with the side fence between the Leisure Centre and Concordia School. The front of Concordia School is not fenced.

Working on the principle that a swimming pool type fence is required, Attachment A shows the extent of the required fence.

It must be noted that the group housing on Lot 11 Tonkin Place has a length of pool type fence facing Hainsworth Park. Maintaining consistency of appearance, the type of fence is similar to the Smorgon Fencing "Ambassador" (see Attachment B).

The cost of installing this type of fencing is estimated as:

Rear Boundary

Panels (21 at \$305 ea)	6,405.00
Posts (20 at \$58 ea)	1,160.00
Gates (2 at \$446 ea)	892.00
Gate Posts (2 sets at \$184 ea)	368.00
Post Installation (24 at \$35 ea)	<u>840.00</u>
	\$9,665.00

Front Boundary

Panels (16 at \$305 ea)	4,880.00
Posts (19 at \$58 ea)	1,102.00
Main Gates (1 pair at \$950)	950.00
Main Gate Posts (2 at \$122 ea)	244.00
P/A Gate (1 at \$446)	446.00
P/A Gate Posts (1 set at \$184)	184.00
Post Installation (23 at \$35 ea)	<u>805.00</u>
	\$8,611.00
	\$18,276.00
Add Contingency	<u>\$ 924.00</u>

ESTIMATED PROJECT TOTAL \$19,200.00

As the Hainsworth Leisure Centre is located on freehold land, the fence between the Leisure Centre on Lot 1 and the Hainsworth Plaza Shopping Centre on Lot 10 is governed by the Dividing Fences Act. The existing fence is in adequate repair and there would therefore be no compulsion on the owners of the shopping centre to share the cost of that portion of the front fence. It would be necessary, however, to gain that owners agreement to the change in fence type.

Submitted for information.

R FISCHER
City Building Surveyor

PW:SE

bre04011

B59-04/95

CITY OF WANNEROO REPORT NO: B59-04/95

TO: TOWN CLERK
FROM: CITY PARKS MANAGER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES
MEETING DATE: 11 APRIL 1995
FILE REF: 201-5
WARD: ALL
SUBJECT: MONTHLY REPORT FOR MARCH 1995 - PARKS DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

PARKS MAINTENANCE

Summer works programme is progressing with major clean ups occurring at various parks.

Council building garden surrounds are being pruned, weeded and fertilised in preparation for winter planting and remulching.

Storm damage clean up throughout the municipality is continuing.

Turf restoration of oval areas is ongoing.

PLAY EQUIPMENT

Mobile play trailers are located at Legana Park, Kingsley and Tom Walker Park, Sorrento.

New equipment has been installed at Frederick Stubbs Park, Quinns, Haddington Park, Beldon and Trailwood Park, Woodvale.

Ausplay unit installed at St Anthonys Church as a community service.

TREE PRUNING

The large picker is completing works orders and removing unsuitable trees from road verges.

The smaller picker is currently pruning Padbury area.

MOWING

Mowing of reticulated parks is progressing to schedule.

Dry park and verge mowing crews are being utilised for annual leave cover and clean up project works.

CONSTRUCTION

Top dressing has been completed at the following parks:-

Whitfords Sailing Club
Timberlane Park
Caledonia Park
Addison Park
Whitford Beach
Aldersea Park
Aldersea Park
Santiago Park

Mulch carted from depot, Badgerup and Gibson Park for use at Carramar Golf Course.

Work commenced on clearing sump area at Marangaroo Golf Course.

Goal posts are being erected on ovals and the covering of cricket wickets has commenced.

BORE AND PUMP

° *Pumps*

The pump at Blue Lake Park has been removed for repair.

°A new submersible pump has been installed at Blue Lake Park and at

° Pump removed from Kingsley Recreation Centre for repairs. The pump has been re-installed and is operational.

°Pump motor has been removed for repairs from Stanford and Peniston

RETICULATION

Winter maintenance of sprinklers is complete on Addison and Aldersea Parks.

Reticulation adjustments made at Kingsley - Moolanda Welfare for new verandahs.

JOONDALUP

°Replanting of eight garden beds within the City Centre requested b

° Replanted the west end of Boas Avenue verge with Lantana Dwarf.

° Replacing dead street trees throughout the City Centre.

° Replacing faulty sprinklers within the Centre.

° Commenced planting verge with ground cover and shrubs on Grand Boulevard north.

°Removing rocks from Joondalup Drive median in preparation for planting.

° Ongoing weeding and edging within the City Centre.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services include:-

° Bollarding of east side of Leichhardt Park, Padbury.

° Trigg Point Park - mulching, fence maintenance, rehabilitation of sand dunes.

°Refuse clean up at Warwick Open Space, Hepburn Heights and Shepher

° In filling of holes and bench seat installation at Shepherds Park.

°Clearing of Oleari axillaris along Blue Mountain Drive has been co

° Stabilisation of tracks on dunes at Whitfords Nodes.

- ° Turfing around sprinklers at Paloma Park.

GREEN PLAN

- ° **Paloma Park**

Bollarding and walk tracks have been completed with the Management Plan being finalised.

- ° **Highview Park**

Management Plan nearing completion.

- ° **Montrose Park**

Management Plan has been finalised.

- ° **Kinsale Park**

Management Plan has been written, however it is currently being reviewed after submissions received from the public.

- ° **Shepherds Bush**

During the months of January and February this reserve was burnt extensively - approximately six fires.

- ° **Koondoola Open Space**

Council has recently acquired the lease on the southern portion of this reserve. Flora and fauna surveys have been initiated along with management plan development. This may take some time to finalise.

° **Plant Tender**

Friends of Yellagonga has germinated 5,000 assorted seedlings from Hepburn Heights. These are progressing well. Lullfitz Nursery has been awarded the tender to supply the bulk of the Green Plan tender. Some problems were encountered with storm damage but Council has been assured that we will receive the required number of plants.

- ° **Direct Seeding**

Apace AID Inc has collected seed from Warwick Open Space, Lilburne Park and Hepburn Heights. This seed will be used in direct seeding trials during the coming winter.

o

Rabbit Control

A rabbit control programme has been implemented. Measures include bait stations using Pindone poison. Areas in need of control include Kingsway, Hepburn Heights, Warwick Open Space and Lilburne Park. The programme is being overseen by the Agriculture Protection Board.

o

Winter Planting Programme

The 1995 Green Plan Winter Planting Programme is still in the process of being finalised. A full list of locations and times will be published at a later date.

Submitted for information.

F GRIFFIN
City Parks Manager

DG:JW
30 March 1995

gre02018

B60-04/95

CITY OF WANNEROO : REPORT NO B60-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES AND COMMUNITY SERVICES

MEETING DATE: 11 APRIL 1995

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME - MARCH 1995

The staff overtime return for the month of March 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
4 April 1995

tre0343
B61-04/95

CITY OF WANNEROO REPORT NO: B61-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 11 APRIL 1995
FILE REF: 013-3
WARD: ALL
SUBJECT: LOCAL GOVERNMENT SELF MANAGED WORKERS' COMPENSATION AND LIABILITY SCHEMES

Council will be aware from previous reports that self-managed Workers' Compensation and Liability schemes are now available for Western Australian local authorities.

These schemes will revolutionise Local Government insurance practices. Under these schemes, local authorities pool their Workers' Compensation and Liability premiums, establishing their own fund to cover claims. In addition, the new schemes will assist Councils to minimise the values and number of

claims. This will be achieved through risk management services operated through the schemes, which will lead to safer working environments and communities.

WAMA has carefully researched the new schemes to ensure that they fully satisfy the unique requirements of Local Government.

Independent actuaries have calculated the precise level of funding required and the large savings that can be achieved.

The new schemes are administered by Jardine Australian Insurance Brokers, one of Australia's largest insurance brokers, and a division of a major international organisation.

An executive summary of each scheme is appended

'Attachment A' - Municipal Workcare Scheme

'Attachment B' - Municipal Liability Scheme

Booklets on each of the schemes will be forwarded to each Councillor when available.

The Chairman of Council's General Purposes Committee, Councillor Cooper, has granted authority for a deputation from the Scheme Managers to address Council on the schemes. This has been arranged for 5.30 pm on 11 April 1995 at Council's General Purposes Committee Meeting.

Council is now in receipt of offers on both schemes. It is proposed to compile a comparative summary of all quotes on the entire 1995/96 Council insurance portfolio in readiness for the General Purposes Committee Meeting scheduled for 26 April 1995, with a recommendation to be considered by Council on 3 May 1995.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:LR
30 March 1995

tre0337
B62-04/95

CITY OF WANNEROO REPORT NO: B62-04/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 11 APRIL 1995

FILE REF: 260-0

WARD: ALL

SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT
MONTHLY ACTIVITIES REPORT

CULTURAL SERVICES

HERITAGE WEEK 2-9 APRIL 1995

The theme for Heritage Week is *Heritage - It's In Your Hands*.

A Heritage Week Sub-Committee was formed to bring together all aspects of heritage in Wanneroo. The Sub-Committee comprised representatives from the Historical Sites Advisory Committee, Gloucester Lodge Museum Management Committee and the Wanneroo and Districts Historical Society.

A "flyer" was created listing several heritage sites and activities within the municipality, covering all aspects of Wanneroo. It was mailed to schools, retirement villages and senior citizens groups.

Council's historic buildings (Cockman House and Gloucester Lodge) were open to visitors all week, rather than designated days, with the help of volunteers "manning" the buildings. Buckingham House was also open all week for groups, by appointment.

A visual display with photographs and artefacts was also staged at Lakeside Shopping Centre to inform the general public of Heritage Week and what heritage the City of Wanneroo has to offer the community.

A special feature page in the Wanneroo Times was also used as a promotional tool for the celebration.

ONE DRUM DIFFERENT BEATS YOUTH FESTIVAL

The Youth Festival, conducted on 1 April 1995 at Lakeside Shopping Centre, Joondalup, was very successful.

The Festival was an opportunity to promote and celebrate the positive achievements of young people in the local community with demonstrations and performances from local dance, theatre and music groups.

The Festival also provided a forum for youth organisations in the region to promote their services. Displays were held by groups such as the: CES; Youth Legal Services; Department for Community Development; Joondalup Job Link; Blue Light Discos; North West Metro Regional Youth Service; TAFE; Wanneroo Accommodation and Support Services; Anchors Youth Centre; and others.

The Lakeside Shopping Centre management were very pleased to host the event. Approximately 18,000 people attended the centre on the day, and accredited an increased patronage of 4,500 people to the Shopping Centre.

The Youth Services Co-ordinator has received positive comments and feedback from young people, the wider community and others involved, and accredited much of the success of the project to the Project Co-ordinator, Mr Darryl Milovchevich.

The Recreation and Cultural Services Department would also like to acknowledge the support of Wanneroo Times Community Newspapers and Lakeside Shopping Centre.

RECREATION SERVICES

CLUB DEVELOPMENT

Applications for CSRFF grants have closed for the first round of funding. Five applications from community sporting groups were processed and submitted to the Ministry of Sport and Recreation.

It is anticipated Council will learn of the outcome at the end of June this year.

A informative, but brief newsletter has been created, to be used as a promotional tool to inform clubs affiliated with the City of Wanneroo, of issues and events that may concern them.

The first newsletter titled, "Club Development" (for March) has listed upcoming "Sports Injury Seminars" to be held in local recreation centres and clubrooms/halls within the City of Wanneroo. A "Volunteer Involvement Programme" seminar is to be held in May in the Craigie Regional zone, and in June in the Girrawheen/Koondoola zone. All these seminars are self-funding.

PRACTICUM/FIELDWORK PLACEMENTS AND WORK EXPERIENCE STUDENTS

A number of students are currently working within the Department to complete practicum, fieldwork and work experience requirements.

Four Edith Cowan Leisure Sciences Students are involved in the following projects:

Multicultural Recreational Needs
Cycle Brochure
Autumn Adventures Programme

Six TAFE Children's Services students and four High School students are involved in the After School Care and Vacation Care Centres.

BEACHES

Surf Life Saving WA

The revised Beach Management Plan has been circulated within Council for comment.

WA Surf Riders Association

A meeting has been co-ordinated to look at Council's responsibilities in relation to co-ordinated "surf courses" and the implications on obtaining accredited coaches.

Sandboarding

The WAMA's Coastal Advisory Committee has requested that Council's Sandboarding Working Party look at formulating a draft policy for the management of sandboarding on coastal dunes. The Working Party will be discussing this at its next meeting.

OUTSIDE SCHOOL HOURS CARE

Vacation Care

New casual playleaders have been interviewed and appointed at the various centres. Supervisors met to share programming ideas and to arrange joint excursions.

After School Care

Co-ordinated Training and Development for After School Care Supervisors including:

- Legal Issues and Duty of Care OSHS
- Programming Support Issues
- Child Protection Training
- Attention Deficit Disorder - Overview and Strategies
- New Programming Ideas

SPECIAL PROJECTS

Eco-Recreation Programme

Discussions have begun with CALM staff looking at the development of a joint eco-recreation programme with a Aboriginal cultural focus.

Joondalup Fun Run

Council was approached by Activ Foundation to become the major sponsor of this event and in return, to obtain naming rights for the event. The proposal is currently being discussed and represents a great opportunity for Council to promote itself within the community.

Autumn Adventures

The Autumn Adventures programme for people with disabilities has been positively received by the community and places filled rapidly in each of the events. Recreation Buddies have been co-ordinated to support the participants. Activities include: Aboriginal Dreamtime Bushwalk; Sailing; Abseiling; Climbing; Canoeing; and Sea Kayaking.

WANNEROO TOWNSITE ZONE

AQUAMOTION

Term II Programmes

Aquamotion Term II Programmes are currently being finalized, with Term II classes commencing in early May.

Family Fun Day

A general community day co-ordinated by Wanneroo Townsite staff and the Wanneroo Recreation Association will be held on Sunday, 11 June 1995. The day will include a host of activities for people of all ages. Entry for people will be subsidised by the Wanneroo Recreation Association.

Wanneroo Swim Classic

After some organisational problems before the event, the 1995 Wanneroo Swim Classic was extremely successful. First place in the event went to Carine Swim Club. There were some outstanding performances from Wanneroo swimmers.

WANNEROO RECREATION CENTRE

Term II Leisure Experiences Programmes

Classes will commence on 15 May with a whole range of new activities for Wanneroo residents to participate in.

Security of Staff

With some recent incidents involving members of staff, security of staff at all Centres within the Wanneroo Townsite has become a major issue, with an evaluation of staff safety currently taking place.

CRAIGIE REGIONAL ZONE

AQUATIC CENTRE

Attendances in the aquatic area have remained high throughout March. Strong enrolment in the "Learn to Swim" programme and In-term swim programme have been the major influence.

Fitness Centre

Approximately 400 new members joined Craigie Leisure Centre during the February "2 for the price of 1" three month membership offer.

A promotion for an "Off Peak" membership package is planned for April.

Fitness Programme

A revised aerobics timetable and promotional brochure has been prepared. The Autumn/Winter programme will be launched in the week beginning 10 April 1995.

The Aquarobic programme has maintained good attendances throughout March. Aquarobics will go into recess during the shutdown with the Winter programme being launched on the 1 May 1995.

Sports Hall

The focus in the Sports Hall has been to consolidate and stabilise the current competitions at the beginning of 1995. The junior programmes, both mid term and school holiday have established themselves as successful, ongoing programmes.

Further expansion of programmes is planned for the coming months.

Leisure Courses

A moderate response was received to the Leisure Course programme in Term 1. It is not anticipated that this will become a major income generator for Craigie Leisure Centre, however, further growth is anticipated.

Special Events

A full schedule of after hours swimming carnivals were held throughout March. The WA Aerobic Institute conducted an aerobic and aquarobic training course at Craigie Leisure Centre.

NORTH WARD ZONE

Badminton Clinic

Confirmation of Healthways funding for the Smoking No Way Women's Badminton Clinic was received in March. This free program will be run in May at the Gumblossom Community Centre. The value of the venue sponsorship was \$2500.00.

Vacation Care / Holiday Programme

Also in March, sponsorship from the Department for Community Development to the value of \$10 000.00 was received for the subsidized running of the Vacation Care Program. This program is a centre run one operating at the Gumblossom Community Centre for the remainder of 1995. The aim is to provide affordable full day care for primary school age children during the school holiday periods.

Community Tennis Courts

All organisation for the successful operation of the jointly funded community tennis courts in Kinross and Merriwa was carried out in March. Negotiations between the Ministry for Education and the City of Wanneroo went smoothly.

Jenolan Way Community Centre

Also the progress of the new Jenolan Way Community Centre was being monitored in March with the idea of having everything up and running from a recreation perspective by the proposed opening date in late June.

Extensions

Work has begun on the Craft Hall extensions at the Gumblossom Community Centre. This should greatly add to the functional utilization of the centre when completed.

OCEAN RIDGE ZONE

Star Gazing

This term new activities have been sampled in the programme to cater for the wide range of community needs. One activity was 'Stargazing', involving an evening workshop in which the participants were treated to a slide presentation on the wonders of the universe, followed by two hours of viewing the universe through high powered telescopes.

Blade Hockey

Another new initiative of the centre has been to tap into the blade skating trend, and start up a 'Blade Hockey' competition. To generate interest in the competition, 5 coaching clinics have been conducted over the past months to teach the local young people the rules and skills of the game. Another clinic will also be run in the April holidays before the competition starts on Saturday 22 April 1995.

Kids' Activities

A great "Kids' April Holiday Programme" has been organised which includes all the usual activities such as pottery, arts & crafts etc., dancing, rollerskating, rollerblading, soccer and cooking. Two new activities include archery and indoor modcrosse.

GIRRAWHEEN/KOONDOOLA ZONE

Alexander Heights Community Hall

The new Alexander Heights Community Hall is now fully operational. There are approximately 6 permanent user groups

booked into the hall at this time and public interest is increasing. These regular users include a recently formed Senior Citizens Group from the surrounding community, who currently have approximately 50 members.

Scout/ Guide Hall

This Scout/Guide Hall was badly damaged by vandals who entered the building on 26 March 1995. The damage caused resulted in the building being closed for one week. The carpet was replaced and cleaning/repairing the hall. There was substantial damage caused to the equipment owned by the Scout/Guide groups that use this facility.

New Staff Member

The Recreation Centre has employed a new Programme Supervisor, Steven Humfrey to replace a previous staff member who resigned. Mr Humfrey commenced duty on 3 April and is working as a Programme Supervisor for 5 to 10 hours per week.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre50409