

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, 3 MAY 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
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
Acting City Environmental Health Manager:	M AUSTIN
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Acting Manager, Municipal Law & Fire Services:	K SMITH
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Publicity Officer:	O DAVIDSON
Committee Clerk:	J HARRISON
Minutes Clerk:	V GOFF

An apology for absence was tendered by Cr Magyar.

There were 32 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.31 pm.

CONFIRMATION OF MINUTES

C175-05/95 MINUTES OF COUNCIL MEETING, 19 APRIL 1995

Correction

Item TP139-04/95 be amended as follows:

1 Point 3 be amended to read:

"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";

2 an additional point be added to read:

"5 in view of its resolution to close the pedestrian accessway, does not hold a public meeting and advises the residents in the affected area by way of a letter drop of Council's resolution."

MOVED Cr Freame, **SECONDED** Cr Curtis that the Minutes of Council Meeting held on 19 April 1995, amended as above, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Curtis submitted the following questions relating to the Glengarry Specialists Medical Centre, Arnisdale Road, Duncraig to the Council meeting held on 19 April 1995.

As time had not permitted answers to be prepared, these questions were taken on notice for a response at the next meeting of Council, and are answered as follows:

"Prior to the Council given the Town Planning recommendation to allow the Glengarry Specialists Medical Centre, Arnisdale Road, Duncraig, in 1994, it was requested by the Town Planner that vehicle access should be free to manoeuvre between the driveway centre to the right of the building and the tavern carpark. This would eliminate the need for a wall or a fence to be constructed and provide for at least one out of the three remaining trees standing in the area.

When the Specialist medical centre was completed, a separate driveway not linked to the tavern car park was never the less constructed.

- Q1 Does the construction of the driveway mentioned above breach our planning codes or rules?
- A1 No, the driveway does not breach planning requirements, but it is usually desirable in these situations to allow interconnection between adjoining car parking areas.
- Q2 If the answer to number 1 is yes, what is the Council's response to it?
- A2 No answer required.
- Q3 As a direct result of the growing medical specialists in Arnisdale Road, increased patronage of Glengarry Hospital and the adjacent Glengarry Shopping Centre, has car parking space in the shopping centre reached its maximum accommodation?
- A3 Anecdotal evidence and casual observation indicates that parking demand exceeds supply in the Arnisdale Road medical precinct.
- Q4 Has the Council achieved a local current and projected vehicle usage of the area, if not, when can we expect a study to be released to the public?
- A4 At this stage no attempt has been made to analyse the parking situation in the Arnisdale precinct. No estimate is available at this stage of when any information will be available for public discussion.
- Q5 What is the Council's response to help alleviate the congestion of overparking between the hospital and the shopping centre?
- A5 The land use, traffic and parking situation in the precinct will need to be analysed and options identified before Council will be in a position to determine a response. The issue has recently been raised by landowners in the area and the matter is being investigated.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

INVESTITURE - GOVERNMENT HOUSE

At a recent Government House Investiture, former Shire of Wanneroo President from 1974 to 1981, Charles Searson was presented with the Medal of the Order of Australia for his work with the Speech and Hearing Centre and Local Government.

LETTERS OF THANKS

The City of Wanneroo has received thank you letters from the following:

Minister for Multicultural and Ethnic Affairs, Paul Omodei for the City's contribution to Multicultural Week with special thanks to Cr Margaret Lynn.

Multicultural Arts Centre of WA for the City's hard work and support in bringing together the Multicultural Arts Festival at Sorrento Quay with special mention of Carmelita Baltazar and Abbe Cook.

Kennedy Patterson and stamp for the City's support of the recent Occupational Safety and Health Study Tour from Malaysia.

YANCHEP SURF LIFE SAVING CLUB

On Saturday, I attended the Yanchep Surf Life Saving Club and presented their bronze medallions and trophies.

OFFICIAL OPENING RAAF AGED HOMES MERRIWA ESTATE

On Sunday, I attended the official opening of the RAAF Aged Homes Estate at Merriwa.

KINROSS PRIMARY SCHOOL VISIT

On Monday, I attended Kinross Primary School with Hon Minister Paul Omodei, Minister for Education, for the official opening of the dual use tennis courts which were jointly funded by the Education Department and the City of Wanneroo.

PETITIONS, MEMORIALS AND DEPUTATIONS

C176-05/95

PETITION OPPOSING PROPOSED CLOSURE PEDESTRIAN ACCESSWAY BETWEEN MOFFAT PLACE, WARWICK AND THE WARWICK RAILWAY STATION - [510-1449]

Cr MacLean submitted a 167-signature petition opposing the proposed closure of the pedestrian accessway between Moffat Place, Warwick and the Warwick Bus and Train Station.

Cr MacLean submitted seven letters from residents requesting removal of their names from the list of petitioners in favour of the closure of the accessway.

MOVED Cr Lynn, **SECONDED** Cr Curtis that the petition opposing the proposed closure of the pedestrian accessway between Moffat Place, Warwick and the Warwick Bus and Train Station and residents' letters be received and referred to the Town Planning Department for action.

CARRIED

C177-05/95 **PETITION REQUESTING TRAFFIC CALMING MEASURES IN VICINITY OF CLARKSON PRIMARY SCHOOL - [510-3448]**

Cr O'Grady submitted a 694-signature petition from residents of Clarkson and Secretary of Clarkson Primary School P & C Association seeking traffic calming measures to reduce vehicle speeds in the vicinity of Clarkson Primary School.

MOVED Cr Lynn, **SECONDED** Cr Curtis that the petition seeking traffic calming measures to reduce vehicle speeds in the vicinity of Clarkson Primary School be received and referred to Engineering Department for a report to Council.

CARRIED

C178-05/95 **PETITION REQUESTING INSTALLATION OF ROUNDABOUT - WATERFORD DRIVE AND LYMBURNER AVENUE, HILLARYS - [510-0728]**

A 23-signature petition has been received from residents of Waterford Drive, Hillarys requesting the installation of a roundabout at the intersection of Waterford Drive and Lyburner, Avenue.

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

MOVED Cr Lynn, **SECONDED** Cr Curtis that the petition seeking the installation of a roundabout at Waterford Drive and Lyburner Avenue, Hillarys be received and referred to Engineering Department for a report to Council.

CARRIED

C179-05/95 **PETITION REQUESTING TRAFFIC CALMING MEASURES - EDGEWATER PRIMARY SCHOOL PRECINCT - [510-1222]**

A 323-signature petitions has been received from Wayde Smith, MLA, Member for Wanneroo on behalf of residents requesting Council to address the traffic situation at the Edgewater Primary School precinct.

The petitioners are concerned at the serious traffic hazard situation and request an on-site meeting of Councillors, Council officers and representatives of the school to discuss possible traffic calming measures.

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

MOVED Cr Lynn, **SECONDED** Cr Curtis that the petition requesting Council to address the traffic situation at the Edgewater Primary School precinct be received and referred to Engineering Department for a report to Council.

CARRIED

C180-05/95 **PETITION REGARDING PARKING PROBLEMS - TENNIS COURTS AT THE CORNER OF BANKS AVENUE AND GREEN STREET, HILLARYS - [510-0390]**

An 11-signature petition has been received from users of the tennis courts at the corner of Banks Avenue and Green Street, Hillarys.

The petitioners state that the car park provided for the tennis courts is being used by workers from the Whitford City Shopping Centre, causing difficulties for players to park their vehicles.

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

MOVED Cr Lynn, **SECONDED** Cr Curtis that the petition received from users of the tennis courts at the corner of Banks Avenue and Green Street, Hillarys be received and referred to Engineering Department for a report to Council.

CARRIED

C181-05/95 **PETITION OBJECTING TO CLOSURE OF PEDESTRIAN ACCESSWAY DANBURY CRESCENT/GAYFORD WAY, GIRRAWHEEN - [510-1114, 510-1115]**

A 31-signature petition has been received from residents of Girrawheen objecting to the closure of the pedestrian accessway between Danbury Crescent and Gayford Way, Girrawheen.

The petitioners state the pedestrian accessway is frequently used to access Girrawheen Primary School, together with the shops and senior citizens centre.

Cr Freame submitted a 27-signature petition also objecting to the closure of the pedestrian accessway.

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

MOVED Cr Lynn, **SECONDED** Cr Curtis that the two petitions objecting to the closure of the pedestrian accessway between Danbury Crescent and Gayford Way, Girrawheen be received and referred to Town Planning Department for a report to Council.

CARRIED

C182-05/95 PETITION REQUESTING ESTABLISHMENT OF CHILDREN'S TENNIS CLUB - HILLARYS - [061-185-2]

A 127-signature petition has been received from residents requesting the establishment of a tennis club for children based at James Cook Park, Hillarys.

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

MOVED Cr Lynn, **SECONDED** Cr Curtis that the petition received from residents requesting the establishment of a tennis club for children based at James Cook Park, Hillarys be received and referred to Recreation and Cultural Services Department for a report to Council.

CARRIED

C183-05/95 PETITION REQUESTING FLOODLIGHTS TO PARK - WANNEROO - [250-1]

A 29-signature petition has been received from residents of Elliot Road, Wanneroo expressing concern at the number of youths congregating in the neighbouring park on Friday and Saturday nights.

The petitioners state incidents of noise, vandalism, graffiti and litter and request that floodlights be erected at each end of the park to alleviate the problem. They also believe it would be of assistance to remove the telephone box to a position further away from the park.

This petition will be referred to Parks Department for action.

MOVED Cr Lynn, **SECONDED** Cr Curtis that the petition received from residents of Elliot Road, Wanneroo expressing concern at the number of youths congregating in the neighbouring park on Friday and Saturday nights be received and referred to Parks Department for action.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A BUCKINGHAM HOUSE MANAGEMENT COMMITTEE
Meeting held on 13 February 1995
- B GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE
Meeting held on 1 March 1995
- C YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held on 13 April 1995
- D SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)
MANAGEMENT COMMITTEE
Meeting held on 27 April 1995

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

CARRIED

ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEES
Meeting held on 3 April 1995

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

CARRIED

OTHER COMMITTEES

- A GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION
Meeting held on 28 February 1995
- B KINGSLEY WOODVALE RECREATION AND COMMUNITY ASSOCIATION
Meeting held on 15 March 1995
- C WHITFORD RECREATION ASSOCIATION
Meeting held on 20 March 1995

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

RE: TP139-04/95 - CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS 550 & 551 MOFFAT PLACE AND WARWICK RAILWAY STATION

The Town Clerk advised that Mr Steve Jones of 3 Hawker Avenue, Warwick has expressed concern over Council's decision to close the accessway at the meeting on 19 April 1995. He has forwarded letters to Cheryl Edwardes, Jim McGinty Opposition Leader, Department of Local Government, Westrail and the Minister for Lands requesting their assistance in this matter.

He further advised that Mrs Helen Kemp of 15 Moffat Place has requested that her name be removed from the petition in favour of the closure of the accessway. She has strongly objected to Council's decision to close the accessway in view of the Mayor's undertaking that this would not occur and because it is against the wishes of an overwhelming number of affected ratepayers.

Mr S Jones, of 3 Hawker Avenue, Warwick addressed the Council meeting of 3 May 1995. He advised that at the Public Meeting held on 28 March 1995, there was overwhelming support for the pedestrian accessway remaining open with the provision that the security of the accessway be improved. He believed that the problems being experienced by the residents of Moffat Place were issues that needed to be addressed by Westrail and the Police and not Council. He advised that once the accessway was closed it was irrevocable, while the problems that presently existed with the accessway may change.

DECLARATIONS OF PECUNIARY INTEREST

Nil

BUSINESS REQUIRING ACTION

C184-05/95 TOWN PLANNING COMMITTEE

MOVED Cr Wood, **SECONDED** Cr Lynn that the Report of the Town Planning Committee Meeting, held on 24 April 1995, be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	L O'GRADY	North Ward
	B J MOLONEY - Deputising for	
	Cr Wood from 6.03 pm	South Ward
	M E LYNN, JP	South-West Ward
	B A COOPER - Observer	Central Ward
	S P MAGYAR - Observer	Central Ward
	G A MAJOR - Observer	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 Wood, Waters, and Freame.

PUBLIC/PRESS ATTENDANCE

There were five members of the Public and one member of the Press in attendance.

CONFIRMATION OF MINUTES

MINUTES OF TOWN PLANNING COMMITTEE MEETING HELD ON 10 APRIL 1995

The Minutes of Town Planning Committee Meeting held on 10 April 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - PROPOSED FIRE STATION - LOT 6 BURNS BEACH ROAD - [30/292]

Mr Barry Duck, Chief Officer and Mr Rick Hinch, Assistant Chief Officer of WA Fire Brigades Board addressed the Committee in relation to the proposed fire station, Lot 6 Burns Beach Road -

Item TP143-04/95 refers. Mr Ron Hewitt of Loftus & Walker and Mr Bill Hutchison of BMA were also in attendance.

The Chief Fire Officer stated that at its meeting of 19 April 1995, Council expressed a number of concerns regarding the location of the Joondalup Fire Station in Burns Beach Road.

He advised that under the Fire Brigade Act, they were required to provide adequate levels of protection for the entire community and to that end they needed to optimise the location of the fire station.

In determining the location for a fire station, a number of different selection criteria are used. It is done in this way because the fire service operates on an integrated response system, making it necessary to minimise any overlapping that may occur so as to avoid any over or under servicing of a particular area.

A GIS (Geographical Information System) is used as a planning tool in assisting the brigade to make its decisions.

Following an in-depth study in relation to the station in question, after consideration of the relevant facts, the area which was identified as the optimum site by the WA Fire Brigades Board was between Wanneroo Road and Joondalup Drive. As a result, the Department of Land Administration (DOLA) was requested to acquire a site in the Burns Beach Road area. Apart from Mr Gilbert Currie, a former Fire Brigade Board member, the majority of land owners approached were not interested in selling. At a later stage, due to ill health Mr Currie indicated that he did not wish to pursue selling his land any further.

The deputation advised that an analysis of a number of alternative sites was undertaken, but again Burns Beach Road was identified as the most operationally suitable location. In view of the fact that this station will not only be responding northwards, but will also be providing a backup service to both Wangara and the Hepburn Heights area, other factors such as being situated near the top of the lake are of prime importance.

During recent discussions, the suitability of the Clarkson Road area was raised. From the point of view of the Fire Brigade, this area has three weaknesses; these being:

- 1 A large portion of the heavily urbanised area would be missed which would provide protection to thousands of people;

- 2 Due to the fact that it would be located on the opposite side of the east side of Wanneroo Road, this would greatly reduce the response times of the brigade;
- 3 The realignment of Burns Beach Road and the development of the Carramar Estate.

The Chief Officer advised that 50% of fire stations are built in residential areas and that the stations are specifically designed to fit in with the surroundings and other housing of the particular area where they are being located.

It was stated that sirens are very directional in their projection and that at most residents would only be subjected to approximately some 90 seconds of noise exposure per day. In view of the fact that the majority of fire stations are located in suburban areas, the brigade has received no complaints relating to siren or traffic noise from residents.

At any one given time there would be no more than six fire fighters stationed at the Joondalup Fire Station. Most fire training is conducted off site at various other locations.

The database used by the Fire Brigade has indicated that the Joondalup Fire Station would respond to approximately 450 calls per year, which on average equals two calls per day.

The environmental impact of the location of the fire station was not an issue from the Fire Brigade's point of view. There are no plans for the storage of petrol on site.

The proposed fire station will require an area of approximately 3000m² and the brigade has chosen what it believes to be the optimum site.

The Chief Officer stated that there is now an urgency in the establishment of a new fire station in Joondalup and that this needs to be operational by 31 October 1995 - before the start of next summer.

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

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.32 pm
Closed: 7.15 pm

REPORT NO:

TP143-04/95 JOONDALUP FIRE STATION: RESUMPTION OF PORTION OF
LOT 6 BURNS BEACH ROAD, WANNEROO - [30/292]

The City Planner reports on a proposal by the Western Australian Fire Brigades Board (WAFBB) to resume portion of Lot 6 for a fire station which is opposed on planning grounds. The owner has also objected to the resumption. He advises that numerous other options are available to WAFBB which owns land in the Joondalup Service Industrial area.

He provides background details of the subject site and an assessment of the proposal.

He considers that the Clarkson Avenue, Neerabup site would provide an effective emergency service with similar reaction times and would meet both Town Planning and WAFBB criteria.

CITY PLANNER'S REPORT recommended 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:

- 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.

ADDITIONAL INFORMATION

The City Planner advised that further to Council's consideration of this matter at the Town Planning Committee meeting of 24 April 1995 (TP143-04/95) at which the Fire Brigades Board attended a deputation, he has now received correspondence (Appendix VIII refers), which indicated that the Fire Brigades Board does not see Sunlander Drive, Currambine (Peet & Company site) or the Water Authority of WA reservoir within the Neerabup National Park as being a suitable alternative.

He encloses a copy of their advice for Council's consideration together with a plan showing the six minute travel zones from the Sunlander Drive site and the Lot 6 Burns Beach Road site (Appendix VIII refers).

The area previously not covered by Lot 6 to the west is adequately covered by the suggested Sunlander Drive site

however, as a consequence, the Fire Brigade Board has advised that in servicing the residential area to the west they will not be able to service the Flynn Drive industrial area or the Homeswest Neerabup area adequately.

There also appears to be some discrepancy between the Lot 6 Burns Beach Road travel zone on this plan as compared to the Lot 6 Burns Beach Road travel zone previously presented to this Council in that considerably more land is now being serviced which would increase the area of east of Wanneroo Road land that would not be serviced within the optimal response time when considering the Sunlander Drive site.

The City Planner does not believe the advice with respect to the Sunlander Drive site is accurate in that the land is not zoned for Commercial purposes as it is zoned for Residential Development purposes under Council's Scheme with a Residential coding of R80. This zoning and coding applied when the land was available to the church group who now no longer wishes to proceed with the purchase.

He further does not believe that the price indicated for the sale of a similar sized block on the western side of Sunlander Drive, ie \$800,000 would be the price for a fire station site as the land on the western side was either zoned Commercial or alternatively Service Station.

On balance, and based on the information provided, the City Planner believes the recommendation previously presented on Report TP143-04/95 should stand.

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

- 1 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:
 - (a) it conflicts with Council's likely preferred option of low density special residential development adjacent to Yellagonga National Park in this area;
 - (b) similar reaction times are possible from a site on Clarkson Avenue, Neerabup, immediately east of the Western Power sub-station site.
- 2 the W A Fire Brigades Board gives consideration to the following locations as possible suitable sites for the construction of the Joondalup Fire Station:

- (a) Clarkson Avenue, Neerabup;
- (b) WAWA Reservoir site, Burns Beach Road, Neerabup;
- (c) Land within Currambine Station Precinct, Currambine.

CARRIED

Appendix VIII refers.

TP144-04/95 PROPOSED CHILD CARE CENTRE ON LOT 116 (555) BEACH ROAD, DUNCRAIG - [30/4257]

CITY PLANNER'S REPORT

This application is for the development of a child care centre on Lot 116 (555) Beach Road, Duncraig presently used as consulting rooms by an optometrist. Objections were received but have been adequately addressed. It is considered that this change of use would not significantly affect traffic and residential amenity and the proposal is supported.

The Town Planner provides background details to the subject matter and an assessment of the proposal. He has addressed the concerns expressed by adjacent land owners.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council approves the application submitted on behalf of Trosley Nominees Pty Ltd for a child care centre on Lot 116 (555) Beach Road, Duncraig, subject to:

- 1 revised plans providing for fourteen car parking bays, car parking layout and access, and incorporating a "flow-around" system to the satisfaction of the City Planner and City Engineer;
- 2 provision of a 3 metre landscape buffer to Beach Road;
- 3 the centre being limited to the care of no more than 40 children;
- 4 standard and appropriate development conditions.

CARRIED

TP145-04/95 RESIDENTIAL DEVELOPMENT AND THE R-CODES - [210-0, 702-1]

CITY PLANNER'S AND CITY BUILDING SURVEYOR'S REPORT

Several resolutions of Council in recent months relate to perceived problems and concerns about the manner in which residential neighbourhoods are being adversely affected. The Residential Planning Codes (R-Codes) are believed to be responsible for excessively large dwellings and Council has called for reports on how they can be modified to better reflect requirements. This report draws the numerous resolutions together to enable a co-ordinated approach.

The City Planner outlines the most common objections submitted by adjoining owners in respect of heights of residential buildings.

He suggests that a working party be established to analyse perceived problems with the R-Codes and to establish clear directions for Council to consider as the basis for future housing strategy and residential policies.

Nomination of delegates for the working party will be listed on the Special Council Agenda for 8 May 1995.

MOVED Cr Freame, **SECONDED** Cr Hall that Council forms a working party comprising a Councillor representing each ward and officers from the Building and Town Planning Departments to analyse perceived problems with the R Codes and establish a clear corporate direction for Council to consider as the basis for future housing strategy and residential policies. In particular the working party is to consider and make recommendations to the Council on:

- 1 the revised draft of the new Residential Planning Codes;
- 2 amendments to Town Planning Scheme No 1 to limit the exemption from planning consent enjoyed by single homes;
- 3 reviewing the Height of Buildings in Residential Neighbourhoods Policy, clearly setting out its objectives and the means to achieve them;
- 4 the merits and opportunities of "AMCORD `95" provisions relating to the control of residential development;
- 5 variations of residential setbacks;
- 6 residential amenity and privacy;
- 7 administrative procedures including delegation of authority.

CARRIED

CITY PLANNER'S REPORT

In November 1993 Council resolved to prosecute the owners and occupiers of Lots 11 and 12 (Lot 100) at the corner of Wanneroo and Windsor Roads, Wangara for commencing development without approval. Urbanstone, one of the occupiers, has had an appeal upheld by the Minister for Planning which permits it to display and sell paving slabs and accessories at Lot 100. Consideration needs to be given to whether or not the Council should continue with prosecution proceedings in view of the time that has elapsed, subsequent progress on amendments to the Town Planning scheme, the Minister's appeal determination and recent amendments to the Metropolitan Region Scheme.

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

- 1 rescinds paragraph (c) of its Resolution I91282 to instruct its solicitors to seek appropriate relief through the Supreme Court to have the Minister's determination of the Urbanstone Appeal 13803.9.L set aside;
- 2 requests its solicitors to negotiate withdrawal from prosecution proceedings with the defendant's solicitors on the basis of Urbanstone paying the Council's legal costs to date.

CARRIED

CITY PLANNER'S REPORT

The City is party to a Deed made with Messrs Y Bebich, M M Bebich and P P Bebich in respect to the rezoning and subdivision of the land now known as the Badgerup Lakes Special Rural Zone in Lenore Road, Wanneroo. The Deed imposed certain obligations on the developers and authorised the Council to lodge Caveats over a certain number of new lots to ensure satisfaction of those obligations. The developers have not met some of their obligations but are seeking to have the City's Caveats withdrawn and alternative arrangements put in place.

The City Planner provides background details to the subject matter and an assessment of the developers' new proposal. He gives reasons why he considers Council should not withdraw the City's Caveats.

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

- 1 does not accept any further variation to the terms of the Deed dated 23 October 1985 between it and Y Bebach, M M Bebach and P P Bebach and actively pursues the terms of agreement;
- 2 does not withdraw any Caveat from the encumbered land until such time as the following obligations have been fulfilled:
 - (a) the construction of a road and adjacent bridle path from the northern boundary of the land between Shenton Road and Nicholas Road along the route shown as "B" on Attachment 1 to Report TP147-04/95;
 - (b) the transfer to the Crown of public open space of an area of 0.6800ha in the position shown at "C" on Attachment 1 to Report TP147-04/95;
 - (c) the transfer to the Crown of public open space of an area of 28.80ha in the position shown at "D" on Attachment 1 to Report TP147-04/95.

CARRIED

Appendix I refers.

TP148-04/95 PROPOSED SUBDIVISION, LOT 84 CASUARINA WAY,
WANNEROO - [740-97102]

CITY PLANNER'S REPORT

Finlaysons Land Development Consultants on behalf of D Mathyer are seeking Council approval to subdivide Lot 84 Casuarina Way, Wanneroo into two lots.

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

He advises that the proposed lot sizes do not comply with Council's Rural Subdivision Policy.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council does not support the application submitted by Finlaysons Land Development Consultants for the subdivision of Lot 84 Casuarina Way, Wanneroo for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
- 2 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- 3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

TP149-04/95 PROPOSED SUBDIVISION OF RURAL LOT 26 (89) DAMIAN ROAD, JANDABUP - [740-97181]

CITY PLANNER'S REPORT

Tuscom & Associates on behalf of K Chaplin-Ardagh are seeking Council approval to subdivide Lot 26 Damian Road, Jandabup in two lots.

The City Planner reports on the subject site and provides an assessment of the proposal. He advises that a previous application was submitted on 1 November 1994 and subsequently refused at the January meeting of Council (Item TP23-01/95 refers). The previous application is identical to this current application.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council does not support the application submitted by Tuscom & Associates on behalf of K Chaplin-Ardagh for the subdivision of Lot 26 (89) Damian Road, Jandabup, for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
- 2 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- 3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

TP150-04/95 PROPOSED SUBDIVISION, LOT 28 (100) MARIGINIUP ROAD, MARIGINIUP - [740-97125]

CITY PLANNER'S REPORT

T B & R A Shingler are seeking Council approval to subdivide Lot 28 (100) Mariginiup Road, Mariginiup into two lots.

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

He advises that the proposed lot sizes do not comply with Council's Rural Subdivision Policy.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council does not support the application submitted by T B and R A Shingler for the subdivision of Lot 28 (100) Mariginiup Road, Mariginiup for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
- 2 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- 3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

TP151-04/95 **PROPOSED SUBDIVISION: LOT 16 (47) ASHBY STREET, WANNEROO - [740-95756]**

CITY PLANNER'S REPORT

Mr K Seeber is seeking Council approval to subdivide Lot 16 (47) Ashby Street, Wanneroo into two lots.

The City Planner provides details of the site and as assessment of the proposal which is the subject of an Appeal to the Minister for Planning.

He gives reasons why the appeal should not be supported.

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

- 1 does not support the appeal submitted by Mr K Seeber for the subdivision of Lot 16 (47) Ashby Street, Wanneroo, for the following reasons:
 - (a) the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares;
 - (b) support for the proposal will establish an undesirable precedent for further subdivision in the locality;

- (c) the proposal represents fragmentation of the rural area in this locality and would diminish its integrity;

2 authorises the City Planner to respond to the Western Australian Planning Commission on the applicant's Grounds of Appeal and advise that should the appeal be upheld it requests that the following conditions be applied:

- (a) the battleaxe width being a minimum width of 10 metres;
- (b) the battleaxe leg being constructed and drained at the subdivider's cost to the specification and satisfaction of the City of Wanneroo;
- (c) the provision of a flood secure area and access of at least 1000m² in area to accommodate dwellings and other structures to the specification and satisfaction of the City of Wanneroo.

CARRIED

TP152-04/95 CLOSE OF ADVERTISING: MODIFICATIONS TO ALFRESCO DINING POLICY G3:41 - [702-1]

CITY PLANNER'S REPORT

Advertising of changes to the Alfresco Dining Policy allowing semi-permanent structures to be used has closed and no submissions were received.

The City Planner provides background details to the subject matter and seeks Council approval to adopt the modifications to the Policy.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council under the provisions of Clause 5.11 of Town Planning Scheme No 1, finally adopts modifications to its Alfresco Dining Policy G3.41 which:

- 1 deletes Clause 5 and substitutes the following new clause:

"Structures associated with alfresco dining areas may only be fixed to the footpath or to any other structures with the approval of Council.

Structures and furniture must be stable under windy conditions and provision made for out of sight storage when not in use unless Council approves otherwise."

- 2 include an additional alfresco dining fee under the fee structure to read in the following manner:

Alfresco dining fee for applications with permanent structures - \$20.00 (per person/seat accommodated per annum).

CARRIED

TP153-04/95 LOCAL RURAL STRATEGY - [290-7]

CITY PLANNER'S REPORT

At its 21 December 1994 meeting, Council considered Report I21233 seeking endorsement of the principles for the City's Local Rural Strategy (LRS). Council resolved to endorse these principles, but also that there should be a workshop for Councillors to enable further consideration of the basic principles and directions for the LRS.

The City Planner reports on the workshop which resulted in agreement of the preliminary draft of the LRS.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council confirms that preparation of a preliminary draft of the City of Wanneroo's Local Rural Strategy should proceed in accordance with the principles and processes previously adopted through Resolution I21233 subject to:

- 1 Strategy Area 6 shown on Figure 3A of City of Wanneroo Report I21233 being designated for Special Residential rather than Special Rural;
- 2 inclusion of criteria relating to the location of Rural Stores.

CARRIED

**TP154-04/95 WANNEROO WANDERERS FOUR WHEEL DRIVE CLUB INC
BEACH ACCESS BETWEEN QUINNS ROCKS AND YANCHEP FOR
FOUR WHEEL DRIVE VEHICLES - [765-12]**

CITY PLANNER'S REPORT

Wanneroo Wanderers Four Wheel Drive Club Inc seeks Council's approval to drive their four-wheel drive vehicles along the beach between Quinns Rocks and Yanchep.

The City Planner advises that Council has previously refused similar requests. He provides background information to the subject matter and gives reasons why the request should be refused.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that Council advises Wanneroo Wanderers Four Wheel Drive Club Inc that it does not grant approval in respect of the proposed driving of four-wheel drive vehicles on the beach between Quinns Rocks and Yanchep for the following reasons:

- 1 the beaches and adjacent foreshore reserves have extremely fragile environmental features and are therefore not environmentally suitable for use by four-wheel drive vehicles;
- 2 there are no known environmentally acceptable vehicular accesses to the beaches;
- 3 the four-wheel drive vehicles are causing damage to coastal reserves,
- 4 it is dangerous for other beach users and also unsafe for the drivers themselves;
- 5 allowing four-wheel drive clubs to use designated beaches would open the floodgates to other "four-wheel drive vehicle" owners to use those beaches;
- 6 the owners of properties which abut the coastal reserves are constantly complaining about four-wheel drive vehicles trespassing on their properties.

CARRIED

TP155-04/95 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN HICKORY ROAD AND GREYGUM CRESCENT, QUINNS ROCKS - [510-0539]**

CITY PLANNER'S REPORT

Council, at its meeting on 30 January 1995, resolved to initiate preliminary closure procedures by advertising the proposed closure of the pedestrian accessway between Hickory Road and Greygum Crescent, Quinns Rocks. At the close of the thirty day advertising period, one objection was received. It is considered that pedestrian movement through the area would not be affected if the accessway was closed.

The City Planner reports on the one letter of objection received. He advises that the accessway does not lead directly

to services in the area and provides details of how the land within the accessway may be disposed of.

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

- 1 agrees to the closure of the pedestrian accessway between Hickory Road and Greygum Crescent, Quinns Rocks subject to the benefiting landowners meeting all associated costs in accordance with Council's policy;
- 2 requests the Department of Land Administration to amalgamate the full width of the accessway adjoining drainage Reserve 33095 into the reserve.

CARRIED

TP156-04/95 **REQUESTED CLOSURE OF LENZO ROAD, GNANGARA - [510-3018]**

CITY PLANNER'S REPORT

The Lakelands Country Club has applied to purchase the unconstructed Lenzo Road adjoining its property in Gngangara. The closure was referred to the two other adjoining property owners and one of them, the owner of Lot 146, is also interested in purchasing the land within the road reserve.

The City Planner provides background information to the subject land and an evaluation of the proposal. He advises that the proposed road closure will need to be advertised to gauge the opinions of the residents in the area.

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

- 1 advertises the proposed closure of the unconstructed road reserve in Gngangara known as Lenzo Road;
- 2 subject to no objections being received during the advertising period requests the Hon Minister for Lands to close Lenzo Road, Gngangara in accordance with Section 288A of the Local Government Act and amalgamate the land with adjoining Lots 5 and 146;
- 3 approves the creation of an underwidth road adjoining Lot 4 Lakelands Drive, Gngangara.

CARRIED

NORTH WEST DISTRICT PLANNING COMMISSION - [314-2]

Cr Magyar stated that he had deputised for Cr Dammers at the North West District Planning Commission seminar on

Thursday 20 April 1995 and had obtained three copies of the revised Draft "R" Codes.

The Town Clerk advised that copies of these would be circulated to all Councillors for their perusal.

MINIMUM SIZE OF BUILDING LOTS FOR GROUPED HOUSING DEVELOPMENT - [210-0]

Cr Major stated that Council had a policy of 900m² minimum for lots to be considered for two grouped housing development.

He pointed out that the City of Stirling had a minimum requirement of 800m² and asked whether Council intended to come into line with this.

The City Planner advised that after consideration of the various points, the option of reducing the minimum lot size to 800m² was not taken up.

CONFERENCE ON CRIME PREVENTION - [009-1]

The Town Clerk advised that six free registrations have been made available for Councillors who may be interested to attend the Conference on Crime Prevention to be held at the Hyatt Regency, Perth on 27 and 28 April 1995.

Cr Magyar indicated that he would like to attend.

MOVED Cr Cooper, **SECONDED** Cr Moloney that the Report of the General Purposes Committee Meeting, held on 26 April 1995, be received.

CARRIED
ATTENDANCES

Councillors:	B A COOPER - Chairman	Central Ward
	L O'GRADY	North
	Ward	
	A B HALL - Deputising for Cr Gilmore	South Ward
	F D FREAME	South-West
	Ward	
	A V DAMMERS - Observer to 7.15 pm	Central Ward
	L A EWEN-CHAPPELL - Observer	Central
	Ward	
		from 6.00 pm
	S P MAGYAR - Observer	Central
	Ward	
	K H WOOD - Observer	South Ward
	M E LYNN, JP - Observer	South-West
	Ward	

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Treasurer:	J TURKINGTON
Acting City Engineer:	D BLAIR
City Building Surveyor:	R G FISCHER
City Recreation and Cultural Services Manager:	R BANHAM
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Resources Engineer:	R ELLIOTT to 6.35 pm
Minute Clerk:	V GOFF

APOLOGIES

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

PUBLIC/PRESS ATTENDANCE

There were 2 members of the Public in attendance.

CONFIRMATION OF MINUTES

MINUTES OF GENERAL PURPOSES COMMITTEE MEETING HELD ON 11 APRIL 1995

The Minutes of General Purposes Committee Meeting held on 11 April 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - RECYCLING OF PAPER AND CARDBOARD - [508-4]

Mr Jamie Young (Australian Paper) addressed recycling issues, in particular in relation to the City of Wanneroo.

He suggested that his company could provide a four weekly service to collect all papers and cardboard from households as part of the recycling service at no charge to Council. This would pick up 50% to 60% of the recyclables.

If Council considered this would be too difficult to implement,

he proposed that his Company could provide a fortnightly service to pick up mixed papers on the same day as Council's kerbside recycling service at a cost of \$15.00 per tonne.

This would be a simple matter for ratepayers to put out all their papers at the same time as the recycling bag.

He suggests that Council negotiates a five year contract with Australian Paper which would guarantee the service and commitment by the Company.

Following questions from Councillors, the Chairman thanked Mr Young for his attendance.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.32 pm
Closed: 7.25 pm

TECHNICAL SERVICES SECTION

REPORT NO:

TS134-04/95 UNDERGROUND POWER PILOT PROJECT - [319-2-4]

CITY ENGINEER'S REPORT

The Minister for Energy convened a Forum on Underground Power on 21 October 1994. The need to provide underground power was highlighted by storms which caused chaos in May 1994 when tree and other damage to overhead lines caused 80% of disruptions.

The City Engineer reports on the forum, the outcome of which was to provide 50% of underground power to Perth by the year 2010 - the anticipated expenditure of which would be approximately \$45 - \$50 million per year. The Minister stated that division of costs could be by means of a three way split; SECWA could contribute \$10 to \$15 million from capital works, the Government would contribute a similar amount, leaving a substantial balance which would need to be contributed either by Local Government or directly by residents.

The Minister subsequently supplied details regarding the establishment of a Pilot Programme to supply one or two areas with underground power and invited expressions of interest by 28 April 1995.

The City Engineer reports that while a number of suburbs can be considered, such as Warwick/Duncraig or Yanchep, it has been indicated that the location of the main zone substation is critical. A central large suburb, such as Craigie, which is close to the Mullaloo substation, Joondalup Drive, appears to best satisfy the criteria.

He advises that on this basis, the suburb of Craigie can be nominated for the pilot project and submits details of funding aspects.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council does not nominate to participate in the Underground Power Pilot Project.

CARRIED

TS135-04/95 CHANNEL DRIVE/ADMIRAL GROVE ROUNDABOUT
REALLOCATION OF FUNDS - [510-1316, 510-1202]

CITY ENGINEER'S REPORT

Council approved \$40,000 in the 1994/95 Budget for the construction of a roundabout at the Channel Drive/Admiral Grove intersection in Heathridge.

The Acting City Engineer reports on changes to the initial design of the roundabout which is now estimated to cost \$55,000. A shortfall of funds can be accommodated by a reallocation of funds from other projects.

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

- 1 constructs a roundabout at Admiral Grove/Channel Drive, Heathridge at an estimated cost of \$55,000;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act the reallocation of funds to the Admiral Grove/Channel Drive Roundabout Project from the following sources:

<u>Account No</u>	<u>Description</u>	<u>\$</u>
33119	Woodvale Access Road (works complete) Timberlane Dve & Springwood Way	13,867
33076	Hudson Avenue, Girrawheen - roundabouts (works complete)	8,675
32661	Karoborup Road, Carabooda (roadworks deferred)	32,500

**CARRIED BY AN
ABSOLUTE MAJORITY**

TS136-04/95 **FOUR-WAY INTERSECTION STRATEGY FOR MARMION AVENUE**
- [510-2]

CITY ENGINEER'S REPORT

Council considered a report at its July 1994 meeting (Item I10704 refers) on the feasibility of installing traffic lights at the intersection of Shenton Avenue and Marmion Avenue and Burns Beach Road and Marmion Avenue following referral of this matter to Main Roads WA. Advice was received from Main Roads WA that its programme for traffic light installation is carried out on a priority basis and there are other locations which require prior attention.

The Acting City Engineer outlines an overall strategy to reduce the impact on motorists at four way intersections and the following controls have been suggested by Main Roads WA:

CROSSROAD

Shenton Avenue
Burns Beach Road
Neerabup Road
Hester Avenue

CONTROL

Roundabout
Traffic Control Signals
Traffic Control Signals
Roundabout

He provides details of a two lane roundabout on Shenton Avenue which has been given a high priority for funding in 1995/96 and advises that Main Roads WA has included on its 1995/96 Operational Plan, the installation of traffic signals at Burns Beach Road.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council endorses the four way intersection strategy for Marmion Avenue as outlined in Report TS136-04/95 and requests priority installation by Main Roads WA of traffic lights at the Marmion Avenue/Burns Beach intersection in the 1995/96 Operational Plan.

CARRIED

Appendix II refers.

TS137-04/95 **PROPOSED ROUNDABOUT - JUNCTION OF TREETOP AVENUE AND OUTLOOK DRIVE, EDGEWATER - [510-1222, 510-1297]**

CITY ENGINEER'S REPORT

Concerns have been raised regarding safety near Edgewater Primary School and for children crossing the junction of Treetop Avenue and Outlook Drive, Edgewater.

The Acting City Engineer provides details for the installation of a roundabout at this junction to reduce vehicular speeds in the vicinity of the school whilst enabling increased vehicular turning movements.

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

- 1 approves the construction of a roundabout at the junction of Treetop Avenue and Outlook Drive, Edgewater;
- 2 advises the interested parties accordingly.

CARRIED

TS138-04/95 **REVIEW OF RECYCLING - [508-4]**

CITY ENGINEER'S REPORT

Council at its meeting on 8 March 1995 (C91-03/95 refers) requested that its recycling programme be reviewed, including information on the systems used by other Councils in Perth.

The Acting City Engineer reports on Council's general philosophy for recycling which favoured a "Conservation of Resources" approach and provides details of Council's kerbside recycling programme which was designed to be short term with a low capital outlay.

Council currently contributes \$1,344,000 portion of the rubbish rate to recycling which represents an acceptable contribution to environmental action in the City of Wanneroo.

The development of a City of Wanneroo Waste Minimisation Strategy with clear goals and objectives will allow for more effective and beneficial progress. In the meantime it is considered appropriate for Council to retain its current, low capital cost, recycling programme.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council convenes a workshop for Councillors in late June/early July following the Environmental Advisory Committee's Workshop on 17 June which will be discussing "Local Waste Management Strategy and Conservation" to review Council's recycling programme and to develop a Waste Minimisation Strategy for the City of Wanneroo.

CARRIED

TS139-04/95 **PROPOSED RETAINING WALLS: LOT 560 (3) MANAKOORA RISE, SORRENTO - [3090/560/3]**

CITY BUILDING SURVEYOR'S REPORT

The owners of Lot 560 (3) Manakoora Rise, Sorrento are seeking approval to construct retaining walls 2.5 metres in height.

The City Building Surveyor reports on the subject site and advises that the proposed dwelling and retaining walls will not be out of character with dwellings in the area. The adjoining owners have submitted favourable comments.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council approves the proposed retaining walls to be constructed at Lot 560 (3) Manakoora Rise, Sorrento to a height of 2.5 metres.

CARRIED

TS140-04/95 **SPECIAL VEHICLE LICENCE PLATES - [507-1]**

Council considered a report at its meeting on 7 December 1994 on the feasibility and ramifications of permitting the City of

Wanneroo Crest to be used in the manufacture of special vehicle licence plates for the Lions Club of Wanneroo (Item I51119 refers).

Council subsequently rescinded its Resolution I51119 at its meeting on 22 February 1995 and resolved to:

- 1 approve the use of the City of Wanneroo Special Series Number Plate 1-WN on the Council motor vehicle allotted to the Mayor;
- 2 authorise the Town Clerk to discuss with the Lions Club of Wanneroo alternative designs for the City of Wanneroo Special Series Number Plates.

The Acting City Engineer reports on discussions with Lions Club who have advised that the Coat of Arms is still the preferred design for the number plates.

Apparently 94 Local Authorities have indicated that they will participate in the Special Series Number Plate Scheme with Coat of Arms type designs being the most popular.

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

- 1 adopts a policy of allowing the use of the Coat of Arms on the City of Wanneroo Special Series Number Plates;
- 2 authorises the Police Licensing and Services to use the Coat of Arms on the City of Wanneroo Special Series Number Plates;
- 3 authorises the use of the slogan "Where Living Is Great" on the City of Wanneroo Special Series Numbers Plates;
- 4 authorises the Lions Club of Wanneroo to auction the City of Wanneroo Special Series Number Plates 00-WN, 2-WN to 200-WN with all profits to be retained by the Lions Club.

CARRIED

TS141-04/95 **SAND EXCAVATION - LOTS 505 AND 508 PEDERICK ROAD, NEERABUP: ADVICE FROM DEPARTMENT OF ENVIRONMENTAL PROTECTION - [30/985]**

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

The City Engineer reports that the land is zoned for future industrial development in the Metropolitan Region Scheme and the proposed quarry would allow the site to be levelled suitable for industrial subdivision.

This application was subsequently sent to the Department of Environmental Protection (DEP) at the level of "informal review with public advice". The DEP's advice has raised a number of issues which can be satisfactorily addressed.

The City Engineer supports the application subject to certain conditions.

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

approves the application by Cossill and Webley, Consulting Engineers, who have applied on behalf of Eclipse Resources Pty Ltd, for a sand quarry on Lot 505 and 508 Pederick Road, Neerabup in accordance with the provision of its Town Planning Scheme, subject to:

- (a) excavation of the subject land commencing in the north western area of the site in accordance with the applicants management plan;
- (b) the buffer areas proposed along the northern and eastern boundaries of the site to be densely planted with *Adenanthos cygnorum* (Woolly Bush) to the satisfaction of Council prior to commencement of sand extraction;
- (c) the use of the land for quarrying purposes ceasing by 30 April 1996 unless a further approval is granted by Council. Renewal of the application should be submitted three months before the approval expires;
- (d) maintaining a water allocation or secure water supply for dust control;
- (e) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;

- (f) submission of an annual, updated, site contour plan and rehabilitation report and quantity of material removed from the site;
- (g) the applicant entering into an agreement with the City of Wanneroo, under Section 85 of the Road Traffic act to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate and in addition the applicant is to:
 - (i) be responsible for the cost of asphalt surfacing the junction of the site access road onto Flynn Drive and/or Pederick Road prior to its use for truck traffic from the quarry;
 - (ii) be responsible for the cost of asphalt surfacing the intersection of Pederick Road and Pinjar Road if access to the sand excavation area is off Pederick Road;
 - (iii) be responsible for the cost of any maintenance, repair and reconstruction works on pederick Road required during the period it is used by truck traffic generated by the sand excavation to leave it in condition equivalent to its current condition and capacity as determined by the City Engineer in consultation with the applicant. Eclipse Resources to lodge a letter of guarantee for a minimum of \$35,000 supported by a personal guarantee from the Directors in relation to such work;
- (h) stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;
- (i) hours of quarry operation being restricted to:
 - Monday to Friday..... 0700-1900
(except public holidays)
 - Saturday..... 0700-1700
 - Sundays..... (work not permitted)
 - Public Holidays..... (work not permitted)

- (j) all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;
- (k) any proposed route through Pt lot 2477 Flynn Drive being at least 500 metres west of the eastern boundary or any such proposed truck route to be the subject of an acoustic consultant's report confirming it will not create a problem under the terms of the Environmental Protection Act 1986;
- (l) there being a clear understanding that, regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;
- (m) maintaining a sealed crossover and sealing up to the first 10m of the quarry access road from the crossover to the satisfaction of the City Engineer to stop dust and material being tracked onto the road;
- (n) operating in accordance with the submitted report and documentation accompanying the application for Development Approval, except as modified by Council's specific approval conditions;
- (o) no excavation within 20 metres of the property boundaries before submitting to Council a copy of consent from the adjoining property owner and no excavation within 40 metres of Pederick Road;
- (p) all fill areas shall be compacted to a 95% modified maximum dry density when tested in accordance with AS1289 E2.1-1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;
- (q) standard conditions;

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

- (a) annual fee - \$300
- (b) period of licence - 1 year to 30 April 1996

- (c) rehabilitation bond - \$10,000
- (d) under By-law 21 of the Extractive Industry By-laws agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate of \$0.50 per cubic metres for material trucked via Pederick Road and \$0.40 per cubic metre for material trucked via Flynn Drive and in addition the applicant is to:
- (i) be responsible for the cost of asphalt surfacing the junction of the site access road onto Flynn Drive and/or Pederick Road prior to its use for truck traffic from the quarry;
 - (ii) be responsible for the cost of asphalt surfacing the intersection of Pederick Road and Pinjar Road if access to the sand excavation area is off Pederick Road;
 - (iii) be responsible for the cost of any maintenance, repair and reconstruction works on Pederick Road required during the period it is used by truck traffic generated by the sand excavation to leave it in a condition equivalent to its current condition and capacity as determined by the City Engineer in consultation with the applicant. Eclipse Resources to lodge a letter of guarantee for a minimum of \$35,000 supported by a personal guarantee from the Directors in relation to such work.

CARRIED

"FIX AUSTRALIA, FIX THE ROADS" CONFERENCE - [510-0]

Cr Magyar reported that he had attended the "Fix Australia, Fix the Roads" Conference with the Acting City Engineer.

The Acting City Engineer advised that he would be preparing a report to Council on aspects of the Conference and its effect on the City of Wanneroo.

FINANCE & ADMINISTRATIVE RESOURCES COMMITTEE

REPORT NO:

FA51-04/95 OUTSTANDING GENERAL DEBTORS - MARCH 1995 - [020-0]

CITY TREASURER'S REPORT

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

He makes comments on the action being taken with long outstanding accounts and recommends the write off of \$330.70 representing debts which are considered irrecoverable.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council writes out of its general debtors ledger an amount of \$330.70 representing debts considered irrecoverable as detailed in Attachment B to Report FA51-04/95.

CARRIED

Appendix III refers.

FA52-04/95 1995/96 INSURANCE PORTFOLIO - [013-3]

CITY TREASURER'S REPORT

WAMA, through Scheme Managers, Jardine Insurance Brokers, has introduced self insurance schemes for Local Government Workers' Compensation and Public Liability/Professional Indemnity. These schemes will be operative from the commencement of 1995/96 financial year.

The City Treasurer makes comments on the schemes which have been modelled on successful self insurance schemes in Australian Local Government and also overseas.

He reports that the benefits of the schemes suggest that it would be in the City's best interests to be a participating member of the Local Government Workcare and Municipal Liability Schemes offered through WAMA.

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

- 1 signifies its intention to join the Workcare and Municipal Liability Insurance schemes offered through WAMA, effective 4.00 pm, 30 June 1995;

- 2 seeks further quotes for its general insurance and motor vehicle insurance classes;
- 3 adopts a conventional premium basis for both its Workers' Compensation and Motor Vehicles insurance cover.

CARRIED

FA53-04/95 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 the Budget estimates.

The net result of these reallocations and adjustments is a budget deficit of \$334,322.

MOVED Cr Cooper, **SECONDED** Cr O'Grady 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 - 26 April 1995.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix IV refers.

FA54-04/95 ANNUAL REVIEW - FEES AND CHARGES - [261-2-2]

CITY TREASURER'S REPORT

Each year a review is undertaken, in conjunction with all departments of Council's fees and charges.

The City Treasurer submits the Schedule of Fees and Charges for 1995/96 which are required to be adopted prior to 30 June 1995 enabling implementation to be effective, in the main, on 1 July 1995.

RECOMMENDATION

That Council:

- 1 adopts the 1995/96 Schedule of Fees and Charges as authorises on Attachment A to Report FA54-04/95;
- 2 includes these fees and charges in the 1995/96 year Budget;

3 authorises the Manager of Aquamotion to customise gym and membership fee packages to suit planned promotion strategies;

4 does not introduce a new entry fee for spectators supervising children under four years.

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

1 adopts the 1995/96 Schedule of Fees and Charges as authorises on Attachment A to Report FA54-04/95;

2 includes these fees and charges in the 1995/96 year Budget;

3 does not introduce a new entry fee for spectators supervising children under four years at Craigie Leisure Centre and Aquamotion;

4 defers consideration of authorising the Manager of Aquamotion to customise gym and membership fee packages to suit planned promotion strategies and refers this item back to Finance and Community Services Committee for further consideration.

CARRIED

Appendix V refers.

FA55-04/95 **DELINEATION OF BOUNDARIES FOR THE 1995/96 RATING YEAR - [018-21]**

CITY TREASURER'S REPORT

Council's split valuation system for rating purposes and the continued subdivision of broadhectare properties requires that the gross rental/unimproved valuation boundaries be delineated on an annual basis. This boundary delineation is subject to Governor's approval pursuant to Section 533 of the Local Government Act.

The City Treasurer submits the realignment of the valuation boundaries for urban zoned broadhectares and special rural zoned properties for 1995/96 rating purposes.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council, in accordance with the provisions of Section 533 (17) of the Local Government Act, seeks Governor's approval to realign the valuation boundaries for the urban broadhectares and special rural zoned properties for 1995/96 rating purposes, as outlined on the plan laid on the table.

CARRIED

FA56-04/95 WRITE OFF - RATES - [018-13]

CITY TREASURER'S REPORT

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

The City Treasurer reports on a schedule of amounts to be written off, totalling \$31.65 and shows details as to why each amount is recommended for write off.

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

- 1 in accordance with the provisions of Section 575 (1) (a) of the Local Government Act 1960, writes off rates levied totalling \$31.65 as detailed in Attachment A to Report FA56-04/95;
- 2 submits Attachment A to Report FA56-04/95 to the Minister for Local Government for write off approval.

CARRIED

Appendix VI refers.

FA57-04/95 DONATIONS - [009-1]

CITY TREASURER'S REPORT

The City Treasurer reports on two requests for financial assistance in connection with the Little Athletics International State Championships in Singapore and the Under 18 Women's Hockey Team, Sydney.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council donates \$50.00 to each of the following persons to assist with costs to participate in his/her respective sport:

Mr Eric Allmark
Miss Donna Cain

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

CARRIED

CASH FLOAT FOR AUTHORISED DOG REGISTRATION
OFFICER - [680-1]**CITY TREASURER'S REPORT**

A request has been received from the Manager of Municipal Law and Fire Services for a cash float of \$50.00 to be made available to Mr Kevin Marshall in his capacity as an authorised registration officer and enforcement officer under the provisions of the Dog Act 1976.

The City Treasurer reports that adequate audit controls will be maintained for the correct recording and control of this cash float.

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

- 1 authorises payment of a \$50.00 cash float to Mr Kevin Marshall;
- 2 ensures the cash float is operated in accordance with correct accounting procedures.

CARRIED

CS69-04/95

OUTCOMES AND RECOMMENDATIONS OF THE CULTURAL
DEVELOPMENT FUND PANEL MEETING - [429-1-16]**CITY RECREATION & CULTURAL SERVICES MANAGER'S
REPORT**

Council, in its 1994/95 Budget, allocated \$25,000 towards the Cultural Development Fund. Established in 1991, the aims of the Fund are:

- 1 to assist groups in the community to establish and become involved in cultural activities;
- 2 to extend the range of cultural activities in the municipality;
- 3 to support cultural activities relevant to community groups;
- 4 to provide opportunities for professional artists to interact with community groups;
- 5 to promote access and participation by community groups in cultural activities.

The City Recreation and Cultural Services Manager reports that the Cultural Development Fund Peer Assessment Panel has now made a selection of successful recipients for endorsement by Council.

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

- 1 endorses the grant allocations determined by the Cultural Development Fund Peer Assessment Panel for the 1995 funding round;
- 2 lists the sum of \$27,000 in the draft municipal budget for 1995/96 for the Cultural Development Fund;
- 3 endorses funding up to a maximum of an additional \$2,000 in total beyond the original grant to projects considered worthy;
- 4 endorses funding of one cultural project each year for biannual funding.

CARRIED

OPENING OF ALTONE PARK COMMUNITY CENTRE - [702-0]

Cr Freame reported that she attended the opening of Altone Park which was jointly funded by the City of Bayswater and the Shire of Swan and built on land which has been provided by the State Government on a 50 year lease. She made comment on the "One Stop Council Shop" which has been incorporated in the complex and is an area large enough for three staff. Members of the public can speak to a Ranger on a number of topics, pay their rates or attend to various items of business.

CS70-04/95 ADVERTISING EXTENDED OPENING HOURS - WANNEROO
LIBRARY - [240-12]

The Town Clerk requested permission to advertise the extended opening hours of Wanneroo Library which would take effect from Friday, 5 May 1995.

MOVED Cr Cooper, **SECONDED** Cr Freame that the Town Clerk be authorised to advertise the extended opening hours of Wanneroo Library.

CARRIED

C186-05/95 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

B63-04/95 FINANCIAL REPORT FOR THE PERIOD ENDED 31 MARCH 1995 - [002-3]

CITY TREASURER'S REPORT

The City Treasurer presents a financial report for the period ended 31 March 1995.

He states that with nine months of the year expired, actual revenues/expenses are generally within budget estimates. With an increase in interest rates during the year, earnings from investments will exceed budget expectations.

These gains will be partly offset by additional expenditures as a consequence of changes and variations to industrial awards.

MOVED Cr Lynn, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT B63-04/95 be received.

CARRIED

B64-04/95 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT

The City Treasurer submits a comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year.

He advises that whilst a project may be physically completed, final costings may yet to be processed and therefore a project's job status indicator will not show "completed".

MOVED Cr Lynn, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT B64-04/95 be received.

CARRIED

B65-04/95 DRAFT 1995/96 BUDGET/FORWARD FINANCIAL PLAN PROGRESS REPORT - [006-3]

CITY TREASURER'S REPORT

The City Treasurer reports that compilation of the 1995/96 Draft Budget and Forward Financial Plan is progressing satisfactorily, with the majority of departmental operating income and expenditure estimates having been submitted to Treasury Department.

He advises that once the initial consolidation/verification phase has been completed, meaningful projections will be possible.

MOVED Cr Lynn, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT B65-04/95 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.

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."

CITY PLANNER'S REPORT TP145-04/95

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."

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."

CITY ENGINEER'S REPORT TS135-04/95

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 Technical Services Committee meeting scheduled for 17 May 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.

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 to the Technical Services Committee meeting scheduled for 17 May 1995.

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 "NO PARKING" SIGNS - WANGARA - ex C155-04/95

"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."

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 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 Technical Services Committee.

PETITION FOR SENIOR SPORTING OVAL - YANCHEP/TWO ROCKS - ex TS130-04/95

"consideration of an extension of Oldham Park, Yanchep be deferred for two weeks and referred back to General Purposes Committee."

A report will be submitted in due course.

MAINTENANCE - CONNOLLY - ex C174-04/95

"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."

A report will be submitted in due course.

UNAUTHORISED CLEARANCE OF TREES/VEGETATION FROM LOT 193 (74) SHILLINGTON WAY, WANNEROO - ex I20942

"Council approves the plan provided by Mr Huriy for the proposed reclamation and replanting of Lot 193 (74) Shillington Way, Wanneroo and advises him that unless substantial replanting has taken place, in conformity with the approved plan, by June 1995, to the satisfaction of Council's Parks Department, that prosecution proceedings will then be implemented."

A report will be submitted in due course.

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.

UNDEVELOPED LAND IN OLDER RESIDENTIAL AREAS - ex TS133-04/95

"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."

A report is being prepared on relevant Health Act legislation.

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

A report will be prepared and submitted in due course.

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."

CITY PLANNER'S REPORT TP145-04/95

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."

CITY PLANNER'S REPORT TP145-04/95

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 letter is being written to the Minister advising that Council does not wish to proceed with 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."

CITY PLANNER'S REPORT TP145-04/95

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.

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."

CITY PLANNER'S REPORT TP154-04/95

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.

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
C149-04/95

"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.

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 - ex TP120-04/95

"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."

A letter requesting on-site advertising signs has been posted.

PROPOSED DRY-CLEANING PREMISES: LOT 10 (6) DAVALLIA ROAD, DUNCRAIG - ex TP121-04/95

"Council defers consideration of proposed dry-cleaning premises on Lot 10 (6) Davallia Road, Duncraig submitted by I R and E F Marchall 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."

A meeting with landowners is being arranged.

UNAUTHORISED BOUNDARY FENCE: PT LOT 11 BEACH ROAD, DUNCRAIG - ex TP125-04/95

"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 Committee."

A meeting with landowners is being arranged.

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex TP136-04/95

"Council requires a further monitoring report in respect of the Ocean Reef Coastal Land project be submitted in October 1995."

A report will be submitted in October 1995.

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."

A report will be submitted in due course.

REQUEST FOR CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN TIFERA CIRCLE AND DAMPIER AVENUE, KALLAROO - ex C153-04/95

"the letter from J P and K M Truswell seeking closure of the pedestrian accessway between Tifera Circle and Dampier Avenue, Kallaroo be received and referred to Town Planning Department for a report to Council"

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

PETITION OBJECTING TO PROPOSED VETERINARY HOSPITAL ON LOT 100 PRENDIVILLE AVENUE, OCEAN REEF - ex C154-04/95

"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."

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

JOONDALUP FIRE STATION: RESUMPTION OF PORTION OF LOT 6 BURNS BEACH ROAD, WANNEROO - ex TP140-04/05

"consideration of this matter be deferred and referred back to Town Planning Committee."

CITY PLANNER'S REPORT TP143-04/95

YOUTH POLICY/FUTURE DIRECTIONS - ex I51128

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

A report will be submitted to the Policy Meeting scheduled for 24 May 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.

LETTERS SUPPORTING APPLICATION FOR PREMISES AT PINNAROO POINT

- ex C46-02/95
- ex C81-03/05
- ex C106-03/95
- ex C129-04/95
- ex C156-04/95

"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."

Revision of Foreshore Management Plan (1990) to consider inclusion of the Offshore Angling Club (and other groups) is currently being prepared by Town Planning and Recreation and Cultural Services Departments.

PETITION FOR SENIOR SPORTING OVAL - YANCHEP/TWO ROCKS - ex TS132-04/95

"the letter requesting rounds 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."

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.

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 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.

Cr Freame reported that she had been working on the management plan for some time and when she called for a meeting of the Wanneroo Community Projects Association to present the plan for ratification, she found that the Association has been depleted over the last few months. She requested that this matter be removed from the Agenda.

MOVED Cr Freame, **SECONDED** Cr O'Grady that consideration of a donation by Council to assist in the operating costs of a low-cost food centre be removed from the Agenda.

CARRIED

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."

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

MOVED Cr Freame, **SECONDED** Cr O'Grady that the above matters be considered in the order in which they appear in the agenda.

CARRIED

C187-05/95 TOWN CLERK'S REPORT

MOVED Cr Moloney, **SECONDED** Cr Ewen-Chappell that the Town Clerk's Report be received.

CARRIED

C188-05/95 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Agreement
Parties: Minister for Health and City of Wanneroo
Description: Funding Contract HACC Programme - Quinns Rocks
Date: 24.4.95

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

CARRIED

C189-05/95 HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff appointments and resignations.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Analyst Programmer - Admin	Amar PABLA	01.05.95
Building Surveyor - Building	Keith NEVILLE	03.04.95
Library Clerk Gde 1 (Temp) - Whitford Library	Louise RHODES	01.05.95
Assistant Librarian (Temp) - Libraries	Deborah SMITH	01.05.95

RESIGNATIONS

Tech Officer - Landscape	Vivienne GARDINER	05.05.95
Design - Parks		
Asst Co-ordinator Community Aged Care - Welfare	Kerrie BLACKER	12.05.95
Human Resource Asst - Admin	Peter RIDGE	21.04.95
Environmental Health Officer - Health	Birgit MODROW	05.05.95
Lib Clerk Gde 1 - Whitford	Fiona NEWMAN	27.04.95

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council, in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report.

CARRIED

C190-05/95 **TOWN PLANNING WINTER CONFERENCE - BUNBURY -**
[202-1]

The WA Divisions of the Royal Australian Planning Institute, the Local Government Planners' Association and the Australian Association of Planning Consultants are arranging a winter conference in Bunbury from 20 to 22 July 1995 (Appendix VII refers).

The conference replaces the annual winter schools which in the past have proved useful for people in Local Government who have to grapple with town planning issues. Accordingly it is recommended to Councillors.

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

- 1 one position be secured for attendance of a Councillor at the winter conference being run by the WA Divisions of the Royal Australian Planning Institute, the Local Government Planners' Association and the Australian Association of Planning Consultants to be held in Bunbury from 20 to 22 July 1995;
- 2 a Councillor be nominated following Annual Election of 6 May 1995.

CARRIED

Appendix VII refers

C191-05/95 **NATIONAL COMMITTEE ON REGIONAL COOPERATION**
VACANCY - [312-2]

At its meeting on 22 February 1995 Council resolved to nominate Cr Cooper to the position of Member - National Committee on Regional Cooperation. Cr Cooper was not successful in his nomination and Cr Alex Bajada, City of Melville, has been selected as the Local Government Representative.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that the information regarding representation by Local Government to the position of Member - National Committee on Regional Co-operation be received.

CARRIED

C192-05/95

RAMSAR CONVENTION - [202-1-1]

In February 1971, representatives of 18 nations, including Australia, met in the Iranian town of Ramsar to sign the Convention on Wetlands of International Importance. In March 1996 Australia will host the 6th Conference of the Contracting Parties to the Convention (commonly known as the Ramsar Convention).

Council has been invited to attend this conference which will be held in Brisbane from 19 to 27 March 1996. It is expected that 100 countries will be represented by approximately 1000 participants.

The Conference aims to increase concerted international and domestic action to protect the world's wetlands. Participants will review progress made since the last convention and set new priorities for the coming years. The Conference will examine the latest research and management techniques in regard to wetland management. The conference will also include three days of technical workshops devoted to topics such as coastal zone wetland management, management planning for wetlands and community-based wetland management.

As the conference is currently in the planning stages the cost has not been confirmed. It is anticipated the Conference will cost approximately \$4,500. If Council wishes to send a delegate this amount will be listed in the 1995/96 budget for consideration.

MOVED Cr Cooper, **SECONDED** Cr Wood that Council lists for consideration in the 1995/96 Budget funds of \$4,500 for attendance of a delegate at the Ramsar Convention to be held in Brisbane in March 1996.

CARRIED

C193-05/95

LEAVE OF ABSENCE - CR MAGYAR - [702-3]

Cr Magyar has requested leave of absence from Council duties from 29 April to 5 May 1995.

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council approves the leave of absence requested by Cr Magyar from 29 April to 5 May 1995.

CARRIED

C194-05/95

CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

The Town Clerk is seeking Council approval for following function to be included in the 1994/95 Calendar of Events:

<u>DATE</u> <u>1995</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
20 June 95	Urban Development Institute Council of Australia - 4.00 pm liaison meeting 5.30 - 7.00 pm cocktails in Function Area	25 - 30	

MOVED Cr Freame, **SECONDED** Cr Moloney that Council approves the following function to be included in the 1994/95 Calendar of Events:

<u>DATE</u> <u>1995</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
20 June 95	Urban Development Institute Council of Australia - 4.00 pm liaison meeting 5.30 - 7.00 pm cocktails in Function Area	25 - 30	

CARRIED

C195-05/95 **NAMING OF COMMUNITY HALL - ALEXANDER HEIGHTS -**
[703-3]

The Town Clerk advised that following the completion of the new Community Hall at the corner of Errina Road and Mirrabooka Avenue, Alexander Heights, the Manager of the Girrawheen/Koondoola Recreation Zone has approached Council seeking direction on the naming of the hall and an official opening ceremony.

RECOMMENDATION

That:

- 1 Council adopt the name "The Alexander Heights Community Hall" for this facility;
- 2 an official opening ceremony be arranged during June 1995.

MOVED Cr Dammers, **SECONDED** Cr MacLean that consideration of this matter be deferred and referred to Finance and Community Services Committee.

CARRIED

MOTIONS FOR FURTHER ACTION

AFTER SCHOOL CARE - TRANSPORT FROM WANNEROO PRIMARY SCHOOL - [262-1]

Cr Dammers submitted a letter from the President of the P & C Association, Wanneroo Primary School concerning a number of issues relating to the transporting of children to the After School Care at Wanneroo Recreation Centre.

He advised that parents and the P & C Association were particularly concerned at Council's decision not to transport the children and have requested a four-week extension of the existing service.

The Town Clerk advised that he would attend to this matter and contact the P & C Association the next day.

TOWN PLANNING COMMITTEE - DELEGATION OF AUTHORITY - [290-0]

Cr Dammers highlighted a problem which could occur with the changes to the times of Council meetings, whereby Council would need to delegate authority to the Town Planning Committee to respond to the Minister for Planning or the Department of Planning and Urban Development within 42 days. He requests that the City Planner be authorised to pass on the recommendations of the Town Planning Committee to the Department of Planning and Urban Development.

The Town Clerk advised that he would attend to this matter.

Cr MacLean left the Chamber at this point, the time being 8.07 pm.

MOTIONS FOR REPORT

C196-05/95 FENCE INFRINGEMENT - LOT 116 AGONIS PLACE, WANNEROO - [920-9, 3466-116]

Cr Dammers submitted a letter from Mr Arthur Drage, owner of Lot 115 Agonis Place, Wanneroo concerning a dividing fence dispute.

RESOLVED that the letter from Mr Arthur Drage be received and referred to Building Department for a report to Technical Services Committee.

C197-05/95 LIGHTING TO PEDESTRIAN ACCESSWAY FROM JOONDALUP BUSINESS PARK TO PORTMARNOCK CIRCUIT, CONNOLLY - [520-1, 510-2600-2434]

Cr Cooper requested that a report be submitted to Technical Services Committee on the cost of providing lighting to the pedestrian accessway from Joondalup Business Park to Portmarnock Circuit, Connolly.

RESOLVED that a report be submitted to Technical Services Committee on the cost of providing lighting to the pedestrian accessway from Joondalup Business Park to Portmarnock Circuit, Connolly.

C198-05/95 SECURITY TO WARRANDYTE PARK PAVILION, CRAIGIE - [378-1]

Cr Freame requested that a report be submitted to Technical Services Committee on the cost and feasibility of improving the existing shutters to Warrandyte Park Pavilion, Craigie to improve security and prevent vandals breaking and entering the premises.

RESOLVED that a report be submitted to Technical Services Committee on the cost and feasibility of improving the existing shutters to Warrandyte Park Pavilion, Craigie to improve security and prevent vandals breaking and entering the premises.

Cr MacLean entered the Chamber at this point, the time being 8.10 pm.

C199-05/95 HUMAN RESOURCES MANAGEMENT PLAN - [404-6]

Cr Hall requested a report on the feasibility of including in Council's Human Resources Management Plan strategies to retain the services of valuable staff members.

RESOLVED that a report be submitted to Finance and Community Services Committee on the feasibility of incorporating specific strategies in the Human Resources Management Plan to retain the services of valuable staff members.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

C200-05/95 NOTICE OF MOTION - CR WATERS - [702-0, 510-1449]

Cr Waters had given notice of her intention to move the following Motion at the next Ordinary Meeting of Council, to be held on Wednesday, 3 May 1995:

"That Council rescinds its Resolution TP139-04/95 and in the event of this rescission motion being successful, propose to move that prior to further consideration being given by Council, a public meeting be held in

accordance with the undertaking given at the Public Meeting held on 28 March 1995".

MOVED Cr Waters, **SECONDED** Cr Moloney that Council rescinds its Resolution TP139-04/95.

LOST

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

CONFIDENTIAL BUSINESS

Nil

VOTE OF THANKS

This being the final meeting prior to the Annual Elections, the Mayor thanked all the Councillors for their assistance during the year, in particular the Deputy Mayor for her support, and gave her best wishes to renominating Councillors.

Councillors were invited to say a few words in summation of the preceding twelve months.

The Mayor and Councillors expressed their appreciation to the Town Clerk and all the staff for their co-operation and professionalism.

In conclusion, the Mayor wished Cr MacLean good luck in his career as a Member of the Legislative Assembly and Cr Gilmore improving health in the future.

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for **WEDNESDAY 31 MAY 1995**.

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.05 pm the following Councillors being present at that time:

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

CITY OF WANNEROO

TOWN PLANNING COMMITTEE REPORTS

24 APRIL 1995

CITY OF WANNEROO REPORT NO: TP143-04/95

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:

3it conflicts with Council's likely preferred option of low density special residential development adjacent to Yellagonga National Park in this area;

4similar 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

10.4.95

CITY OF WANNEROO REPORT NO: TP144-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 30/4257
WARD: SOUTH-WEST
SUBJECT: PROPOSED CHILD CARE CENTRE ON LOT 116 (555)
BEACH ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: Trosley Nominees Pty Ltd
CONSULTANT: Land Advice
APPLICATION RECEIVED: 13.2.95
DAU: 21.2.95
APPLICANT CONTACTED: 21.2.95
ADVICE RECEIVED: 31.3.95
REPORT WRITTEN: 3.4.95

SUMMARY

This application is for the development of a child care centre, on a site presently used as consulting rooms by an optometrist. Objections were received but have been adequately addressed. It is considered that this change of use would not significantly affect traffic and residential amenity and the proposal is supported.

BACKGROUND

Lot 116 is 1397m² in area and zoned Residential Development. It is located on the corner of Beach Road and the Mitchell freeway. The Warwick bus transfer station is located opposite on the eastern side of the Freeway. Lot 116 is elevated and the premises overlooks the station.

Optician's consulting rooms were approved in 1984 subject to not more than one practitioner practising at any one time and no more

than 2 practitioners in total operating from the premises. The premises have been used for this purpose from that time.

A proposal to establish a real estate office was refused by Council at its meeting on 21 December 1994 (I21228) on the grounds that offices are not considered acceptable in residential areas and there are adequate alternative locations for them in appropriately zoned areas. The Town Planning Appeals Tribunal advised Council on 22 March 1995 of receipt of an appeal against Council's decision on this matter but the City has not received copies of the appellant's case and no response has been possible to date on Council's behalf.

ASSESSMENT

This proposal is for conversion and extension of the existing consulting rooms for use as a child care centre to cater for 35-40 children between 2-6 years of age. Six staff will be employed and the centre is likely to operate 7.00am-6.00pm week days.

Child care centres are an "AA" use in the Residential Development Zone which cannot be permitted without approval of Council. The proposal was referred to adjacent land owners and three letters of objection were received.

The concerns expressed are summarised as follows:

.1substantial commercial development has occurred in the vicinity since the development of our lot in 1978, including the development of the Warwick Station and Mitchell Freeway within metres of our place, resulting in excessive noise and disturbance;

.2traffic will increase in already heavy trafficked Beach Road;

.3verges will be damaged with vehicle parking;

.4noise and disturbance, coupled with invasion of privacy from the proposed child care centre would be 'unendurable'.

Beach Road and the area southwards is located in the City of Stirling. A number of the commercial developments in the area are within that City; other developments such as the extension of the Mitchell Freeway were intended under the Metropolitan Region Scheme as adopted in 1963 and should have been known to the complainants at the time of purchase of their residence.

Traffic generated from existing uses on Beach Road may well be at a level considered to be excessive by local residents but again, anticipated with this type of road.

Illegal verge parking will not be tolerated and the applicant will be required to provide on-site parking to Council's specifications.

Established child care centres do not normally result in complaints about invasion of privacy because children are adequately supervised and care is taken to locate play equipment away from boundary fences. Likewise, noise is generally contained indoors and not a problem for adjacent land owners.

Council's draft Child Care Policy recommends that car parking bays be provided at a rate of one bay per five children and one per staff. Fourteen (14) bays would be required for this development. The working practice to this time had been to require one bay per eight children and one per staff. A total of eleven car bays is proposed for this development based on the existing parking layout. This is not considered adequate. It is also desirable to re-configure and extend the car park to provide a "flow around" system to improve access and avoid reversing situations.

The City of Stirling has been consulted regarding this application and, in view of the existing non-residential use of the lot as an optometrist and that the parking is located at the rear of the property, is supportive of the proposal.

Access to the lot is confined to a left-in, left-out system due to the location of a median strip on Beach Road.

Council's Engineering Department has expressed concerns that "U" turns may be encouraged as occur at intervals along Beach Road but has not directly opposed the proposal for a child care centre.

A minimum 3 metre landscape to Beach Road has not been indicated but could be adequately provided.

In conclusion, change of use of the site from an optometrist to a child care centre is not likely to adversely affect the amenity of the residential area or lead to traffic congestion on Beach Road and would be an opportunity to improve the appearance of Lot 116.

RECOMMENDATION:

THAT Council approves the application submitted on behalf of Trosley Nominees Pty Ltd for a child care centre on Lot 116 (555) Beach Road, Duncraig, subject to:

1. revised plans providing for fourteen car parking bays, car parking layout and access, and incorporating a "flow-around" system to the satisfaction of the City Planner and City Engineer;

5provision of a 3 metre landscape buffer to Beach Road;

6the centre being limited to the care of no more than 40 children;

7standard and appropriate development conditions.

O G DRESCHER
City Planner

hjc:gm
pre49523
10.4.95

TP145-04/95

CITY OF WANNEROO REPORT NO: TP145-04/95

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR/CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 210-0, 702-1
WARD: ALL
SUBJECT: RESIDENTIAL DEVELOPMENT AND THE R CODES

SUMMARY

Several resolutions of Council in recent months relate to perceived problems and concerns about the manner in which residential neighbourhoods are being adversely affected. The Residential Planning Codes or R Codes are believed to be responsible for excessively large dwellings and Council has called for reports on how they can be modified to better reflect expectations relating to privacy, amenity and variations to requirements. This report draws the numerous resolutions together to enable a co-ordinated approach. It suggests the establishment of a working group to carefully analyse the perceived problems and make recommendations for corporate R Code policies.

BACKGROUND

The following resolutions are relevant:

H20247 - required a report on the adequacy of Clause 5.17 of the Town Planning Scheme for the purposes of preserving local amenity.

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.

I91160 - a report to the Policy and General Purposes Committee on a policy relating to the approval of variations of residential setbacks.

TP9-01/95 - acknowledged the concern expressed at the Special Meeting of Electors on 20 December 1994 relating to Lot 40 (320) West Coast Drive, Marmion, and required a report to be prepared proposing the inclusion of controls in Town Planning Scheme No 1 to address these concerns.

C94-03/95 - a report be submitted to General Purposes Committee, as a matter of urgency, outlining the possible changes to Town Planning Scheme No 1 and the R Codes to address issues relating to building height, bulk, amenity etc.

TP77-03/95 - a report be submitted to the Policy Committee reviewing Council's policy in relation to height of buildings in residential neighbourhoods.

RESIDENTIAL HEIGHT

There are currently no direct controls in Council's Town Planning Scheme or the R Codes over the height of buildings in residential areas. The only existing controls are indirect ones relating required setbacks to side boundaries to the height of the wall facing that boundary. This control has proved unsatisfactory and some years ago Council adopted a policy relating to the height of buildings to address this issue.

This policy is causing concern because of an apparent discrepancy between the public perception of the policy and the way it is implemented by Council. The discrepancy arises because the policy lacks defined goals, contains vague wording and uncommon concepts, and does not address the division of authority between the Town Planning Scheme and the Building Code of Australia.

COMMON OBJECTIONS

As a consequence of advertising proposed dwellings, objections submitted by most of the adjoining owners and unsolicited comments from property owners in the vicinity are generally as follows:

- visual intrusion, overshadowing and loss of views;
- invasion of privacy;
- the wall of the proposed dwelling is too close to the side boundary or in some cases is on the boundary;

- the proposed dwelling does not comply with the Residential Planning Codes;
- the assessment of the average height is incorrect; and
- the blocking of winter sunshine on the adjoining dwelling and outside living area.

OTHER ISSUES

Several issues relate to dissatisfaction with the R Codes' performance and the perception that it is the codes themselves that are to blame. These issues are:

- building bulk and design;
- privacy and the amenity enjoyed by neighbours;
- variations to residential setbacks;
- reducing density codes to prevent grouped dwelling developments;
- retaining walls and altering natural ground levels;
- outbuildings in residential areas (Report B48-03/95);
- Town Planning Scheme Amendments.

An issue which is not generally known concerns the ability, with Council discretion, to build additional dwellings on smaller lots popularly believed to be restricted to single house development only. "Ancillary Accommodation" and "Single Bedroom Dwellings" may be built on single house lots and policies are urgently needed to establish how the Council wants these applications to be dealt with under its discretionary powers.

The complexity of the R Codes has not been fully appreciated by many who are critical of them. Many of the problems that are raised are broad generalisations. It is not at all clear to officers what the Councillors' specific concerns are. Our view is that it is not the R Codes themselves that are to blame. Uncertainty lies in the fact that the Council has no corporate goals or vision about how it wants residential neighbourhoods to develop. It has no housing strategy. Accordingly a workshop of officers and Councillors is suggested to establish clear directions from which appropriate strategies and policies can flow.

RECOMMENDATION:

THAT Council forms a working party comprising a Councillor representing each ward and officers from the Building and Town Planning Departments to analyse perceived problems with the R Codes and establish a clear corporate direction for Council to consider as the basis for future housing strategy and residential policies. In particular the working party is to consider and make recommendations to the Council on:

- the revised draft of the new Residential Planning Codes;
- amendments to Town Planning Scheme No 1 to limit the exemption from planning consent enjoyed by single homes;
- reviewing the Height of Buildings in Residential Neighbourhoods Policy, clearly setting out its objectives and the means to achieve them;
- the merits and opportunities of "AMCORD `95" provisions relating to the control of residential development;
- variations of residential setbacks;
- residential amenity and privacy;
- administrative procedures including delegation of authority.

R FISCHER
City Building Surveyor

O G DRESCHER
City Planner

acs:jw
pre49508
30.3.95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 30/564
WARD: SOUTH
SUBJECT: CITY OF WANNEROO VERSUS URBANSTONE

SUMMARY

In November 1993 the council resolved to prosecute the owners and occupiers of Lots 11 and 12 (Lot 100) at the corner of Wanneroo and Windsor Roads, Wangara, for commencing development without approval. Urbanstone, one of the occupiers, has had an appeal upheld by the Minister for Planning which permits it to display and sell paving slabs and accessories at Lot 100. Consideration needs to be given to whether or not the Council should continue with prosecution proceedings in view of the time that has elapsed, subsequent progress on amendments to the town planning scheme, the Minister's appeal determination and recent amendments to the Metropolitan Region Scheme.

BACKGROUND

The Council refused an application on behalf of Urbanstone Pty Ltd for the display and retail sale of paving slabs and accessories on portion Lot 100 (360) Wanneroo Road, Wangara, for the following reasons:

Urbanstone Pty Ltd is a separate company which is not the owner or operator of the retail nursery approved on Lot 100 and the nature and intensity of the proposal is not considered an appropriate incidental use under the interpretation of a retail nursery;

the proposed use represents an intensification of Commercial/Industrial type activities which is unacceptable to Council along Wanneroo Road;

10any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road.

The Minister for Planning upheld an appeal against this refusal and in so doing disregarded Council's response that it was not competent for him to determine the appeal. Council's application for a Writ of Prohibition against the Minister was not successful in the Supreme Court because notice of his appeal determination was received before it could be progressed.

Although the Minister's decision has reduced Council's options, the force of legal argument remains and there is a reasonable expectation that the Court would grant relief. It is likely that the proceedings will be defended and if the City is successful on appeal it is likely to obtain an order for costs. If it fails it would most likely be ordered to pay the defendant's costs.

A major concern about the Urbanstone case is the precedent it may set for other businesses to establish on larger lots, generally in rural areas, that have been approved for use as retail nurseries. Consequently, the Council has been progressing Amendments Nos 622 and 714 to its town planning scheme to define more precisely what is meant by the terms "nursery", "landscape supply" and "incidental". Whilst the amendments do not have retrospective application to Urbanstone, they go a long way to remove the concerns about precedent.

The Council has held a deputation with the Minister but has not appealed to the Supreme Court against his decision because a preferable option was to progress its scheme amendments. Both are awaiting final approval.

Lot 100 (the approved, but yet to be formalised, amalgamation of Lots 11 and 12 Wanneroo Road, Wangara), was rezoned from Rural to Urban Zone and an Other Major Highway Reserve by the modified MRS Amendment N0 948/33 on 3 November 1994. The land on which Urbanstone wish to operate (the Lot 11 part) is reserved as an "Other Major Highway". In the medium term the area is likely to re-develop for residential purposes.

The Joondalup Court of Petty Sessions has adjourned prosecution proceedings on two occasions due to uncertainty as to whether the prosecution will proceed in the light of possible Supreme Court action and negotiations with the Minister regarding scheme amendments. It is set down for further mention on 16 August 1995. No hearing date is set.

CONCLUSION

Events have overtaken the Council's original intention to prosecute. The City has had to issue conditions of development approval to supplement the Minister's appeal determination and Urbanstone may now lawfully operate. In the circumstances, prosecution may be seen as a vindictive act although there is no doubt that an offence did occur.

RECOMMENDATION:

THAT Council:

1. rescinds paragraph (c) of its Resolution I91282 to instruct its solicitors to seek appropriate relief through the Supreme Court to have the Minister's determination of the Urbanstone Appeal 13803.9.L set aside;
2. requests its solicitors to negotiate withdrawal from prosecution proceedings with the defendant's solicitors on the basis of Urbanstone paying the Council's legal costs to date.

O G DRESCHER
City Planner

acs:gm
pre49521
4.4.95

CITY OF WANNEROO REPORT NO: TP147-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 790-302, 1358/129/219
WARD: SOUTH
SUBJECT: BADGERUP LAKES SPECIAL RURAL ZONE - REQUEST TO VARY DEED OF AGREEMENT

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural

SUMMARY

The City is party to a Deed made with Messrs Y Bebich, M M Bebich and P P Bebich in respect to the rezoning and subdivision of the land now known as the Badgerup Lakes Special Rural Zone in Lenore Road, Wanneroo. The Deed imposed certain obligations on the developers and authorised the Council to lodge Caveats over a certain number of the new lots to ensure satisfaction of those obligations. The developers have not met some of their obligations but are seeking to have the City's Caveats withdrawn and alternative arrangements put in place.

BACKGROUND

The Special Rural subdivision was intended to produce 109 new lots and provide two open space areas totalling 29.48 hectares. To date 86 new lots have been created as shown on the attachment plan but the developers have not yet applied to subdivide the balance of the land and produce the remaining lots.

The Deed was entered into in October 1985 and under it the developers accepted obligations which included the following.

1. To construct a road and adjacent bridle path from the northern boundary of the land between Shenton Road and Nicholas Road along the route shown as B on the plan.

This road and bridle path was to have been constructed at the time the new lot nearest the commencement point of it was created.

2. To transfer to the Crown public open space of an area of 0.6800ha in the position shown at C on the plan.

This transfer was to take place at the time any of the new lots immediately west or south of the open space were created.

3. To transfer to the Crown public open space of an area of 28.80ha in the position shown at D on the plan.

This transfer was to have taken place at the time any of the new lots adjoining the open space were created.

4. To construct a road and adjacent bridle path from the south eastern corner of the land to Badgerup Road along the route shown as A on the plan.

This road and bridle path is to be constructed when the new lot nearest to the commencement point of it is created.

The developers are in default of obligations 1, 2 and 3 but they have on several occasions sought to have the City's Caveats withdrawn. The construction of the northern road and bridle path and the transfer of both areas of open space should have occurred when the new lots were created in about May 1989.

In the second most recent proposal, they attempted to make the transfer of the northern area of open space conditional on the withdrawal of the City's Caveat over the three new lots on which it remains. This is outside and is directly contrary to the provisions of the Deed and the City's administration has declined to withdraw the Caveats. Nonetheless, the administration has made reasonable arrangements that have allowed the developers to achieve certain of their aims without jeopardising the City's security. However, it is considered that the City should not make any further concessions until the developer's obligations have been met.

NEW PROPOSAL

The developers now propose that the City withdraw its Caveat from two of the three new lots that are encumbered in order that they may sell them. They propose a new Deed be drawn up to ensure that the proceeds of sale of the two lots are placed in a Trust account and be used only for the construction of the northern road and bridle path. Any surplus remaining after the road and

bridle path have been constructed is to be transferred back to the developers. They consider this action would fulfil their obligations and the new Deed would then be at an end.

The proposal does not contain any reference to the two areas of open space that are to be transferred to the Crown and for that reason alone it is not satisfactory.

This new proposal does not relate to the still unsubdivided land of the owners on the east side of the old Benmuni Road alignment and the City's Caveats over that portion are not affected by it.

APPRAISAL

There appears to be an unwillingness on the part of the developers to accept the full extent of their obligations under the Deed. This is especially true in relation to the transfer of the open space. Furthermore, there is a concern that the new proposal they put forward for the construction of the northern road and bridle path may not achieve that construction to the satisfaction of the City Engineer. If the new arrangement did prove to be inadequate the City would be left without any means of completing the construction other than by expending municipal funds.

RECOMMENDATION:

THAT Council:

- 1 does not accept any further variation to the terms of the Deed dated 23 October 1985 between it and Y Bebich, M M Bebich and P P Bebich;
- 2 does not withdraw any Caveat from the encumbered land until such time as the following obligations have been fulfilled;
- 3 the construction of a road and adjacent bridle path from the northern boundary of the land between Shenton Road and Nicholas Road along the route shown as B on the plan;
- 4 the transfer to the Crown of public open space of an area of 0.6800ha in the position shown at C on the plan;
- 5 the transfer to the Crown of public open space of an area of 28.80ha in the position shown at D on the plan.

O G DRESCHER
City Planner

twm:rp
pre49528
12.4.95

CITY OF WANNEROO REPORT NO: TP148-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 740-97102
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION, LOT 84 CASUARINA WAY,
WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: D Mathyer
CONSULTANT: Finlaysons Land Development Consultants
APPLICATION RECEIVED: 17.3.95
DAU/SCU: 6.4.95
REPORT WRITTEN: 13.4.95

SUMMARY

This application proposes to subdivide Lot 84 Casuarina Way, Wanneroo, into two lots. As the proposed lot sizes do not comply with Council's Rural Subdivision Policy, it is recommended that the application not be supported.

SITE DESCRIPTION

The subject land comprises an area of approximately 2 hectares and has road frontage to both Casuarina Way and Dundee Road (see Attachment No 1). A dwelling and outbuilding have been constructed adjacent to the Casuarina Way frontage, while the balance of the lot is undulating bushland.

PROPOSAL

The applicants are seeking to subdivide Lot 84 into two lots, each of around 1.0 ha in area (see Attachment No 2). The proposal is for each lot to have frontage to only one of the roads, with the lot having frontage to Casuarina Way containing the residence and outbuilding.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a minimum lot size of 4ha for rural land in this locality. As such, the proposed lot sizes do not comply with this requirement.

Should Council support this application then a requirement to provide a battleaxe access from Casuarina Way to the proposed lot fronting Dundebur Road and an access restriction along the Dundebur Road frontage should be imposed. These requirements will prevent an additional vehicular access point onto Dundebur Road, which is expected to carry relatively high traffic volumes following urbanisation of the East Wanneroo area.

RECOMMENDATION:

THAT Council does not support the application submitted by Finlaysons Land Development Consultants for the subdivision of Lot 84 Casuarina Way, Wanneroo for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
2. the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
3. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

sgw:gm
pre49536
13.4.95

CITY OF WANNEROO REPORT NO: TP149-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 740-97181
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION OF RURAL LOT 26 (89)
DAMIAN ROAD, JANDABUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: K Chaplin-Ardagh
CONSULTANT: Tuscom & Associates
APPLICATION RECEIVED: 29.3.95
DAU/SCU: 6.4.95
REPORT WRITTEN: 13.4.95

SUMMARY

This application proposes to subdivide Lot 26 Damian Road, Jandabup into two lots. As the proposed lot sizes do not comply with Council's Rural Subdivision Policy, it is recommended that the application not be supported.

SITE DESCRIPTION

The subject land comprises an area of 4.2161 hectares (ha) (see Attachment No 1). A dwelling, office and outbuilding have been constructed towards the front of the lot, the remaining portion consisting of vacant bushland.

PROPOSAL

The applicant seeks to subdivide Lot 26 into two lots each of around 2ha in area (see Attachment No 2). The eastern lot would contain the existing buildings. The western lot is proposed to gain access via a 4 metre wide battleaxe leg.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a 4ha minimum lot size for rural land in this locality. As such, the proposed lot sizes do not comply with this requirement.

Council's requirement with regard to single battleaxe legs is for a minimum width of 10 metres. As such, the proposed 4 metre width does not comply, and a suitable condition should be applied if Council supports the application.

A previous application for subdivision was received by Council on 1 November 1994 and subsequently refused at the January meeting of Council (TP23-01/95). The previous application is identical to this current application and as such, the following recommendation reflects that of the previous.

RECOMMENDATION:

THAT Council does not support the application submitted by Tuscom & Associates on behalf of K Chaplin-Ardagh for the subdivision of Lot 26 Damian Road, Jandabup, for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
2. the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
3. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

mh:gm
pre49535
13.4.95

TP150-04/95

CITY OF WANNEROO REPORT NO: TP150-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 740-97125
WARD: CENTRAL
SUBJECT: PROPOSED SUBDIVISION, LOT 28 (100) MARIGINIUP
ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: T B & R A Shingler
APPLICATION RECEIVED: 24.3.95
DAU/SCU: 30.3.95
REPORT WRITTEN: 12.4.95

SUMMARY

This application proposes to subdivide Lot 28 (100) Mariginiup Road, Mariginiup into two lots. The proposed lot sizes do not comply with Council's Rural Subdivision Policy, and as such, it is recommended that the application be refused.

SITE DESCRIPTION

The subject land comprises of a rural block 3.7703ha in area (see Attachment No 1). The property has an existing residence, shed and water tank. A large proportion of the property has retained natural bush.

PROPOSAL

The applicant seeks to subdivide Lot 28 into two lots of 1.9458 and 1.8286 hectares (see Attachment No 2). The existing dwelling on the property would be retained for the front lot and the rear lot would be accessed through a battleaxe leg 10 metres wide running across the northern boundary.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a minimum lot size of 4 hectares for rural land in this locality. As such, the proposed lot sizes do not comply with this requirement.

All adjoining properties have areas in excess of 4 ha, the proposed subdivision will set a precedent for smaller lots and as such cause fragmentation of the Rural zone.

Should Council decide to support the application then conditions relating to building setbacks and battleaxe leg construction should be applied.

RECOMMENDATION:

THAT Council does not support the application submitted by T B and R A Shingler for the subdivision of Lot 28 Mariginiup Road, Mariginiup for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;
2. the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
3. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

mh:gm
pre49532
13.4.95

TP151-04/95

CITY OF WANNEROO REPORT NO: TP151-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 740-95756
WARD: SOUTH
SUBJECT: PROPOSED SUBDIVISION : LOT 16 (47) ASHBY STREET, WANNEROO

METRO SCHEME: RURAL
LOCAL SCHEME: RURAL
APPLICANT/OWNER: MR K SEEBER

SUMMARY

This proposal is for the subdivision of Lot 16 Ashby Street, Wanneroo into 2 lots. As the proposed lot sizes do not comply with Council's Rural Subdivision Policy it is recommended that the application not be supported.

SITE ASSESSMENT

Lot 16 is a flat to low lying lot, of approximately 4 hectares (See attachment No 1). It contains portion of a wetland in its southern section, some scattered vegetation, a residence and shed.

PROPOSAL

The applicant intends subdividing the lot into two lots of approximately 2 hectares each (See attachment No 2). A proposed rear lot would gain access to Ashby Street via a 5 metre wide battleaxe leg, while the front lot would contain the existing dwelling.

BACKGROUND

The application was refused by the Western Australian Planning Commission (WAPC) on 10 January 1995, and is now the subject of

an Appeal to the Minister for Planning. The WAPC has now requested Council's comments in regard to the appeal, and as it had not been dealt with previously, the application is now referred to Council.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a 4 hectare minimum lot size for rural land in this locality. As such, the proposed lot sizes do not comply with this requirement.

Council's standard width for battleaxe legs in rural areas is 10 metres, and as such, the proposed 5 metres width does not comply. That standard and other conditions such as battleaxe construction and provision of flood secure areas and access would need to be sought if the Appeal is successful.

The applicant's Grounds of Appeal and the City Planner's responses are as follows:

11 Council's Two Dwellings on One Lot Policy is inconsistent with its Rural Subdivision Policy, as it increases dwelling density in Rural areas.

The purpose of the Two Dwellings on One Lot Policy is to allow people the flexibility to build a second dwelling if they wish, while maintaining lot size through obtaining a deed to the effect that subdivision will not be sought.

12 Why did the Council in March 1991 even consider an "East Wanneroo District Structure Plan" showing urban development of the majority of the East Wanneroo area, an area encompassing my property?

The preparation of the East Wanneroo District Structure Plan (EWDSP) by Council was in response to the Government releasing its draft North West Corridor Structure Plan (NWCSP) which had identified the extent of proposed urbanisation within the East Wanneroo area. The purpose of this EWDSP was to provide a guide for the future development of this area. As such, it was necessary to provide for all sorts of public infrastructure as would normally be associated with residential areas. Whilst the draft 1991 NWCSP was not adopted, it was succeeded by a revised plan which was adopted by the Government in March 1992.

This was the plan which has generally determined the extent of urbanisation with the east Wanneroo area.

Subsequent planning strategies within this area have largely been in response to this plan.

Both the Rural Smallholdings Policy Study (1977) and Council's Rural Subdivision Policy (1978), have been succeeded by the above abortive attempt in 1991.

Notwithstanding the above, the Council's Rural Subdivision Policy is still operative for the purposes of considering the ad hoc subdivision of any rural land within the City of Wanneroo.

RECOMMENDATION:

THAT Council:

- 1 does not support the appeal submitted by Mr K Seeber for the subdivision of Lot 16 Ashby Street, Wanneroo, for the following reasons:
 - .1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares;
 - .2 support for the proposal will establish an undesirable precedent for further subdivision in the locality;
 - .3 the proposal represents fragmentation of the rural area in this locality and would diminish its integrity;
2. authorises the City Planner to respond to the Western Australian Planning Commission on the applicant's Grounds of Appeal and advise that should the appeal be upheld it requests that the following conditions be applied:
 - (a) the battleaxe width being a minimum width of 10 metres;
 - (b) the battleaxe leg being constructed and drained at the subdivider's cost to the specification and satisfaction of the City of Wanneroo;
 - (c) the provision of a flood secure area and access of at least 1000m² in area to accommodate dwellings and other structures to the specification and satisfaction of the City of Wanneroo.

O G DRESCHER
City Planner

sw: jw
pre39534
20.3.95

TP152-04/95

CITY OF WANNEROO REPORT NO: TP154-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 702-1
WARD: CENTRAL
SUBJECT: CLOSE OF ADVERTISING : MODIFICATIONS TO
ALFRESCO DINING POLICY G3.41

METRO SCHEME: Central City Are
LOCAL SCHEME: Joondalup City Centre
APPLICANT/OWNER: City of Wanneroo
REPORT WRITTEN: 4.4.95

SUMMARY

Advertising of changes to the Alfresco Dining Policy allowing semi-permanent structures to be used has closed and no submissions were received.

BACKGROUND

Council finally adopted an Alfresco Dining Policy for the Joondalup City Centre at its meeting on 23 February 1994 (I20265) following public advertising.

A modification to the Policy to accommodate substantial, semi-permanent planter boxes to enclose the alfresco area was approved by Council at its meeting on 30 January 1995 and advertised accordingly.

No submissions were received which means Council can now adopt the modifications.

RECOMMENDATION:

THAT Council, under the provisions of Clause 5.11 of Town Planning Scheme No 1, finally adopts modifications to its Alfresco Dining Policy G3.41 which:

14deletes Clause 5 and substitutes the following new clause:

"Structures associated with alfresco dining areas may only be fixed to the footpath or to any other structures with the approval of Council.

Structures and furniture must be stable under windy conditions and provision made for out of sight storage when not in use unless Council approves otherwise."

15include an additional alfresco dining fee under the fee structure to read in the following manner:

Alfresco dining fee for applications with permanent structures - \$20.00 (per person/seat accommodated per annum).

O G DRESCHER
City Planner

hjj:gm
pre49524
10.4.95

TP153-04/95

CITY OF WANNEROO REPORT NO: TP153-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 290-7
WARD: SOUTH, CENTRAL AND NORTH
SUBJECT: LOCAL RURAL STRATEGY

SUMMARY

At its 21 December 1994 meeting, Council considered Report I21233 seeking endorsement of the principles for the City's Local Rural Strategy (LRS). Council resolved to endorse these principles, but also that there should be a workshop for Councillors to enable further consideration of the basic principles and directions for the LRS.

The workshop has now occurred and, as a result, it was agreed that preparation of an initial draft of the LRS should proceed in accordance with the principles presented in Report I21233 subject to -

- . Strategy Area 6 shown on Figure 3A of Report I21233 being designated for Special Residential rather than Special Rural as advocated in the report;
- . inclusion of criteria relating to the location of Rural Stores.

Council's endorsement for this course of action is sought.

INTRODUCTION

The workshop for Councillors on the City's LRS as required by Council Resolution I21233 was held on 4 April 1995. The objective of the workshop was to provide Councillors with an opportunity to discuss any issues of interest or concern arising from the report on the LRS considered at Council's 21 December

1994 meeting (Report I21233). A brief note on the workshop is attached (Attachment No 1).

Background information outlining the requirement for and objectives of LRS was provided, and proposals for the strategy (as presented in Report I21233) were outlined. A number of more particular matters relating to the LRS were also discussed, including -

- . proposed Special Rural Development Areas;
- . Lake Pinjar;
- . residual rural lands beyond the proposed Special Rural Development Areas;
- . 19 Mile Quarry;
- . Rural Store Policy.

It was agreed that preparation of a preliminary draft of the LRS should proceed in accordance with the principles (and processes) previously adopted by Council through Resolution I21233 subject to -

- . Strategy Area 6 shown on Figure 3A of Report I21233 being designated for Special Residential rather than Special Rural;
- . inclusion of criteria relating to the location of Rural Stores.

Confirmation by Council of this course of action is recommended.

RECOMMENDATION:

THAT Council confirms that preparation of a preliminary draft of the City of Wanneroo's Local Rural Strategy should proceed in accordance with the principles and processes previously adopted through Resolution I21233 subject to -

1. Strategy Area 6 shown on Figure 3A of City of Wanneroo Report I21233 being designated for Special Residential rather than Special Rural;
2. inclusion of criteria relating to the location of Rural Stores.

O G DRESCHER
City Planner

ph:gm
pre49534
13.4.95

TP154-04/95

CITY OF WANNEROO REPORT NO: TP154-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 765-12
WARD: NORTH
SUBJECT: WANNEROO WANDERERS FOUR WHEEL DRIVE CLUB INC
BEACH ACCESS BETWEEN QUINNS ROCKS AND YANCHEP
FOR FOUR-WHEEL DRIVE VEHICLES

APPLICANT/OWNER: Wanneroo Wanderers Four Wheel Drive Club
Inc
REPORT WRITTEN: 11.4.95

SUMMARY

Wanneroo Wanderers Four Wheel Drive Club Inc seeks Council's approval to drive their four-wheel drive vehicles along the beach between Quinns Rocks and Yanchep. Council may recall that it has previously refused similar requests and therefore it is recommended that Council likewise refuses the subject request.

BACKGROUND

At its meeting held on 22 December 1993, Council considered a similar application from Western 4 x 4 Club Inc and resolved not to permit access by that four-wheel drive club to the City's beaches (H41217). This resolution was made on the following basis.

16The beaches and adjacent foreshore reserves have extremely fragile environmental features and are therefore not environmentally suitable for use by four wheel drive vehicles.

17There are no known environmentally acceptable vehicular accesses to the beaches.

18The four wheel drive vehicles and off-road bikes are causing the most damage to our coastal reserves.

19It is dangerous for other beach users and also unsafe for the drivers themselves.

20Allowing four wheel drive clubs to use designated beaches would open the floodgate for other four wheel drive vehicle owners to use the area.

21The owners of properties which abut the coastal reserves are constantly complaining about four wheel drive vehicles trespassing on their property.

Despite Council's resolution above, Western 4 X 4 Club Inc made a second application on the same subject matter which was considered by Council at its meeting held on 9 November 1994 and Council resolved as follows (I211108):

THAT Council advises Western 4 X 4 Club Inc that it has discussed the possibility of four wheel drive vehicles using beaches in the City of Wanneroo on several occasions but does not consider such a use to be desirable for the same reasons as outlined in December 1993.

COMMENT

The stretch of beach between Quinns Rocks and Yanchep under consideration, is about 11 kilometres long (Attachment No 1) and was once the subject of those applications submitted by Western 4 X 4 Club Inc. In view of Council's previous resolutions in respect of the applications from Western 4 X 4 Club Inc, it is considered that the subject application be refused on the same basis.

RECOMMENDATION:

THAT Council advises Wanneroo Wanderers Four Wheel Drive Club Inc that it does not grant approval in respect of the proposed driving of four-wheel drive vehicles on the beach between Quinns Rocks and Yanchep for the following reasons:

1. The beaches and adjacent foreshore reserves have extremely fragile environmental features and are therefore not environmentally suitable for use by four-wheel drive vehicles.
2. There are no known environmentally acceptable vehicular accesses to the beaches.

3. The four-wheel drive vehicles are causing damage to coastal reserves.
4. It is dangerous for other beach users and also unsafe for the drivers themselves.
5. Allowing four-wheel drive clubs to use designated beaches would open the floodgates to other "four-wheel drive vehicle" owners to use those beaches.
6. The owners of properties which abut the coastal reserves are constantly complaining about four-wheel drive vehicles trespassing on their properties.

O G DRESCHER
City Planner

tpd:gm
pre49530
13.4.95

TP155-04/95

CITY OF WANNEROO REPORT NO: TP155-04/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 24 APRIL 1995
FILE REF: 510-0539
WARD: NORTH
SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN HICKORY ROAD AND GREYGUM CRESCENT,
QUINNS ROCKS

METRO SCHEME:
LOCAL SCHEME: Residential
APPLICANT/OWNER: Mr & Mrs Murray/Crown
REPORT WRITTEN: 6 April 1995

SUMMARY

Council, at its meeting on 30 January 1995, resolved to initiate preliminary closure procedures by advertising the proposed closure of the pedestrian accessway between Hickory Road and Greygum Crescent, Quinns Rocks. At the close of the thirty day advertising period, one objection was received. It is considered that pedestrian movement through the area would not be affected if the accessway was closed.

APPLICATION

A petition signed by 27 residents representing 17 households was submitted to Council requesting the closure of the pedestrian accessway between Hickory Road and Greygum Crescent.

The applicants claim that the accessway is used by children and teenagers as a playground and meeting place. The children are using obscene language and fencing is being vandalised. The adjoining residents have also complained about the noise from children using rollerblades and skateboards.

ADVERTISING

The proposing closure of the accessway was advertised in the Wanneroo Times and signs were erected at either end of the accessway. The signs were knocked down by vandals and had to be replaced. As the signs were down for some period of time, the advertising period was extended for two weeks.

At the close of the advertising period one letter objecting to the closure and two letters supporting the closure were received.

The objector lives in Graham Road (which is not in the immediate vicinity) and uses the accessway frequently to visit friends, deliver leaflets or just to exercise. He believes that closing the accessway will disadvantage many for the sake of a few and that it will do nothing to address the problems of the youth who are causing the problems. The objector suggests that Council should investigate the social or recreational activities that are available to the youth in the area.

The two supporters of the accessway closure both live in Hickory Road and believe it should be closed because of the vandalism being experienced.

DISPOSAL OF LAND

The owners of Lots 117 and 118 have agreed to purchase the land within the accessway and to accept an easement which is required to protect a Council stormwater drain. The owner of Lot 161 supports the closure, however she is not interested in purchasing any of the land. The City Engineer has advised that he would be prepared to accept the land for amalgamation into the adjoining drainage Reserve No 33095.

EVALUATION

The Ministry for Planning has advised that it has no objections to the accessway being closed. The accessway does not lead directly into any services in the area. Alternative routes via the other accessway in Greygum Crescent or via Greygum Crescent into Hickory Road are just as convenient for pedestrians.

RECOMMENDATION:

THAT Council:

- 1 agrees to the closure of the pedestrian accessway between Hickory Road and Greygum Crescent, Quinns Rocks subject to the benefiting landowners meeting all associated costs in accordance with Council's policy;

2 requests the Department of Land Administration to amalgamate the full width of the accessway adjoining drainage Reserve 33095 into the reserve.

O G DRESCHER
City Planner

cad:rp
pre49526

TP156-04/95

CITY OF WANNEROO REPORT NO: TP156-04/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 24 APRIL 1995

FILE REF: 510-3018

WARD: SOUTH

SUBJECT: REQUESTED CLOSURE OF LENZO ROAD, GNANGARA

METRO SCHEME:

LOCAL SCHEME: Rural

APPLICANT/OWNER: Lakelands Country Club Inc/Crown

REPORT WRITTEN: 6.4.95

SUMMARY

The Lakelands Country Club has applied to purchase the unconstructed Lenzo Road adjoining its property in Gngangara. The closure was referred to the two other adjoining property owners and one of them, the owner of Lot 146, is also interested in purchasing the land within the road reserve.

The proposed closure of the road is required to be advertised to gauge the opinions of the residents in the vicinity.

SUBDIVISION OF LAND

The Lakelands Country Club Inc owns Lot 5 Clubhouse Lane and wishes to purchase the unconstructed road reserve which adjoins its southern boundary. The application to close the road was referred to the owners of Lot 4 and Lot 146 who also adjoin the road reserve.

The owners of Lot 146 are interested in purchasing the land which adjoins their property. The owner of Lot 4 has advised that he is not interested in purchasing any of the land, however, he wishes to maintain access to a track he has on the western side of his property.

The land within the road reserve could be subdivided in the manner shown on Attachment 1 which will create an underwidth road in front of Lot 4. The City Engineer and the Ministry for Planning has no objections to the underwidth road being created.

SERVICES

Western Power and Telecom will have services affected if the road is closed. Telecom has advised that it is prepared to relocate its plant at the approximate cost of \$1096.00 (April 1994 figure).

Western Power has given the adjoining owners two options, one is to relocate its plant at the approximate cost of \$7307.00 and the other option is for an easement to be registered to enable SECWA to retain permanent access to its plant. The owners of Lots 5 and 146 have both advised that they would prefer to accept an easement.

The City Engineer requires a drain to be established in the truncation at the corner of Lenzo Road and Clubhouse Lane. The Country Club has advised that it would be prepared to accept an easement over the area required for the drain.

EVALUATION

The road reserve serves no purpose and closure will have no effect on vehicular movement through the area. The road closure will need to be advertised to gauge the opinions of the residents in the area. If no objections are received, closure of the road reserve should be supported.

RECOMMENDATION:

THAT Council:

- 1 advertises the proposed closure of the unconstructed road reserve in Gngangara known as Lenzo Road;
- 2 subject to no objections being received during the advertising period requests the Hon Minister for Lands to close Lenzo Road, Gngangara in accordance with Section 288A of the Local Government Act and amalgamate the land with adjoining Lots 5 and 146;
- 3 approves the creation of an underwidth road adjoining Lot 4 Lakelands Drive, Gngangara.

O G DRESCHER
City Planner

cd:rp
pre49527

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

TECHNICAL SERVICES SECTION

26 APRIL 1995

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 26 APRIL 1995
FILE REF: 319-2-4
WARD: ALL
SUBJECT: UNDERGROUND POWER PILOT PROJECT

The Hon Colin Barnett MLA, Minister For Energy, convened a Forum on Underground Power on 21 October 1994.

The need to underground power was highlighted by storms which caused chaos in May, when tree and other damage to overhead lines caused 80% of disruptions.

At the forum, the Minister for Energy stated that:

"The Government recognises that placing power lines underground is expensive and because of the extent of the area not presently serviced by underground power it will take a long time and a lot of money to succeed in the endeavour.

It will require a commitment from Government and from SECWA and will also require strong community support and the active involvement of Local Government.

In Perth, there are about 100,000 customers (18%) connected and serviced by underground power. Realistically within the metropolitan area, there are a further 400,000 customers who could be serviced by underground power.

The first subdivision with underground power was developed in 1972 but it was not until 1991 that it became mandatory for new subdivisions to have underground power.

ADVANTAGES AND DISADVANTAGES

The Major advantages are environmental amenity, security of electricity supply and safety. Safety has at least three aspects; the danger of electrocution when pruning trees; danger from fallen wires; and motor vehicle accidents involving power poles.

Other advantages are lower transmission losses and less expenditure on system maintenance and tree pruning.

Providing underground power to a whole suburb creates an opportunity for SECWA to improve the efficiency of the distribution system in that area.

The principal disadvantage or impediments is the cost. For new subdivisions generally the cost of placing the power supply underground is around \$1500 - \$2000 per residential lot. To convert existing suburbs, the cost is between \$3000 and \$4000.

Other disadvantages are that while supply security is improved it is not assured, the process of installation is very disruptive and there are often problems in finding sites for substations.

Some Local Governments have taken the initiative and have installed underground power in suburbs in their jurisdiction.

WHAT NEEDS TO BE DONE

If all 400,000 customers were supplied by underground power, the cost would be \$2.4 billion. This includes the cost of reinstating street lighting and the cost of connections to homes and businesses, but does not include reinstatement work such as footpaths and roads which would have to be carried out by Local Government. The funds required to supply those customers now without underground power would be \$160 million per annum for 15 years. To put it into context, the total is three times the cost of the deep sewerage programme now being undertaken.

Obviously this level of funding is not available from Government, SECWA or Local Government, so

there needs to be a realistic approach to the problem. The target that I would like to suggest is that by the year 2010, Perth should have 50% of its power underground. This may be seen as ambitious but I believe it is realistic.

It will probably require expenditure of about \$45 to \$50 million per year.

The division of costs could be by means of a three way split - SECWA could contribute \$10 to \$15 million from its capital works programme and the Government would contribute a similar amount.

This leaves a substantial amount that would need to be contributed either by Local Government or directly by residents. How this might be achieved will depend on the willingness of Local Government to be involved.

This a major task which involves a major cost but if a start is not made now then there will be a similar forum in 20 years time discussing how to proceed when the costs will be even greater".

A PILOT PROGRAMME

Subsequently, in March, the Minister for Energy supplied the following details regarding the Pilot Programme:

"As a prelude to comprehensive continuing underground power programme, a pilot project is to be established where one or two areas would have underground power installed. The area(s) may cross local government suburb and locality boundaries.

Western Power will contribute up to \$10 million to the pilot project from its capital works programme and the State Government will contribute a similar amount. A substantial amount will also need to be contributed by local government. How this contribution will be financed depends on the local governments involved.

The pilot project will aim to reveal logistic problems and the best solutions, as well as the roles the respective parties would have and funding arrangements required in a long term underground power programme.

The project will also allow Western Power to refine its underground power designs for established areas and allow the most cost effective resourcing and programming of undergrounding work to be determined. Any constraints on availability of trained labour and capital equipment will also be revealed by the project since Western Power's normal work in new subdivisions will be continuing and communications companies will be installing cables at the same time.

Most importantly, the pilot project will provide a stronger costing basis than is now available which will make clear the funding requirements for future underground power programmes.

Another benefit of the pilot project is that it will provide an impetus to Local Governments' own undergrounding plans and possibly encourage larger projects in the future.

Expressions of interest are required to be received by the Steering Committee prior to 28 April."

The Site Selection Criteria, Information Required and Main Zone Boundaries are shown on Attachments 1, 2, 3 and 4 respectively.

While a number of suburbs can be considered, such as Warwick/Duncraig or Yanchep, it has been indicated that the location of the main zone substation is critical. A central, large suburb, such as Craigie, which is close to the Mullaloo substation, Joondalup Drive appears to best satisfy the criteria.

On this basis, the suburb of Craigie can be nominated for the pilot project subject to Council's consideration of the funding aspects.

FUNDING ASPECTS

A firm costing for the scheme is not available and the likely cost of reinstatement works has not been identified. The short time frame to register an interest in the pilot project does not enable detailed costing or financial implications to be adequately addressed.

In broad terms, based on cost estimates previously indicated by the Energy Commission, the undergrounding of the 2,400 lots for Craigie would be between \$3,600/lot to \$5,000/lot. This

includes an average allowance of approximately \$600 - \$800 for the consumers underground works in private property.

The total estimated cost for all of Craigie to have underground power as the Pilot project would, therefore, be \$9 - \$12m.

Based on the desired one third cost sharing arrangement, and excluding any contribution from the residential consumers, the City's contribution would be in the order of \$3m - \$4m.

This is a significant financial outlay. Some various options are for the City's contribution to be based on a smaller area of around 500 lots with a contribution of \$600,000 to \$830,000 based on a total estimated cost of \$1.8m - \$2.5m or to be assessed only on the cost of reinstatement of streets, crossovers, footpaths and savings in tree pruning. The yearly cost of tree pruning is about \$20,000. Other works programmed for Craigie, such as road resurfacing and footpaths, could be deferred and the funds used for reinstatements. These amounts can be considered towards a financial contribution for the Pilot project, but would be well below the desired one-third equal cost sharing arrangements.

However, this is not the Government's preferred strategy for the Pilot project where "cost sharing will receive a very high weighting".

Council must therefore consider, in principle, the amount of funding it is prepared to contribute to the Pilot scheme and the mechanism to provide any funding.

This also raises the issue of funding the undergrounding of power for the remainder of the City. While firm details of the number of lots and costing for each suburb is not available, an order of cost is \$140m. Over a 30 year period, and on a one third costing arrangement, this requires an outlay for Council of over \$1.5m p.a. on present values.

The issue of the costs imposed on residents for connection to the scheme will need to be addressed. In Subiaco, to avoid the problem of some residents refusing to pay for the underground consumer connection, the Local Government Minister's approval was obtained for Council to fund the consumer connections to private property. The Subiaco Council also adopted a policy where new construction, or construction in excess of 50% of the existing structure, is undertaken, a condition of planning approval requires the property owner to make provision within the building for a future underground service.

The Local Government Association has also raised a number of issues regarding the undergrounding of existing powerlines:

These are:

22Inclusion in all new local Town Planning Schemes of a requirement for undergrounding power as a charge against the Scheme (involves Ministers for Planning and Energy).

23A policy that underground power be provided in all redevelopment work on arterial and sub arterial roads. In most instances, these are roads funded for Commonwealth allocations (involves Ministers for Main Roads and Energy).

24Co-ordination of future infrastructure plans of Local Government, SECWA, WAWA, Telecom and new Gas Authority with regard to any work that requires trenching. Where plans can be co-ordinated to enable common trenching the cost of underground power be substantially reduced (involves multiple Government Ministers).

25The prospect of undertaking a cost benefit to determine if expenditure incurred by SECWA in relation to street trees could be offset against bundled cabling that would obviate street tree pruning.

26The option of large scale use of solar cells for residential, industrial and commercial properties. On SECWA figures of \$6,000 for underground power per household, the installation of solar cells would be cost equivalent to providing power to a domestic house.

27Cost reduction by including undergrounding of power in conjunction with laying the optical fibre network for high speed communications.

28Local Government should voice a concern about any future sale of the Electricity Authority to private enterprise and require that all capital currently being provided for street lighting and power infrastructure be recorded as a Local Government investment for ownership allocation in any proposed divestment of the Energy Authority to private enterprise.

29On the basis of the previous comment, any proposal for a Local Government capital contribution to undergrounding of power supplies must be similarly considered as owner equity.

These issues will need to be considered as part of the strategic planning strategy for undergrounding power within the City.

It may, therefore, be appropriate that a Consultant be employed to report on the financial and general impacts of installing underground power within the City.

With regard to the Pilot Project, no specific Budget funding has been allocated for the Underground Pilot project. The time constraints have not given the opportunity for funding and resource contributions to be submitted for Council's prior consideration. It is recognised that a funding contribution towards the Pilot project needs to be considered against funding requirements of other projects, such as the Joondalup Civic and Cultural Facilities.

Should Council resolve to nominate for participation in the Pilot Project, a suitable recommendation would be that Council:

- 1 nominates the suburb of Craigie for the Underground Pilot Project with a total financial contribution of \$..... based on lots;
- 2 refers the allocation of funds for this project to the Finance and Administrative Resources Committee;
- 3 authorises the City Engineer and City Treasurer to appoint consultants in the 1995/96 financial year to evaluate the financial and general impacts of underground power within the City.

Alternatively, due to the financial impacts, Council may resolve not to nominate for participation in the Pilot Project, but recommend funding in the 1995/96 Budget for consultants to evaluate, in conjunction with the City Engineer and City Treasurer, the financial and general impacts of underground power within the City.

Submitted for Council's direction.

D R BLAIR
Acting City Engineer

PP:AT
Cere0411
TS135-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 510-1316, 510-1202

WARD: CENTRAL

SUBJECT: CHANNEL DRIVE/ADMIRAL GROVE ROUNDABOUT REALLOCATOIN OF FUNDS

Council approved \$40,000 in the 1994/95 Budget for the construction of a roundabout at the Channel Drive/Admiral Grove intersection in Heathridge.

An initial design located the roundabout north of the junction and was estimated to cost \$87,127. This would have created a funding shortfall of \$47,127. As a consequence, Council deferred consideration of this matter pending further evaluation (Item I11215 refers) of the preferred treatment of this junction.

The results of a recent survey, as shown on Attachment 1 indicate that traffic peaks and volumes along Admiral Grove, are still of concern. There are also significant vehicle turning movements into Channel Drive and accordingly, a roundabout at this junction remains an appropriate traffic "calming" treatment.

The recent innovation of dual approach islands would allow a smaller roundabout at the junction. This revised design is estimated to cost \$55,000. As Council previously reallocated the \$40,000 from Account No 33077 to Account No 33066 Traffic Improvements - Various Locations, further funds will have to be allocated for the Admiral Grove roundabout project.

Sources of funds for this project are outlined below:

<u>Account</u>		<u>D</u>	<u>\$</u>
<u>No</u>			
33119	Woodvale Access Road (works complete)		13,8
	Timberlane Dve & Springwood Way		67

33076	Hudson Avenue, Girrawheen - roundabouts (works complete)	8,67 5
32661	Karoborup Road, Carabooda (roadworks deferred)	32,5 00

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33119	Woodvale Access Road (works complete) Timberlane Dve & Springwood Way	13,8 67	
33076	Hudson Avenue, Girrawheen - roundabouts (works complete)	8,67 5	
32661	Karoborup Road, Carabooda (roadworks deferred)	32,5 00	

D R BLAIR
Acting City Engineer

DP:EMT
Cere0415
TS136-04/95

CITY OF WANNEROO REPORT NO TS136-04/95

TO: TOWN CLERK
FROM: ACTING CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 26 APRIL 1995
FILE REF: 510-2
SUBJECT: FOUR-WAY INTERSECTION STRATEGY
FOR MARMION AVENUE

Council considered a report at its July 1994 meeting (Item I10704 refers) on the feasibility of installing traffic lights at the intersection of Shenton Avenue and Marmion Avenue at Burns Beach Road and Marmion Avenue following referral of this matter to Main Roads WA. Advice was received from Main Roads WA that its programme for traffic light installation is carried out on a priority basis and there are other locations which require prior attention. Copy of report I10704 is included as attachment 1.

Ongoing discussions have been held with Main Roads WA to determine a suitable strategy for addressing problems of four way intersections on Marmion Avenue.

The current MRS map details four way intersections at Shenton Avenue, Burns Beach Road, Neerabup Road and Hester Avenue in the northern end of the North West corridor. The first two are presently a cause of concern for motorists due to increasing crashes, traffic volumes and speed.

As a major factor in most crashes at the Burns Beach Road and the Shenton Avenue intersections is vehicle speed the interspersing of roundabouts will contribute to reduced operating speeds and hence crashes.

As an overall strategy to reduce the impact on motorists at these four way intersections, the following controls have been suggested by Main Roads WA:

CROSSROAD

CONTROL

Shenton Avenue	Roundabout
Burns Beach Road	Traffic Control Signals
Neerabup Road	Traffic Control Signals
Hester Avenue	Roundabout

Traffic control signals are suggested at Burns Beach Road and Neerabup Road as they will carry more traffic compared to Shenton Avenue and Hester Avenue based on predicted 2021 traffic volumes.

Council's submission for funding as part of the 1995/96 Urban Arterial Road Fund included the extension of dualling on Marmion Avenue to Shenton Avenue with four way intersection and two lane roundabout options for the Shenton Avenue intersection.

The two lane roundabout option is in accordance with the proposed strategy and has been given a high priority for funding in 1995/96. Design work is progressing on this option with a view to construction being completed by the end of 1995.

In conjunction with his proposal, Main Roads WA has included, on the 1995/96 Operational Plan, the installation of traffic signals at Burns Beach Road due to the increasing hazard at this site.

Initially, the construction of the roundabout and installation of traffic signals at the above two locations will reduce the operating speed of Marmion Avenue, further contributing to safety at other intersections due to increased gap sizes. Other locations along Marmion Avenue should also be considered for treatments, such as roundabouts, to reduce vehicle operating speeds. Along with current development and the extension of the Marmion Avenue dual carriageway the following intersection proposals will be further evaluated:

CROSSROAD	CONTROL
Moore Drive treatments	Roundabout/unsignalised
Edinburgh Avenue treatments	Roundabout/unsignalised

RECOMMENDATION

That Council endorses the four way intersection strategy for Marmion Avenue as outlined in Report and requests priority installation by Main Roads WA of traffic lights at the Marmion Avenue/Burns Beach intersection in the 1995/96 Operational Plan.

D R BLAIR
Acting City Engineer

DRB/jc

TS137-04/95

CITY OF WANNEROO REPORT NO TS137-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 510-1222, 510-1297

WARD: CENTRAL

SUBJECT: PROPOSED ROUNDABOUT - JUNCTION OF TREETOP AVENUE AND OUTLOOK DRIVE, EDGEWATER

Concerns have been raised about the safety near the Edgewater Primary School and for children crossing the junction of Treetop Avenue and Outlook Drive, Edgewater. Recent accidents outside the school have highlighted this issue.

The Engineering Department's 1994/95 traffic programme proposed the treatment of Treetop Avenue with initially the construction of a roundabout for this junction, subject to community support. A survey of nearby residents and school officials has reinforced general community concern that vehicular speeds pass the Edgewater Primary School are high. Also, vehicular access to the school is limited and, as a consequence, significant vehicular turning movements have previously been recorded at this junction as shown on Attachment 1. A roundabout treatment would reduce vehicular speeds in the general vicinity of the school while enabling increased vehicular turning movements. Accordingly, a roundabout at this junction is regarded as an appropriate traffic device. The estimated cost of the roundabout is \$40,000 and these funds have been allocated in the Budget for traffic management treatments in Edgewater.

RECOMMENDATION

That Council:

30approves the construction of a roundabout at the junction of Treetop Avenue and Outlook Drive, Edgewater;

31 advises the interested parties accordingly.

D R BLAIR
Acting City Engineer

BL:AT
Cere0412
TS138-04/95

CITY OF WANNEROO REPORT NO TS138-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL
SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 508-4

WARD: ALL

SUBJECT: REVIEW OF RECYCLING

INTRODUCTION

Council at its meeting on 8 March 1995 (item C91-03/95) requested that its recycling programme be reviewed, including information on the systems used by other Councils in Perth.

The main issues were the type of recycling system (ie bag, crate, 240 litre MGB) and range of items collected particularly whether this included plastic bottles.

Council last reviewed the general philosophy of its recycling programme in May 1993 (item H10522). At that time Council favoured a "Conservation of Resources" approach to recycling which aims to give a net benefit to the community. In recognition of the difficulty of measuring some of the benefits and pressure from some parts of the community to be seen to have a recycling programme, Council set the guidelines of only collecting material in its kerbside recycling programme with a net recycling cost of less than \$200.00 per tonne.

This approach was continued in July 1994 when the contract for sorting of recyclable material was let for the year. Special provision was made for the two items with potentially significant environmental impact, used engine oil and car batteries, which were allocated a higher collection subsidy.

HISTORY

Council has exerted active and ongoing direction on the whole recycling issue.

During the 1980's Council was active in the recycling debate and particularly encouraged the State Government to implement deposit legislation. This was intended to involve companies directly in the cost of recycling their products. A 1987 Commonwealth Government Study indicated that a deposit system for glass containers could require a subsidy of between \$80 and \$140 per tonne to operate. The commission concluded "For consumers to judge that container deposits legislation would be worthwhile they would need to place a high value on the total of those benefits which the commission could not quantify."

In October 1989 the EPA issued Bulletin 409 "Recycling - Cost Analysis and Energy Balance." The report concluded "Recycling domestic refuse, in the Perth metropolitan area, is an economically feasible, and energy efficient proposition. It recommended a fortnightly kerbside collection using bags or plastic crates and asserted "The cost of collecting recycling materials is met by the revenue generated on their sale when the participation rate from the collection round is 30 to 40 percent, a reasonable goal to be achieved within the first two years of operation." (This analysis was apparently flawed because no operation in Perth has been able to operate without a subsidy.)

Council considered this in December 1989 (item D11227) and resolved to establish a separation at source door to door recycling collection service (Attachment 1). The objective was to promote the recycling of suitable materials and provide an economic kerbside collection service for the residents of the City of Wanneroo.

The service was to be initiated via a pilot programme with two collection crews.

Funding provision was made in the 1990/91 budget and in October 1990 (item E11006) Council let a contract for the supply of three recycling trucks and resolved to construct a recycling sorting facility at the Badgerup Road Tip site. In April 1991 (item F10403) contracts were let for the construction of the recycling sorting facility. In August 1991 (item F10804) a

contractor was appointed to operate the recycling sorting facility.

The kerbside recycling programme commenced in December 1991 serving about 20,000 properties.

In March 1992 Council adopted a policy of promoting domestic composting of organic materials by selling compost bins to reduce the amount of organic material going to landfill. To the end of February 1995 Council had sold 2641 compost bins.

In April 1992 the Shire of Swan ran a trial using 240 litre carts for collecting recyclables. The material was taken to Council's recycling sorting plant at Badgerup but was of such a poor quality that it could not be sorted and was sent to the tip.

In October 1992 (item G11018) Council reviewed its recycling programme in light of the recently released "Recycling Blueprint" report which promoted the use of 240 litre carts for recycling. That type of operation was being trialled in Mosman Park and Bayswater. Reports indicated significant problems with about 20% of the material collected being rubbish.

The Mindarie Regional Council had adopted a resolution in November 1990 to have a secondary waste treatment system operating by 1995. It had a study in progress that included rubbish and recycling collection systems. The estimated capital cost of carts and trucks for a 240 litre cart recycling collection was \$4.5m. There was a likelihood that such equipment could be redundant when the Mindarie Regional Council implemented its Secondary Waste Treatment System.

Council concluded that the small capital cost of the current bag system made it the most cost effective and appropriate way to provide a recycling service in Wanneroo and resolved to extend the fortnightly kerbside recycling service using the bag system. This became fully operational in February 1994.

WASTE MANAGEMENT AND RECYCLING POLICY

Government is now following private enterprise in changing from interventionist and prescriptive approaches to outcome-orientated description of what is to be done.

This allows for better consideration of why something is being done. Clearer goals are established and progress can be measured.

A clear understanding of what is to be achieved also encourages innovation and allows each community to determine the best course of action for their unique situation.

Waste minimisation and recycling has been the subject of many prescriptive "solutions" that have been imported from elsewhere and promoted as the way to solve the "problem".

It is for Council to decide if it has a "problem" to be tackled, to then define it and decide an appropriate solution.

To help clarify the situation a letter was sent to the State Government's Office of Waste Management asking for information. In their reply (Attachment 2) the following was stated.

"The Recycling Blueprint process, ..., did not take issue with the national goal of halving waste to landfill by the year 2000."

"The issues motivating the national community goal are primarily environmental and economic. The more obvious benefits are conservation of resources, energy and landfill space and containment of long term waste disposal costs although issues of pollution prevention are also apparent."

"I can offer you no specific figure on what might be an acceptable cost per tonne of diverting waste from landfill. The issue is a complex policy and accounting issue for your City and its ratepayers."

"Your aim really should be to determine the most economically efficient and environmentally acceptable way of halving the City's waste that is supported by your ratepayers. To this end may I suggest that you cost the varying options open to you (including full provision for avoided economic, environmental and social costs of landfilling) and then have an independent survey made of your ratepayers to find out which of these options they would be prepared to support and how much they would be prepared to pay. I suspect you would be surprised at the extent of support".

The lack of any clearly defined reason or quantified benefit is evident, therefore the proposed community consultation process is appropriate.

In relation to recycling and waste minimisation, the question for Council is whether in our specific situation there are benefits, what they are and what price is reasonable to ask our

ratepayers to expend to purchase those benefits. A factor that also needs to be considered is whether greater environmental benefits could be obtained from entirely different approaches such as promoting fuel efficient driving, insulation of houses etc.

The basic factors for consideration are:

32 Conservation of Resources (raw materials)

This is the most obvious impact of recycling. Kerbside recycling programmes in Perth typically collect glass, aluminium, paper, plastic and steel cans.

There is no shortage of the raw materials to make these commodities. There is, however, concern at the environmental harm done by their extraction and manufacture. Governments encourage mining and manufacture and often subsidise them by special tax treatment to encourage exploration and development. Ending such subsidisation and charging appropriate royalties would be the most effective way to reduce consumption of raw materials. It would also increase recycling by making it more cost effective.

If environmental harm from raw material extraction (including logging) is an issue then it needs to be progressed on a political level with the State and Federal Governments. It could also be the subject of information and action campaigns involving the residents of Wanneroo.

If a reduction in use of raw materials is adopted as a community goal then recycling is only one of a range of options that should be reviewed as recycling only addresses between 100 kg and 200 kg of material per property per year.

33 Conservation of Energy

Energy is a diverse commodity and central to our community's current lifestyle. Energy consumption is a factor to consider in regard to ecologically sustainable development because of carbon dioxide emissions contributing to the greenhouse effect.

Energy costs appear to have been declining in real terms since 1978 and this has not helped in energy conservation. The Federal Government was recently reported to be considering a carbon tax to reduce carbon

dioxide emissions. This apparently was not considered to have sufficient community support to be implemented.

Subsidising recycling could be considered an indirect carbon tax and would contribute to energy conservation. There is a range of cost effective ways for Council to reduce the communities energy consumption.

34 Conserving Landfill Space

Recycling does reduce the quantity of material going to landfill. The item in the normal recyclable list that could cause problems in a landfill is newspaper since it is organic and can decay. Actual excavation of tips has shown that even after many years most of the paper has not decayed. Glass, metal and plastic also tend to remain unchanged in a well compacted landfill.

A tonne of rubbish uses about a cubic metre of landfill space. The City of Stirling as a member of the Mindarie Regional Council has raised concern about expending \$2.75 per cubic metre for excavation to extend the capacity of Tamala Park. This is obviously a much more cost effective way to conserve landfill space than the \$154 per tonne subsidy currently applying to recycling.

Other options for conserving landfill vary from diverting greens and shredding of rubbish to give better compaction and less cover material to various secondary waste treatment systems such as composting and waste to energy.

It is interesting to note that actual measurements in the USA identified that 9% of the landfill was "edible food" like things that had gone mouldy in the fridge and then been discarded. There has been no comparable study in Perth.

35 Reducing Pollution

There is a perception in the community that plastics are a pollution problem in landfill. Plastic buried in a landfill site is stable and just "sits" there in the same way as glass, bricks and sand. American studies indicate that plastics have formed 10% of landfill for the last 20 years! This has been achieved because the manufacturers have been "lightweighting" and improving the uniformity of the plastics so that more containers can be made from the same amount of plastic.

The item of most long term concern would be lead acid batteries. Used engine oil could also be of concern due to the heavy metals used in the additives. Council currently collects these items in its recycling programme as do similar programmes in some other Council areas. The 240 litre cart recycling systems do not currently collect these items.

36 People want to Recycle

A portion of the community strongly believe in recycling and are willing to pay for the service.

An opinion poll in July 1994 found that residents in Wanneroo gave the following responses:

Question

"How much per year, in addition to the current charges for rubbish removal and disposal would you be prepared to pay to enable all household rubbish to be sorted by machine at the depot and the appropriate parts recycled?"

Response

3%	Don't know
25%	Unsure
41%	No fee
6%	Less than \$20
4%	\$20 - \$30
10%	\$31 - \$50
0%	\$51 - \$74
5%	\$75 - \$99
3%	\$100 - \$149
1%	\$199
2%	\$200+

A total of 31% of people were willing to pay something more to have all of their rubbish sorted for recycling and 50% didn't want to spend any more on recycling.

There is also 11% of people who feel very committed to recycling and were willing to pay over \$75 per year for a more comprehensive programme.

This would more than fund a 240 litre cart system from a private contractor to cover this portion of the ratepayers. Council, as a community vehicle for these people, could consider arranging the contract provision of such a service and make it available as an option.

37Community Leadership (people should recycle)

There is no doubt that our community faces some serious environmental, lifestyle and resource allocation issues.

It is also a period of economic difficulty for many with high unemployment and high interest rates. Many people feel that community leadership rather than political leadership, is in short supply.

To provide effective leadership in these issues Council will need to get a good understanding of the underlying issues and then form a vision of the role the Council will play.

In the community at the moment many people believe that recycling is the answer "to the problem". As detailed above, this is not true although it may be part of an overall strategy.

It is important that a focus on the highly visible kerbside recycling programme does not overshadow the larger issues.

It is appropriate for Council to lead community opinion provided it has delved deeply enough into the issues to know where it is going.

NATIONAL WASTE MINIMISATION AND RECYCLING STRATEGY

The Commonwealth Government has established the Commonwealth Environment Protection Agency (EPA) and it has consulted with the Australian and New Zealand Environment and Conservation Council (ANZECC), which consists of the Commonwealth, State and Territory and New Zealand Ministers with the prime responsibility for the environment. Together they have developed the National Strategy with the following goals and objectives.

Strategy Goals

In accordance with the concept of Ecologically Sustainable Development, the goals of the National Waste Minimisation and Recycling Strategy are to:

- . encourage the ecologically sustainable non-wasteful use of resources
- . reduce potential hazards to human health and the environment posed by pollution and waste
- . maintain or improve environmental quality.

General Objectives

In order to achieve these goals, the strategy has, as its objective, the need to charge Australian production, consumption and disposal activities to:

- . achieve ecologically sustainable economic performance through greater efficiency of resource use and enable appropriate conservation of resource
- . minimise the quantity and toxicity of wastes and pollution
- . improve management and control of unavoidable wastes, especially those that pollute.

In relation to the objective to minimise the quantity of waste, CEPA has adopted as a national target a 50% reduction by the year 2000 in waste going to landfill. (Waste amounts measured by weight per capita based on 1991 levels).

No specific reasons or cost benefit analysis has been put forward in support of this goal and particularly in relation to 50% versus 30%, 40% or 60%. Overall per capita waste generation includes garden waste, industrial/commercial waste and builders rubble.

The State Government is currently preparing a submission that a target less than 50% is appropriate for Western Australia.

In 1992 ANZECC endorsed a report on the establishment and implementation of a National Kerbside Recycling Strategy. In consideration of the financial aspects and whether the aim should be to collect as much material as possible, irrespective of economics, or should economic limits be set? It was concluded:

"State and Territory governments believe that economic limits should be set and that, after an initial development period (of up to five years), kerbside systems should be expected to a least break even, after accounting for full long term savings in waste disposal costs".

Shortfalls in funding were to be shared between local government, State Government and industry. To date, local government have carried all of the shortfall.

Various industry groups made commitments to achieve certain recycling levels by the end of 1995 to avoid more

interventionist actions by the State and Federal Governments. Achieving these targets by making their products more attractive to recycle is the responsibility of the industry groups and not government.

In the past, Council has adopted the view that recycling levels should be set by the State and Federal Government and achieved by industry at their cost so that the full cost is reflected in the market price of products.

The National Waste Minimisation and Recycling Strategy is meant to address the whole waste and recycling issue. Kerbside recycling collection is one of the options for each community to consider.

REVIEW OF OTHER COUNCIL OPERATIONS

Information on the recycling operations in Bayswater, Bassendean, Swan, Rockingham and Kwinana is given in Attachment 3. The operations vary in method of collection and the commodities collected. The Councils did not have clearly documented purposes for their recycling programmes. The majority of officers suggested that the purpose of their recycling programme was to reduce the amount of material going to landfill.

The effectiveness and cost of these councils' operations varied greatly and is not conclusive.

The City of Stirling has had an active waste minimisation programme for several years. It has operated on the basis of minimal subsidy. Activities have included supporting school based recycling programmes with a shed and other equipment and the shredding of green waste. They had a contractor providing a low intensity kerbside collection at minimal cost. Predictably the contractor was not profitable and came to Council for money.

The City of Stirling found itself in the unplanned position of needing to subsidise a kerbside recycling collection. It has been doing this for the past few months while it's overall strategy is reviewed.

The City of Stirling uses the Yirrgan tip and pay tipping fees of about \$26 per tonne.

CITY OF WANNEROO'S KERBSIDE RECYCLING PROGRAMME

The City of Wanneroo's recycling programme is designed to be short term with a low capital outlay. Funding for the programme was initiated in 1990 in line with the collection systems suggested at that time by the EPA. In November of 1990, the

Mindarie Regional Council passed a resolution (Item M901006) that said:

"The Mindarie Regional Council is mindful of the need to develop and implement a method of household refuse disposal with a lower environmental impact than sanitary landfill and desires to have a suitable alternative method in operation by no later than 31 December 1995.

The initial study report was tabled in May 1993 and suggested composting as the most viable of the options evaluated. This involved the use of two 240 litre carts.

The first cart would be for organic waste (kitchen and garden waste) and would be collected weekly. The second would be for all other "dry" waste including recyclables and would be collected fortnightly. The recyclables would be removed from this waste through positive sorting. A three bin system was not considered practical. There was concern about the marketability of the compost.

Just before the report was presented, an Australian Company's proposal for a waste to energy plant came to the committee's attention.

This was purported to use an incinerator developed by the CSIRO and had a capital cost similar to a compost plant. Profits from selling the electricity could make the operation of similar cost to the current landfill site. The system would use a single rubbish bin with recyclables being sorted from the rubbish as part of the preparation process prior to burning.

The Mindarie Regional Council deferred action to allow for further evaluation of the compost market and the waste to energy proposal.

Investigation of these issues has progressed slower than expected. An optimistic timing for commissioning of a plant would be December 1997 and more probably December 1998 which is 3½ years away. This leaves Council in a similar situation as during 1990 with the need to format a short term recycling programme.

At a meeting between the Mayor and Officers of the Office of Waste Management it was indicated that their priority list for minimising waste was:

- 1 Demolition Waste
- 2 Greens
- 3 Paper
- 4 Kerbside recycling

They agreed that plastics were not an environmental concern but represented the topic of nearly 40% of the letters received by the Minister on recycling. It was suggested that if Council's current tender process for contracting the sorting of recyclables detailing individual prices was giving too high a price for plastic then a single all in price should be used next time so that the price for plastics not highlighted.

DISCUSSION

The initial prompting for this report was concern about public comment on removing plastics from the kerbside recycling collection, the bag system of collection, and the level of public information on the recycling programme.

Ongoing public information programmes are important to promote public involvement and to inform people of the wider environmental issues. This was recognised last year and the provision of a staff member to handle this and give more attention to quarries was put up for consideration in the 1994/95 budget. This was not funded and the programme has suffered.

Since plastics have been a significant issue, Council could decide to put plastics back on the collection list. The plastic containers being collected last year were the clear and green PET cool bottles (Code 1) and clear HDPE milk bottles (Code 2).

On current estimates this would require about \$100,000 per year subsidy to recycle about 90 tonnes of plastic.

A suitable resolution would be:

"That Council resolves to include on its kerbside recycling programme Code 1 and Code 2 clear plastic containers".

Some changes to the Badgerup Recycling Sorting Plant budgeted for the financial year to improve the handling of plastics were not implemented. Some of this work would need to be listed in the coming budget.

Steel cans are another marginal product. The steel industry has taken a number of initiatives to promote steel can recycling. These include the rent at a nominal fee (\$1 per year) of a bailing machine and a long term guaranteed purchase price of \$75 per tonne. Steel cans could be collected at significantly lower cost per tonne than plastics.

Approximately 50% of the material collected by Council's recycling programme is newspaper. As noted above, this is the

highest priority portion of the materials from the recycling programme. Council does not currently collect cardboard in the residential recycling programme.

In the October 1992 (Item G11018) review of its recycling programme, Council was made aware of the interest from Australian Paper Manufacturers to be directly involved in the collection of newspaper and cardboard for use in its Spearwood plant. The City Engineer was authorised to progress negotiations on this issue. The subsequent world glut in newspaper delayed progress on the issue.

Negotiations have recommenced just recently, partly prompted by industry concerns about the low quality of paper available from the co-mingled 240 litre cart collection systems.

Direct collection by the processing company has the potential to provide an economical collection for cardboard as well as newspaper.

CITY OF WANNEROO WASTE MINIMISATION STRATEGY

The Commonwealth and State Governments have set the goal of halving the per capita weight of rubbish going to landfill by 50% by the year 2000 and want Councils to adopt this goal for domestic waste. The secondary treatment options being considered by the Mindarie Regional Council will achieve this level of reduction.

Council may wish to look at the options and costs of achieving a 50% reduction in waste to landfill assuming the Mindarie Regional Council fails to implement a secondary waste treatment process.

As suggested by the Office of Waste Management this should involve independent opinion poll surveys of the residents of Wanneroo to find out what they think of the options and how much they are willing to pay. Private consultants would have to be engaged to undertake significant parts of the study at an estimated cost of \$50,000.

The result would provide the information for Council to develop an appropriate Waste Minimisation Strategy to meet the needs and aspirations of the municipality.

A suitable resolution would be:

"That to assist in the development of a Waste Minimisation Strategy for the City of Wanneroo, the most economically efficient and environmentally acceptable way of reducing the per capita domestic waste collection that is supported by ratepayers

be researched and reported to Council and funding provisions of \$50,000 for this study be included in the 1995/96 draft budget".

Wider environmental issues affecting the residents of the City of Wanneroo have been raised in this report. They are also being considered to some extent by Council's Environmental Review Committee.

Council could consider that the \$1,344,000 portion of the rubbish rate relating to recycling represents an acceptable contribution to environmental action in the City of Wanneroo. Alternatively, the Environmental Review Committee could be asked to advise Council on priorities in this area and whether an expenditure of this magnitude could purchase significantly greater benefits if it was used differently. This will allow better overall co-ordination of Council's environmental activities.

A suitable resolution would be:

"That the Environmental Review Committee be asked to advise Council of the most effective and beneficial options of expending in excess of \$1m per year to promote energy and resource conservation and other environmental priorities in the City of Wanneroo".

The issues discussed in this report are of major significance for our community and involve the expenditure of over \$1m per year. The development of a City of Wanneroo Waste Minimisation Strategy with clear goals and objectives will allow for more effective and beneficial programmes. In the meantime, Council should retain it's current, low capital cost, recycling programme.

Submitted for direction.

D R BLAIR
Acting City Engineer

RWE:SW
Cere0403

TOWN OF BAYSWATER

- Properties 17,249
- Rubbish collection 20,000 tonnes = 1159 kg/property

- Recycling collection 13,140 tonnes = 761 kg/property?
- Service - 240 litre cart, fortnightly collection by Cleanaway
- Collect - newspaper, cardboard, HDPE, PET, PVC, aluminium cans, steel cans, office paper, glass, liquid paperboard
- Rubbish collected with recycling 30% (see note on 240 litre collection)
- Contract - renewed in 1995 for 5 years plus 5 year option.
- Rubbish rate \$126.50 (recycling \$17.00?)
- No written objective for programme.

TOWN OF BASSENDEAN

- Properties 5,300
- Rubbish collection 5,000 tonnes = 943 kg/property.
- Recycling collection 1,200 tonnes = 226 kg/property.
- Service - 55 litre crate, weekly collection by A & K Recyclers.
- Collect - newspaper, office paper, glass, aluminium cans, steel cans, HDPE, PET, liquid paperboard, car batteries.
- Rubbish collected with recycling 1%, non recyclables normally left in crate.
- Contract - new contract starts in May 1995 for 5 years plus 5 year option with Total Recycling.
- Rubbish rate NOT SEPARATE (recycling \$10.92)
- Part of meeting state goal of reducing rubbish to landfill by 50%.

TOWN OF KWINANNA

- Properties 7,000.
- Rubbish collection 17500m³
- Recycling collection 730 tonnes = 104 kg/property.
- Service - 2 bag weekly collection by Kwinanna Recycling Service.
- Collect - paper, cardboard, glass, aluminium cans, steel cans, PET, HDPE, liquid paperboard, rags, used engine oil, car batteries.
- Rubbish collected with recycling 2%.
- Contract renewed in 1994 for 5 years.
- Rubbish rate \$110.00 (recycling \$16.00)
- Council considered the option of a cart system and considered that it would recycle about twice as much for twice the cost compared with the existing system. Other issues were minimisation of material to landfill and community expectation.

SHIRE OF SWAN

- Properties 23,000 tonnes.
- Rubbish collection 23,000 tonnes = 1,000 kg per property
- Recycling collection 3,000 tonnes = 130 kg per property
- Service - 240 litre cart, 4 weekly collection by day labour (residential areas only) contract sort by Recycling Company of WA.
- Collect - newspaper, cardboard, glass, aluminium cans, steel cans, HDPE, PET, PVC, liquid paperboards, used clothing.
- Non saleable 15%.
- Contract - Sorting of mixed recyclables
- Collection of paper and cardboard
- Rubbish Rate \$112.00 (Recycling \$31.00).
- Objective - minimise waste to landfill.

CITY OF ROCKINGHAM

- Properties 22,000.
- Rubbish collection 17,000 tonnes = 772 kg per property.
- Recycling collection 1,350 tonnes = 61 kg per property.
- Service - 1 bag system, fortnightly collection by Kwinana Recycling Service.
- Collect - (in bag) glass, aluminium cans, steel cans, PET, HDPE, PVC, liquid paperboard, (next to bag) newspapers, cardboard, used engine oil, car batteries, rags.
- Rubbish collected with recycling 3%.
- Contract - considering new tenders at the moment.
- Rubbish rate \$114.00 (Recycling \$7.80).
- Commitment to a recycling programme made as part of landfill site approval.

CITY OF WANNEROO

- Properties 65,000.
- Rubbish collection 60,900 tonnes = 937 kg per property.
- Recycling collection 6,118 tonnes = 94 kg per property.
- Service - 1 bag system, fortnightly collection by day labour in residential areas (weekly collection of glass and aluminium cans in rural area).
- Collect (in bag) glass, aluminium cans, liquid paperboard, (next to bag) newspaper, used engine oil and car batteries.
- Rubbish collected with recycling.
- Contract - for operating sorting plant.
- Rubbish Rate \$110.00 (Recycling \$21.00).

NOTE - 240 LITRE CART COLLECTION.

Recycling collections using 240 litre carts are operated by the Shire of Swan, City of Melville and Cleanaway and sorting operations are operated by Cleanaway, Green Recycling and the Recycling Company of WA. Currently 20% to 30% of the material collected is disposed of as rubbish.

Cleanaway has mounted a major public awareness campaign in the areas they service to reduce the level of rubbish in the system. Their sorting plant currently does not extract mixed paper and broken glass. When the plant is modified they hope to achieve their budget figure of 20% rubbish content.

Cleanaway indicates that it averages 266 kg/property with a fortnightly collection.

The Shire of Swan has a four weekly split collection. The newspaper and cardboard are put out separately so as not to be affected by broken glass or other items.

TS139-04/95

CITY OF WANNEROO REPORT NO: TS139-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 3090/560/3

WARD: SOUTH WEST

SUBJECT: PROPOSED RETAINING WALLS: LOT 560 (3)
MANAKOORA RISE, SORRENTO

SUMMARY

An application has been submitted for approval in principle to construct a dwelling at Lot 560 (3) Manakoora Rise, Sorrento. The retaining walls shown on the submitted drawings will be 2.5 metres high. Council approval is required for walls exceeding 2 metres in height.

BACKGROUND

In accordance with Council procedure, letters were sent the affected adjoining owners for the dwelling because it exceeds 6 metres in height. No objections were submitted against the dwelling.

One adjoining owner has requested that the original boundary fence be permitted to remain. The owner has agreed to this and has moved the proposed 2.5 metre retaining wall to 1 metre from the side boundary (see attachment '1' page 1).

Steps will be constructed behind the retaining wall on the boundary which will be 2.5 metres in height stepping down to the existing 1 metre high wall.

ASSESSMENT

The proposed dwelling and the retaining wall will not be out of character with the dwellings in the area. Favourable comments have been received from both affected adjoining owners.

RECOMMENDATION

That Council approve the proposed retaining walls to be constructed at Lot 560 (3) Manakoora Rise, Sorrento, to a height of 2.5 metres.

R.FISCHER
City Building Surveyor

LC:lc:bre04014

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

26 APRIL 1995

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 020-0

WARD: ALL

SUBJECT: OUTSTANDING GENERAL DEBTORS - MARCH 1995

Detailed below is a summary of the outstanding general debtors at the end of March 1995 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 March 1995 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	227,659.74	25%
30 Days	159,903.41	17%
60 Days	83,418.30	9%
90 Days	158,869.10	17%
Deferred Debtors	5,314.48	1%
Deferred Sporting Club Debtors	280,440.88	31%
	<hr/>	
	\$915,605.91	100%
	<hr/>	

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
	<hr/>

\$ 5,314.48

Deferred Sporting Club Debtors are represented by:-

Quinns Rocks Bowling Club A/C No 1 \$ 23,500.00

Balance of \$30,000 Council grant funds expended by Club, being repaid by annual instalments of \$6,500.

Wanneroo Districts Rugby Union Football Club \$ 51,201.34

Principal and interest on self supporting loan as at 01/07/94. Loan matures 15/01/2008.

Wanneroo Trotting and Training Club \$ 1,634.09

Principal on self supporting loan as at 01/07/94. Loan matures 30/07/96.

WA Sporting Car Club \$ 1,011.12

Principal on self supporting loan as at 01/07/94. Loan matures 01/12/95.

Wanneroo Districts Basketball Association \$203,094.33

Variance as at 01/07/94 between principal and interest paid on self supporting loan and payments made by the Association under lease agreement. Principal on self supporting loan as at 01/07/94 was \$150,979. Loan matures 01/10/98. Lease agreement matures 30/06/2007.

\$280,440.88

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

	\$
Sorrento Soccer Club	8,881.63
Wanneroo British Soccer Club	3,635.44
Wanneroo Basketball Association	12,500.00
Wanneroo Football Club	22,849.99
S.G.I.O.	303.30
Olympic Kingsway Soccer Club	2,617.69
Bovells Joondalup	2,878.30
Eating House Licences and Registrations 1994/95	750.00
Sporting Clubs Clubrooms Facilities Contributions	15,575.86
Mullaloo Surf Life Saving Club	5,233.34
Bikewest	20,000.00
Mr M Skroza	18,000.00
Sundry	45,643.55
	<hr/>
	\$158,869.10
	<hr/>

SORRENTO SOCCER CLUB - \$8,881.63

The Club's **total** outstanding debt is \$9,165.43 dissected as follows:

Loan Repayments	\$ 606.74
Property Rental	\$ 3,337.63
Commercial Refuse Charges	\$ 237.80
Utility Charges	\$ 914.68
Interest on Debt	\$ 4,068.58
	<hr/>
	\$ 9,165.43
	<hr/>

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$9,165.43 in March 1995. The Club paid \$500.00 on 10 October 1994. The Club met with Council representatives on 30 January, 1995 and requested Council assistance with the clearing of this account.

The Club's request was considered by Council's General Purposes Committee on 1 February, 1995. The Committee resolved that no assistance be granted and the Club be requested to immediately bring its account into line with the payment

programme previously set. Club paid \$2,000.00 on 15 February 1995 and \$500.00 on 10 March 1995.

WANNEROO BRITISH SOCCER CLUB - \$3,635.44

The Club's **total** outstanding debt is \$3,903.86 dissected as follows:-

Lease Fees	\$1,333.32
Property Rental	\$1,826.97
Commercial Refuse Charges	\$ 375.30
Utility Charges	\$ 368.27
	<hr/>
	\$3,903.86
	<hr/>

A new Committee was elected on 6 October 1994 and it will work towards clearing this account. The Club paid \$666.66 on 1 November 1994. Council granted a new lease at \$1.00 per annum on the clubroom effective 1 November 1994. The Club will pay the account on receipt of amended notice incorporating adjustment for lease fees for November 1994 to January 1995 which have been credited. Awaiting letter from the Club.

WANNEROO BASKETBALL ASSOCIATION - \$12,500.00

Lease fee for the period 1 July 1994 to 31 December 1994 (\$15,000.00 less paid \$2,500.00). The Association made monthly payments of \$3,625.00 up to February 1994 to clear account.

The Association stopped making regular monthly payments in February 1994. These monthly payments have since resumed with \$5,000 being paid in August 1994 and \$2,500 in September and \$5,000 in October 1994. Association has paid \$2,500 in each of the months of November and December 1994 and January and February 1995. The Club has since advised Council that it is proposing to increase the monthly payments in order to clear the arrears.

WANNEROO FOOTBALL CLUB - \$22,849.99

The **total** amount outstanding on this account is \$28,509.73 dissected as follows:-

	\$
Lease Fees	22,958.44
Commercial Refuse Charges	1,391.45
Utility Charges	579.16
Interest on Debt	2,792.68
Property Rental	788.00
	<hr/>

\$28,509.73

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club paid the \$500.00 weekly payments for May and July 1994 and a lump sum payment of \$10,000.00 in June 1994. No payments have been received since July 1994.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum).

A deputation from the Club addressed the Policy and Special Purposes Committee at its meeting on 5 October 1994. Report I51004 refers. This matter is the subject of a further report to Council in due course. The Chairman of Committee, town Clerk and City Treasurer met and discussed issues relating to the Club and the various alternatives available to Council. The City Recreation and Cultural Services Manager has completed a report to assist in developing these options.

S.G.I.O. - \$303.30

General Claims - \$303.30

2 claims being processed for payment.

OLYMPIC KINGSWAY SOCCER CLUB - \$2,617.69

The Club's total outstanding debt is \$3,561.48 dissected as follows:-

	\$
Property Rental	1,270.00
Commercial Refuse Charges	789.15
Utility Charges	1,502.33
	<hr/>
	\$3,561.48
	<hr/>

A letter was sent to the Club on 27 February 1995 requesting it to advise Council of its intentions to clear the account.

BOVELLS JOONDALUP - \$2,878.30

Commercial refuse charges 7 May to 17 June 1994 (\$1,096.00 - account paid but cheque dishonoured) and 18 June to 31 August 1994 (\$1,782.30).

Company had Receiver and Manager (Ferrier Hodgson) appointed on 31 August 1994 and Proof of Debt was submitted on 7 September 1994. The Receiver and Manager has paid the account from 1 September to 17 November 1994 at which date the business was sold. The new owners are paying the accounts from 18 November 1994.

EATING HOUSE LICENCES AND REGISTRATIONS - \$750.00

1994/95 - \$750.00

3 of the 321 licences issued in June 1994 and November 1994 for the 1994/95 year remain unpaid. Reminder letters were forwarded on 14 October 1994 and again on 14 November 1994.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$15,575.86

Contributions by various sporting clubs towards the use of clubrooms for 1991/92, 1992/93 and 1993/94 years. Accounts raised totalled \$57,059.59. An amount of \$22,396.04 was written off and \$19,087.69 paid to date.

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are continuing with Council's Recreation and Cultural Services Department.

When meeting with these clubs arrangements are being made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92, 1992/93 and 1993/94 years.

Eight clubs have outstanding contributions, three of which are still negotiating with Council over the amount charged. Collection action will be taken against the remaining clubs. Council's Recreation and Cultural Services Manager is compiling a report on the status of these clubs.

BIKEWEST - \$20,000.00

Contribution by the Department of Transport to a dual use path from the Ern Halliday Camp to Pinnaroo Point, Hillarys. The Department of Transport are to make an inspection of the works early in March 1995 and payment is thereafter to be made early in April 1995.

MULLALOO SURF LIFE SAVING CLUB - \$5,233.34

Electricity consumption, including various adjustments for the period 31 May 1993 to 12 September 1994. Sub-meters at the Club were misread over this period, compared to accounts received from SECWA and this has now been rectified. The Club is currently disputing this account. A meeting is to be held with Club officials following the Easter break.

MR M SKROZA - \$18,000.00

Purchase of fire unit. Account paid on 11 April 1995.

SUNDRY - \$45,643.55

Other Recoupables - \$1,191.00

Road and footpath repairs, other works.

Commercial Refuse - \$8,229.50

Payments being pursued.

Licences/Fines and Penalties - \$20,757.00

Dog registration fines and costs, food prosecutions and parking infringements and fish shop/offensive trade licence renewals.

Income from Property - \$8,020.91

Hire of various reserves and buildings.

Subsidies - \$436.90

Family day care fees and after school care fees.

General - \$6,080.41

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment recoverable, development/building licence fee, child care fee relief overpayment recoverable, meals on wheels charges, after school care fees, account enquiry fees, subdivisional legal costs recoverable and refuse bin hire.

Utilities - \$927.83

Electricity charges recoverable.

An amount of \$330.70 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$330.70 representing debts considered irrecoverable as detailed in Attachment B to this report.

J B TURKINGTON
City Treasurer

HK:LR
10 April 1995

tre0346
FA52-04/95

CITY OF WANNEROO REPORT NO: FA52-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 013-3

WARD: ALL

SUBJECT: 1995/96 INSURANCE PORTFOLIO

Councillors will recall that WAMA, through Scheme Managers, Jardine Insurance Brokers, has introduced self insurance schemes for Local Government Workers' Compensation and Public Liability/Professional Indemnity. These schemes will be operative from the commencement of 1995/96 financial year.

This matter has been the subject of various reports to Council over recent months and was complemented by a presentation to Council's General Purposes Committee on 11 April 1995 by the relevant Scheme Managers, Mr Leon Lawrence (Jardine Insurance Brokers), Mr Bill Vincent (Local Government Workcare) and Mr John Abercrombie (Local Government Mutual Liability). In addition, brochures on each scheme were forwarded for Councillors' perusal.

These schemes not only provide a further option for Council when considering its 1995/96 insurance coverage and premiums, but also enables all local governments within WA to be in charge of their insurance contributions (premiums) through ownership and participation in the schemes. It indeed is a re-introduction of the Local Government Insurance Pool Scheme previously operated

through the SGIO, however, it is "owned" by participating local governments.

As has been mentioned previously, the schemes have been modelled on successful self insurance schemes in Australian Local Government and also overseas. They have as their general features:-

* **OWNERSHIP OF THE SCHEME**

- . Each member Council will have the opportunity to participate on a voluntary basis.

* **SECURITY**

- . Comprehensive reinsurance will protect the schemes from claims in excess of contributions in any one year.
- . Annual reviews by an independent actuary.

- * **OWNERSHIP BY LOCAL GOVERNMENT**
 - . Owned or accountable to local government and participating Councils will have a strong voice in the way the Scheme is operated. As a result, local government insurance will no longer be dependent on the insurance industry.
- * **VALUE - ADDED SERVICES**
 - . Accident prevention.
 - . Rehabilitation services (Workcare Scheme).
 - . Claims management.
- * **EXTENDED COVER**
 - . Public Liability \$100m.
 - . Professional Indemnity \$25m.
- * **FINANCIAL SAVINGS TO ALL LOCAL AUTHORITIES**
 - . Workcare rate to be maintained for 2 years, individually tailored to each Council, giving Councils an incentive to control its claims costs.
- * **NOT JUST INSURANCE PROTECTION, BUT A TOTAL INSURANCE PHILOSOPHY**

In detail, the main features of each scheme are as follows:-

MUNICIPAL WORKCARE SCHEME

- * **Ownership of the Scheme**

WAMA on behalf of participating Councils.
- * **Cover**

All obligations under the Workers' Compensation and Rehabilitation Act 1981, as amended from time to time.

Unlimited common law cover is provided.
- * **Membership**

Voluntary - All WA Councils and other organisation established for local government purposes.

* **Policy Control**

A Board of Management comprising representatives appointed by WAMA, will oversee the Scheme.

MUNICIPAL WORKCARE SCHEME (Cont'd)

* **Day to Day Management**

Jardine Australian Insurance Brokers, as Scheme Managers.

* **Solvency Protection**

Reinsurance has been obtained to cover claims in excess of \$500,000 arising from one event, and any amount in excess of annual contributions.

Scheme reserves are fully protected under these arrangements.

* **Investment Policy**

A prudent investment programme, under the ruling of the Trustees Act, will be established by the appointed financial adviser ensuring overall benefit for local government.

* **Contributions**

The term "Contributions" will be used in place of the insurance industry term "premiums".

* **Members**

"Members" will refer to employees of participating organisations covered by the Scheme.

MUNICIPAL LIABILITY SCHEME

* **Indemnity Cover**

Public Liability: \$100m

Professional Indemnity: \$25m

Separate facilities are available for the following risks, which are not covered by the Scheme: licensed airports, Bushfires Act responsibilities, swimming pools (where the management is contracted out).

* **Membership**

Voluntary - limited to "local government bodies" (as defined).

* **Policy Control**

A WAMA appointed Board of Management will oversee the operation of the Scheme.

* **Day to Day Management**

Jardine Australian Insurance Brokers Pty Ltd.

MUNICIPAL LIABILITY SCHEME (Cont'd)

* **Retention and Reinsurance**

The Scheme will pay the first \$2 million of each and every claim.

A claim in excess of \$2 million will be protected by the purchase of specialised reinsurance.

* **Contribution Philosophy**

Members will pay an annual contribution, which will be calculated using a formula involving actual claims experience and members' performance.

The contribution will be supported by actuarial advice to ensure the financial stability of the fund.

* **Financial Reporting**

Each year is treated as a separate fund year. The Board will have the ability to distribute any net surplus to members for a particular year, or make an additional call on members for that year.

* **Investments**

A secure investment programme for members' funds will be developed by established financial advisers in accordance with authorised investments under the Trustees Act.

Council has sought through its Insurance Broker, Alexander & Alexander, quotes on its 1995/96 insurance portfolio. It is to be noted that the GIO (a major player in local government insurance markets in previous years) is not prepared to offer quotes until after 30 April 1995 for fear of those quotes being "shopped around".

Cost comparisons are shown on Attachment A.

Prior to assessing the most appropriate course of action for Council, the following points are to be noted:-

* If Council were to opt for the self insurance schemes:-

* The current insurance cover with the SGIO would be terminated, effective 4.00 pm 30/6/95. This would require the payment, within 90 days, of

the outstanding liabilities on the "burning cost" insurance policies currently held with the SGIO, ie Workers' Compensation and Motor Vehicle. Council currently has reserve accounts to accommodate these payouts should these be necessary.

- * Council would still need to seek insurance cover for the general classes of insurance (including motor vehicle), as the schemes only cover Workers' Compensation, Public Liability and Professional indemnity. This could be facilitated through Council's current insurance broker, Alexander & Alexander, or through the Municipal Insurance Broking Service (a service operated by Jardines on behalf of local government).

The cover would be required on the following classes of insurance:-

- * Industrial Special Risk
- * Electronic Equipment
- * Engineering
- * Contract Works
- * Art Works
- * Monetary Risk
- * Bush Fire
- * Personal Risk
- * Vehicles

- * Should a local authority not participate in the self-insured schemes in the first year, a financial penalty will be imposed for entry in later years.

During the evaluation process, it has become clear that the advantages previously gained through a "burning cost" insurance arrangement have been lost as interest rates decline. In view of this, and given the very attractive conventional type premiums on offer, it is suggested that Council opt for this mode of cover during the forthcoming year regardless of the decision of the preferred insurer.

The assessment process should not be one purely focused on cost savings. Council must be satisfied that its assets and staff are adequately and properly insured. Claims management and risk management systems must also be adequate for a large growth local authority. The WAMA-operated schemes appear to rate highly in all the selection criteria.

On balance therefore, notwithstanding the general satisfaction with the current brokers and insurers, the benefits the Pool schemes offer local government as an industry through lower premiums over 2 years, better claims and risk management, together with the advantages of being "in control", suggest that it would be in this City's best interests to be a participating

member of the Local Government Workcare and Municipal Liability
schemes offered through WAMA.6~

RECOMMENDATION

That Council -

1. signifies its intention to join the Workcare and Municipal Liability Insurance schemes offered through WAMA, effective 4.00 pm 30 June 1995;
2. seeks further quotes for its general insurance and motor vehicle insurance classes; and
3. adopts a conventional premium basis for both its Workers' Compensation and Motor Vehicles insurance cover.

J B TURKINGTON
City Treasurer

JBT:LR
11 April 1995

tre0347
FA53-04/95

CITY OF WANNEROO : REPORT NO FA53-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 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 \$334,322.

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 - 26 April 1995.

J B TURKINGTON
City Treasurer

TO:LR
13 April 1995

tre0351
FA54-04/95

CITY OF WANNEROO REPORT NO: FA54-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 261-2-2

WARD: ALL
SUBJECT: ANNUAL REVIEW - FEES AND CHARGES

Each year a review is undertaken, in conjunction with all departments, of Council's fees and charges. The fees and charges are required to be adopted prior to 30 June 1995, enabling implementation to be effective, in the main, on 1 July 1995. It is suggested that Council implements the new fees structure, effective 1 July 1995, with the following variances:-

Regular Bookings Outdoor Facilities
- implementation 1 October 1995

Regular Bookings Indoor Facilities
- implementation 1 January 1996

Attached for Council's adoption is the Schedule of Fees and Charges for 1995/96 - refer Attachment A.

Lease Agreements

Where lease facilities are aligned to consumer price index, an increase of 3.0% has been applied, which is generally in accordance with the consumer price index (WA) for the past year.

The Jenolan Way Community Centre is scheduled for opening in July 1995 and charges for this Centre have been included. In establishing charges, consideration was given to the type of activity which will occur at the Centre and the type of clients which will access services and activities. The Centre will primarily be a community house/welfare services centre accessed by many families on low incomes. The Centre will, however, be available for community or commercial use after hours. With this in mind, fees for government services and community activities have been kept relatively low, with commercial rates comparable with other Council facilities.

Approximately 105 square metres will be leased to a 4 year old playgroup for exclusive use for 40 weeks or four terms per year.

The cost to this group is based on a recovery of cleaning, maintenance and operating costs at \$94 per sq metre per annum (per 40 weeks).

Welfare

Meals on Wheels charges have been increased by 30 cents (9.1%) per meal to \$3.60.

Bus charter fees for aged and disabled services and Yanchep Community have been increased by 10 cents and 20 cents respectively per kilometre to 70 cents. Bus charter fees have not been increased for the past four years.

Podiatry fees have been increased to cover a rise in podiatrist fees.

Refuse Charges

Commercial refuse charges have been set on estimated tipping fees for the 1995/96 year. The residential refuse removal charge will be set and the commercial refuse charge confirmed once the Mindarie Regional Council has set its tipping fees for the 1995/96 year.

Recreation and Culture

Charges in the following areas have been increased by 3.0%, which is generally in accordance with the consumer price index (WA) for the past year.

- (a) Halls, Multi-Purpose Centre, Clubrooms and Pavilions
- (b) Community Recreation Centres
- (c) Pottery Kiln
- (d) Parks and Other Outdoor Facilities

Admission charges to Council's historic buildings have been increased from \$1.00 to \$1.50 for adults and 50 cents to 80 cents for children, school groups and pensioners. These fees have not been increased for the last 6 years.

Craigie Leisure Centre

The children entry fees have been increased by 10 cents to \$1.70.

The aged pensioner fee has been increased by 10 cents to \$1.70.

A new entry fee, for spectators supervising children under 4 years, of \$2.10, has been introduced.

Aquamotion

The children and concession entry fee have been increased by 10 cents to \$1.60. A new entry fee, for spectators supervising children under 4 years, of \$1.60, has been introduced.

In order for the Centre to attract new members, it is suggested that the Manager be authorised, as is the Manager of Craigie Leisure Centre (Report H30805) to customise gym and membership fee packages to suit planned promotion strategies.

Golf Courses

Golf course fees have been increased. Marangaroo Golf Course fees have not been increased for the last 4 years.

Concrete Vehicle Crossovers

Concrete vehicle crossover charges cannot be set until the new contractor's price for the construction of concrete vehicle crossovers is known. Tenders for the construction of concrete vehicle crossovers are currently being called.

RECOMMENDATION

That Council:-

1. Adopts the 1995/96 Schedule of Fees and Charges as authorised on Attachment A to Report ,
2. includes these fees and charges in the 1995/96 year budget and
3. authorises the Manager of Aquamation to customise gym and membership fee packages to suit planned promotion strategies.

J B TURKINGTON
City Treasurer

TP:LR
10 April 1995

tre0345
FA55-04/95

CITY OF WANNEROO REPORT NO: FA44-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 018-21

SUBJECT: DELINEATION OF BOUNDARIES FOR THE 1995/96
RATING YEAR

Council's split valuation system for rating purposes and the continued subdivision of broadhectare properties requires that the gross rental/unimproved valuation boundaries be delineated on an annual basis. This boundary delineation is subject to Governor's approval pursuant to Section 533 of the Local Government Act.

For the benefit of Council, Section 533 (8) (a) and (9) (a) of the Local Government Act states:-

"(8) A Council of a municipality that is -

(a) a city or town shall for all rateable property in its district use valuations on gross rental value, unless the Governor makes an Order under subsection (17) of this section authorising that Council to use valuations on unimproved value.

of rateable property of the whole or any portion of its district, in which case that Council shall use the valuations so authorised within the area to which the Order applies.

(9) If the Minister is satisfied that the Council of a municipality that is -

(a) a city or town should be authorised to use valuations on unimproved value of rateable property in any portion of the district of that municipality, which portion is, in the opinion of the Minister, used predominantly for rural purposes.

he may recommend to the Governor that an Order be made under subsection (17) of this section so authorising the Council".

In past years Council has moved the GRV boundary to accommodate anticipated subdivision thus obviating the need to seek approval to change the rating base midway through the year. This year the gross rental/unimproved valuation boundaries affect two areas:-

(a) Urban zoned broadhectare properties.

(b) Special rural zoned properties.

1. URBAN ZONED BROADHECTARE PROPERTIES

This year the boundary for gross rental valuations within the urban zoned areas was adjusted taking into consideration:-

- (a) the already subdivided lots; and
- (b) the anticipated subdivisions in 1995/96.

The new boundaries for the urban zoned areas have now been identified for 1995/96 - refer plan laid on the table. In the main it classifies in the GRV sector, those properties considered most likely to be subdivided during 1995/96.

2. SPECIAL RURAL ZONED PROPERTIES

The new boundaries for special rural zoned properties have now been identified for 1995/96 - refer plan laid on the table. The gross rental valuation boundary takes into consideration:-

- (a) the already subdivided lots; and
- (b) the anticipated subdivisions in 1995/96.

Given that there is a some degree of mapping work still to be undertaken to define, in more precise terms, the boundaries for the benefit of the Valuer General, it is suggested that Council agrees to the realignment of the valuation boundaries for urban zoned broadhectares and special rural zoned properties for 1995/96 rating purposes.

RECOMMENDATION

That Council in accordance with the provisions of Section 533 (17) of the Local Government Act, seeks Governor's approval to realign the valuation boundaries for the urban broadhectares and special rural zoned properties for 1995/96 rating purposes, as outlined on the plan laid on the table.

J B TURKINGTON
City Treasurer

VS:LR

12 April 1995

tre0349

FA56-04/95

CITY OF WANNEROO REPORT NO: FA56-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 018-13

WARD: ALL

SUBJECT: WRITE OFF - RATES

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

A schedule of amounts to be written off, totalling \$31.65, is attached and shows details as to why each amount is recommended for write off action - refer Attachment A.

RECOMMENDATION

That Council -

1. in accordance with the provisions of Section 575 (1) (a) of the Local Government Act 1960, writes off rates levied, totalling \$31.65, as detailed in Attachment A to Report ; and
2. submits Attachment A to Report to the Minister for Local Government for write off approval.

J B TURKINGTON
City Treasurer

VS:LR
13 April 1995

tre0350
FA57-04/95

CITY OF WANNEROO REPORT NO: FA57-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
MEETING DATE: 26 APRIL 1995
FILE REF: 009-1
WARD: ALL
SUBJECT: DONATIONS

Requests for financial assistance have been received from the following:-

1. Mr Eric Allmark, 31 Wisborough Crescent, Balga 6061

Eric has been selected to represent Western Australia in the Little Athletics International State Championships which will be held in Singapore in July 1995.

2. Miss Donna Cain, 7 Mackay Way, Hillarys 6025

Donna has been selected to represent Western Australia in the Under 18 Women's Hockey Team, to be held in Sydney from April 19 - 28, 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 his/her respective sport:-

Mr Eric Allmark
Miss Donna Cain

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

J B TURKINGTON
City Treasurer

LR
11 April 1995

tre0348

FA58-04/95

CITY OF WANNEROO REPORT NO: FA58-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES
MEETING DATE: 26 APRIL 1995
FILE REF: 680-1
WARD: ALL
SUBJECT: CASH FLOAT FOR AUTHORISED DOG REGISTRATION
OFFICER

A request has been received from the Manager of Municipal Law & Fire Services for a cash float of \$50.00 to be made available to Mr Kevin Marshall in his capacity as an authorised registration officer and enforcement officer under the provisions of the Dog Act 1976.

Mr Marshall will require a cash float to enable him to effect on-the-spot dog registrations, as well as spot fines relating to dog registration renewals and other ranger services. Mr Marshall will be commencing duties on 19 April 1995.

Adequate audit controls will be maintained for the correct recording and control of this cash float.

RECOMMENDATION

That Council -

1. authorises payment of a \$50.00 cash float to Mr Kevin Marshall and
2. ensures the cash float is operated in accordance with correct accounting procedures.

J B TURKINGTON
City Treasurer

13 April 1995
VS:LR

tre0354
CS67-04/95

CITY OF WANNEROO REPORT NO: CS67-04/95

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 26 APRIL 1995

FILE REF: 880-1

WARD: ALL

SUBJECT: JENOLAN WAY PLAYGROUP - ADMINISTRATION OF GRANT

A request has been made by the Jenolan Way Playgroup for Council to administer an initial operational grant of \$2,000 until the group becomes incorporated.

The playgroup, which will operate from the Jenolan Way Community Centre, will run a 4 year old programme five days a week. The group has recently been approved a grant from the Department for Community Development for the establishment of its programme. The grant will cover advertising costs for enrolments and incorporation costs. The group needs a sponsor to administer the grant on its behalf. It is expected that incorporation will be completed by the time the group becomes fully operational in July of the year. Its management will then take over responsibility for its own financial management.

RECOMMENDATION

That Council agrees to administer an operational grant of \$2,000 from the Department for Community Development on behalf of the Jenolan Way Playgroup until the group becomes incorporated.

P STUART
Manager Welfare Services

ps:hy
wre04002CS68-04/95

CITY OF WANNEROO REPORT NO: CS68-04/95

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES
MEETING DATE: 26 APRIL 1995
FILE REF: 240-12

WARD:

ALL

SUBJECT: EXTENDED OPENING HOURS - WANNEROO LIBRARY

An additional Library Clerk Grade 1 was approved in the 1994/95 Staff Review in order to increase service when the new Mobile Library comes into operation. This additional person would also make it possible to commence opening the Wanneroo Library on Friday evenings in line with other static libraries excluding Yancheep/Two Rocks.

The Mobile Library replacement has been delayed till later in the year. The staff member has now been appointed and trained and will assist in preparation for the separation of the Wanneroo and Mobile libraries stock and records. The appointment will also enable Friday night opening of the Wanneroo Library to commence from May 5, 1995.

RECOMMENDATION

That Council commence opening the Wanneroo Library Friday evenings from May 5, 1995. The new opening hours will be:

MONDAY, WEDNESDAY, THURSDAY, FRIDAY	10.00am to 8.30pm
SATURDAY	9.00am to 12 noon
TUESDAY	CLOSED

N CLIFFORD
City Librarian

nfc:cml
whre040195
CS69-04/95

CITY OF WANNEROO REPORT NO: CS69-04/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 26 APRIL 1995
FILE REF: 429-1-16
WARD: ALL
SUBJECT: OUTCOMES AND RECOMMENDATIONS OF THE CULTURAL
DEVELOPMENT FUND PANEL MEETING

Council, in its 1994/95 Budget, allocated \$25,000 towards the Cultural Development Fund. Established in 1991, the aims of the Fund are:

- . to assist groups in the community to establish and become involved in cultural activities;
- . to extend the range of cultural activities in the municipality;
- . to support cultural activities relevant to community groups;
- . to provide opportunities for professional artists to interact with community groups; and
- . to promote access and participation by community groups in cultural activities.

(Report F40520 refers)

On 13 April 1995, the Cultural Development Fund Peer Assessment Panel met to select from the applicants those groups the panellists considered worthy of support (Attachment 1 refers).

The outcomes and recommendations of the Assessment Panel are detailed below.

For ease of reference the successful recipients, as determined by the panellists, will be listed first followed by the unsuccessful applications.

SUCCESSFUL APPLICANTS

95006 Quinns Region Ministers' Fellowship

Carols by Candlelight in December 1995, for people living in the Quinns Area.

95008 Dalmain Primary School

Students, parents and the community will work with local writers, musicians, artists and dramatists to explore local issues through cultural activities. Themes include the environment, youth employment, vandalism and graffiti and drugs.

95009 Girrawheen Senior High School

Aboriginal, non Aboriginal and Asian students will interview and record the history of their families from the area. Will cover aspects such as education, social and cultural activities. Will involve students, parents and teachers from a number of high schools and primary schools culminating in the production of a book.

95012 Northside Aboriginal Corporation

Elderly aboriginal people living in Homeswest accommodation in Girrawheen will participate in the development of a mural. The mural will focus on the role of elderly people in their families.

95017 Anchors Youth Centre

A twelve week programme targeting young women who would not normally access cultural activities. Activities will be developed in conjunction with the participants to introduce them to cultural activities available in the City of Wanneroo.

95018 Clarkson Primary School

A series of dance workshops involving all 900 children attending the school. The project will culminate in dances being held involving community groups, parents and the children.

95019 Joondalup Community Foundation

The Artist in Residence, Despa Hondros, will work with a group of domestic violence survivors to develop a pavement mosaic in the courtyard of the Pat Giles Refuge.

95020 Padbury Senior High School

Production of 8 to 10 life size human sculptures made out of *papier mache* by visual and performing arts students.

95021 Clarkson Children's Circus

Community based children's circus established in 1994. It is proposed to bring in professional circus performers on a monthly basis to assist with the development of circus skills of the children.

95024 *Craigie Primary School*

Artist will work with teachers and students over a ten week period developing skills in drama and theatre arts.

95026 *WA Puppet Company Inc*

Newly formed puppet company with a proposed base in Joondalup. "The Salty Ocean" is a one hour production based on an old traditional European Fairytale.

95027 *The Northern Writers' Association*

Literary competition for short stories and poetry. The best works will be published in a book.

95029 *North Woodvale Primary School*

A one and a half day concert band workshop involving year 7 students from six primary schools. The workshop will culminate in an evening performance for guests, parents and members of the community.

95030 *Creaney Primary School*

A two day Choral Camp for 52 selected year 7 choristers from 4 primary schools.

95031 *Roztiashka Ukrainian Cossack Dancers*

A series of performances promoting the culture, music and dances of the Ukraine.

95037 *Woodvale Senior High School*

This project seeks to bring together the School and local community to enjoy a Carols by Candlelight with performances by the Woodvale Senior High School Band and Theatre Arts troupe.

UNSUCCESSFUL APPLICANTS

95001 *Australian Jordanian Friendship Association*

Arabic dancing, singing, folklore from different Arab nations, displaying native customs, dishes and art.

95002 Anthonian Italian Seniors of Wanneroo

50 Seniors on excursion to Albany, visiting historical towns, farms and timberlands along the Rainbow Coast.

95003 West Coast Lapidary & Mineral Club

Conducting a series of Lapidary workshops.

95004 New Endeavour Theatre Group

Public performance of 3 one act plays, each with a different theme.

95005 Duncraig Senior Citizens' Club

Workshops teaching club members ceramic techniques.

95007 Caodist Association of Australia

Programme to encourage Vietnamese children to appreciate their Vietnamese language and culture. Involves lantern and language competitions culminating in the Moon Festival celebration.

95010 Goollelal Primary School

6th Festival of Perth. Children will participate in one of 25 art and craft activities for a two day course run by members of the community.

95011 Open Mike Bluez Society

Open Mike Bluez Society will run workshops for young musicians. On completion, a day of blues music will be held.

95013 Girrawheen Vietnamese Elderly Group

Performance and display of traditional artwork during multicultural week. Incorporates English lessons for members of the group.

95014 Burmese Association of Western Australia

Production of murals to complement dance items which depict the culture and lifestyle of the various indigenous people of Burma.

95015 Centre for Philippine Concerns Australia

Art/painting workshop held over six weekends bring together 20-30 children from the Filipino and Aboriginal communities. A Filipino artist and a community worker will facilitate the workshops.

95016 Lake Joondalup Baptist College

Cultural and historical festival to celebrate spring using local performing and visual arts groups.

95022 Liwara Catholic Primary School

Exposing the children to live, local professional musicians from a variety of genres. This will be done through visits and live performances by three groups.

95023 Koondoola Neighbourhood Centre

A sharing of different cultural activities of significance within each culture through dance, story telling and cooking.

95025 Community Link and Network Mirrabooka

Production of posters promoting Community Link and Network. Posters will be displayed in Neighbourhood Centres, Libraries, Shopping Centres, Recreation Centres and Medical Centres in the City of Wanneroo.

95028 St Anthony's Choir

Production of a professional quality Christmas concert for the residents for the City of Wanneroo.

95032 Kingsway Christian College

Project seeks to facilitate the children of the school in participating in Aboriginal cultural activities with an Aboriginal visual artist.

95033 Eddystone Primary School

The development of ceramic wall murals involving the students at Heathridge, Poseidon and Eddystone Primary Schools.

95034 Balga Detached Youth Work Project

Introduce the traditional Vietnamese art of illusion to Vietnamese youth living in the northern suburbs.

95035 Mercy College

The development of a working knowledge of string, woodwind, brass and percussion instruments in solo and group situations.

95036 Vietnamese Community Support and Counselling Services

Vietnamese classical music and opera singing will be taught to members of the local community in the City of Wanneroo by a professional Vietnamese musician.

Additional information has been provided that summarises, in order of the date the applications were received, the:

- . applicant's identifying number
- . applicant's name;
- . project description;
- . amount requested;
- . total cost of project; and
- . availability of support material.
(Attachment 1 refers)

Of the 37 applications received, 16 applicants were successful. The total costings of applicants' projects was \$353,640 and the total amount requested was \$61,792.

Recommended recipients are as follows:

	\$
Quinns Region Ministers Fellowship	1,350
Dalmain Primary School	1,600
Girrawheen Senior High School	2,000
Northside Aboriginal Corporation	1,800
Anchors Youth Centre	1,600
Clarkson Primary School	2,000
Joondalup Community Foundation	1,150
Padbury Senior High School	1,000
Clarkson Children's Circus	1,500
Craigie Primary School	2,000
WA Puppet Company Inc	2,000
The Northern Writers' Association	2,000
North Woodvale Primary School	900
Creaney Primary School	1,100
Roztiazhka Ukrainian Cossack Dancers	1,550

Woodvale Senior High School

1,450

—————
\$25,000
—————

Successful recipients will receive their grant at a Mayoral Cocktail Party on 22 June 1995.

The Peer Assessment Panel considered there were many exciting and innovative projects submitted this funding round. The Panel was pleased to see a number of applications for writing projects, but was concerned that several groups had applied for full funding of the project rather than on the required "dollar for dollar" basis.

The Panel was particularly impressed by the Girrawheen Senior High School project - Cultural History in the Northern Suburbs. This project moved from the arts into an historical perspective. It used a combination of writing skills to document the cultural history of the region.

The Peer Assessment Panel also discussed funding options beyond the single "one off" grant to a maximum of \$2,000. The Panel considered there were projects that could benefit from funding beyond the existing maximum amount to widen the scope of the project. This would increase its benefit to the participants and the wider community.

The Panel proposed an additional \$2,000 be listed in the draft budget for the Cultural Development Fund for funding of projects to a maximum of an additional \$2,000 beyond the original grant to projects considered worthy.

The Panel considered there were projects of an ongoing nature that would benefit from a guarantee of funding in the following year. Continuity of support would engender confidence in the group concerned to plan further ahead with their activities. The Panel recommended one group per year be offered biannual funding

RECOMMENDATION

That Council:

- 1 endorses the grant allocations determined by the Cultural Development Fund Peer Assessment Panel for the 1995 funding round;

- 2 lists the sum of \$27,000 in the draft municipal budget for 1995/96 for the Cultural Development Fund;
- 3 endorses funding up to a maximum of an additional \$2,000 in total beyond the original grant to projects considered worthy; and
- 4 endorses funding of one cultural project each year for biannual funding.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:SS
rre50420

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

BUSINESS FOR INFORMATION SECTION

26 APRIL 1995

CITY OF WANNEROO REPORT NO: B63-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 002-3

WARD: ALL

SUBJECT: FINANCIAL REPORT FOR THE PERIOD ENDED 31 MARCH 1995

General

With nine months of the year expired actual revenues/expenses are generally within budget estimates. With an increase in interest rates during the year, earnings from investments will exceed budget expectations. These gains will be partly offset by additional expenditures as a consequence of changes and variations to industrial awards. The year to date yield from building licence fees is some \$124,000 less than budget estimates. This is a direct impact of lesser building licences due to a downward phase in building in the second half of 1994/95.

Rates

Rate collection at 31 March 1995 was \$41,283,209 which represented 92.6% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1993/94	92.7%
1992/93	92.5%
1991/92	91.6%
1990/91	91.0%
1989/90	91.5%

Comparison with other local authorities indicates the position at 31 March 1995 was:-

Issue Date

Collection

Stirling	27/07/94		91.2%
Swan	22/07/94		86.1%
Canning	17/08/94	92.3%	
Wanneroo	12/08/94		92.6%

Council's rate collection is marginally better than that achieved in the other local authorities surveyed. Pressure on interest rates has made rate collection more difficult than in recent years.

Refuse

Total refuse outstanding at 31 March 1995 was \$282,236 representing 3.8%, indicating a collection of 96.2%. Comparison with collection in previous years was:-

Collection	
1993/94	96.3%
1992/93	95.1%

Swimming Pool Inspection Fees

Total outstanding at 31 March 1995 for this area of Council's activity was \$2,208 representing 2.0%.

Interest on Investments

Council's earnings to 31 March 1995 from investments was \$2,647,979 against an annual budget of \$2,037,730.

At the date of writing this report Council's investment portfolio was as follows:-

National Australia Bank	\$ 2,028,482	3.5%
Westpac	\$ 5,238,188	9.0%
Australian & New Zealand	\$ 6,182,577	10.6%
Commonwealth Bank	\$ 30,389,919	52.1%
Town and Country Bank Ltd	\$ 6,717,114	11.5%
Bankwest	\$ 5,557,860	9.5%
Challenge Bank	\$ 2,118,038	3.6%
Permanent Building Society (In Liquidation)	\$ 95,266	0.2%
	<hr/>	<hr/>
	\$ 58,327,444	100%
	<hr/>	<hr/>

Council is currently attracting interest rates in the vicinity of 7.5%.

As mentioned previously, the yield from interest earnings will exceed budget by in excess of \$1m, due in the main to higher interest rates and the longer availability of funds through the deferral of the major projects.

A more comprehensive presentation of Council's investment portfolio is included in the attachments to this report.

Salaries and Wages

Payroll paid to 31 March 1995 of \$18,465,369 represents payments for 20 of the 27 pays scheduled for 1994/95. Based on year to date figures, the estimated actual result will be very close to budget estimates.

Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the nine month period ended 31 March 1995, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control	-	-
Pool	-	145,365
Sports/Function	-	9,262
Fitness Centre	75,960	-
Aerobics Room	6,267	-
Kiosk	18,480	-
Creche	-	34,657
	<hr/>	<hr/>
Total	\$100,707	\$189,284
	<hr/>	<hr/>

Net subsidy \$88,577.

It is to be remembered that the pool facility will be closed for maintenance from Friday 14 April 1995 to Sunday 30 April 1995, both dates inclusive. Advertising will be undertaken to ensure minimum disruption. The "dry side" will remain open both dates as normal.

Council's budget provides for an operating subsidy of \$143,560 to this complex for the 1994/95 year.

Aquamotion

In broad terms the financial position of Aquamotion for the nine month period ended 31 March 1995, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control	-	- Pool
	-	211,478
Fitness Centre	-	4,148
Recreation Room	-	19,329
Kiosk	4,384	-
Creche	-	9,238
	<hr/>	<hr/>

\$4,384

\$244,193

Net subsidy \$239,809

Council's budget provides for an operating subsidy of \$334,740 to this complex for the 1994/95 year.

Marangaroo Golf Course

In summary, the operating profile of this activity for the nine months ended 31 March 1995 was:-

	Annual Budget	Budget 31/03/95	Actual 31/03/95
	\$	\$	\$
Revenue 855,750	641,812	572,387	
Expenditure	447,500	335,625	302,878
Surplus	\$408,250	\$306,187	\$269,509

Numbers through the course for the first nine months of the year were:-

18 Holes	Concession	9 Holes	Concession	Extra	Total
17,154	5,742	39,701	14,044	1,479	78,120

Full financial details are shown in the Attachments.

Carramar Golf Course

In summary, the operating profile of this activity for the nine months ended 31 March 1995 was:-

	Annual Budget	Budget 31/03/95	Actual 31/03/95
	\$	\$	\$
Revenue	774,410	580,807	601,746
Expenditure	502,690	377,017	270,245
Surplus	\$271,720	\$203,790	\$331,501

18 Holes	Concession	9 Holes	Concession	Extra	Total
23,478	2,745	23,473	6,414	795	56,905

Patronage has exceeded expectations with the surplus to date well in excess of budget. This offsets the downturn experienced at Marangaroo Golf Course during the same period.

Full financial details are shown in the attachments to this report.

Recreation Centres

The operating position for the individual recreation centres for the nine months ended 31 March 1995 is shown in the attachments.

Reserve Accounts

The aggregate account balance of Council's Reserves at 31 March 1995 was \$13,928,903. Details are shown in the attachments.

Loan Accounts

The aggregate unspent loan balance at 31 March 1995 was \$294,402. Refer to attached details.

Town Planning Scheme Accounts

Balances in these accounts at 31 March 1995 were:-

Town Planning Scheme No. 5	\$215,164
Town Planning Scheme No. 7A Stage 2	\$820,179
Town Planning Scheme No. 7A Part B	\$566,109
East Wanneroo Development Scheme	\$880,738
Berkley Road Local Structure Plan	\$536,167

Details are shown on the attachments.

Trust Funds

Balances at 31 March 1995 were:-

Unclaimed Salaries and Wages	\$ 678.62
Unclaimed Monies	\$105,798.89
Yanchep/Two Rocks Community Bus	\$ 21,125.01
	<hr/>
	\$127,602.52
	<hr/>

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:LR
10 April 1995

tre0344

B64-04/95

CITY OF WANNEROO REPORT NO: B64-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 006-1

WARD: ALL

SUBJECT: MAJOR CAPITAL PROJECTS - COST/BUDGET
COMPARISON

A comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year is submitted for Council's information - refer Attachment A.

Projects with an estimated cost of \$100,000 and over have been listed in the attached schedules and are grouped in the order of Engineering, Building and Parks construction works. To assist in analysis both dollar and percentage variations are shown.

It should be noted that whilst a project may be physically completed, final costings may yet to be processed. Therefore, a project's job status indicator will not show 'completed' until financial transactions are complete.

As projects are completed, performance against budget will be shown as a surplus or deficit.

Submitted for information.

J B TURKINGTON
City Treasurer

TO:LR
13 April 1995

tre0352
B65-04/95

CITY OF WANNEROO REPORT NO: B65-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 26 APRIL 1993
FILE REF: 006-3
SUBJECT: DRAFT 1995/96 BUDGET/FORWARD FINANCIAL PLAN
PROGRESS REPORT

Compilation of the 1995/96 Draft Budget and Forward Financial Plan is progressing satisfactorily with the majority of departmental operating income and expenditure estimates having been submitted to Treasury Department. The remainder of budget estimates primarily in the maintenance area will be compiled and submitted to Treasury this week. Once input to the budget/forward plan has been completed a first draft will be submitted for departmental verification and reassessment.

Salaries and Wages budget estimates for existing staff establishment levels are close to completion. Following discussion with the Australian Bureau of Statistics and the Confederation of Industry and consideration of various economic assumptions and forecasts a preliminary 2% inflationary allowance has been incorporated for salaried staff and wages personnel. These forecasts will be reviewed at the end of the June 1995 quarter.

The compilation of capital asset purchase schedules and preparation of capital works schedules are progressing. Engineering and Parks Departments are close to completing their capital works submissions. An inordinate number of requests for minor building works is causing additional pressure within the Building Department - each request requires time consuming investigation and costing. However, it is envisaged that this phase will still be completed without adverse impact on the budget preparation timetable. Following consolidation of all

requests, a first draft capital works programme will be submitted for departmental review and prioritisation.

Once the initial consolidation/verification phase has been completed meaningful projections will be possible. At this stage review sessions will be arranged and Council involvement sought to establish final parameters and priorities.

Submitted for information.

J B TURKINGTON
City Treasurer

TO:KL
13 April 1994

tre0353

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

TECHNICAL SERVICES SECTION

26 APRIL 1995

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 26 APRIL 1995
FILE REF: 319-2-4
WARD: ALL
SUBJECT: UNDERGROUND POWER PILOT PROJECT

The Hon Colin Barnett MLA, Minister For Energy, convened a Forum on Underground Power on 21 October 1994.

The need to underground power was highlighted by storms which caused chaos in May, when tree and other damage to overhead lines caused 80% of disruptions.

At the forum, the Minister for Energy stated that:

"The Government recognises that placing power lines underground is expensive and because of the extent of the area not presently serviced by underground power it will take a long time and a lot of money to succeed in the endeavour.

It will require a commitment from Government and from SECWA and will also require strong community support and the active involvement of Local Government.

In Perth, there are about 100,000 customers (18%) connected and serviced by underground power. Realistically within the metropolitan area, there are a further 400,000 customers who could be serviced by underground power.

The first subdivision with underground power was developed in 1972 but it was not until 1991 that it became mandatory for new subdivisions to have underground power.

ADVANTAGES AND DISADVANTAGES

The Major advantages are environmental amenity, security of electricity supply and safety. Safety has at least three aspects; the danger of electrocution when pruning trees; danger from fallen wires; and motor vehicle accidents involving power poles.

Other advantages are lower transmission losses and less expenditure on system maintenance and tree pruning.

Providing underground power to a whole suburb creates an opportunity for SECWA to improve the efficiency of the distribution system in that area.

The principal disadvantage or impediments is the cost. For new subdivisions generally the cost of placing the power supply underground is around \$1500 - \$2000 per residential lot. To convert existing suburbs, the cost is between \$3000 and \$4000.

Other disadvantages are that while supply security is improved it is not assured, the process of installation is very disruptive and there are often problems in finding sites for substations.

Some Local Governments have taken the initiative and have installed underground power in suburbs in their jurisdiction.

WHAT NEEDS TO BE DONE

If all 400,000 customers were supplied by underground power, the cost would be \$2.4 billion. This includes the cost of reinstating street lighting and the cost of connections to homes and businesses, but does not include reinstatement work such as footpaths and roads which would have to be carried out by Local Government. The funds required to supply those customers now without underground power would be \$160 million per annum for 15 years. To put it into context, the total is three times the cost of the deep sewerage programme now being undertaken.

Obviously this level of funding is not available from Government, SECWA or Local Government, so

there needs to be a realistic approach to the problem. The target that I would like to suggest is that by the year 2010, Perth should have 50% of its power underground. This may be seen as ambitious but I believe it is realistic.

It will probably require expenditure of about \$45 to \$50 million per year.

The division of costs could be by means of a three way split - SECWA could contribute \$10 to \$15 million from its capital works programme and the Government would contribute a similar amount.

This leaves a substantial amount that would need to be contributed either by Local Government or directly by residents. How this might be achieved will depend on the willingness of Local Government to be involved.

This a major task which involves a major cost but if a start is not made now then there will be a similar forum in 20 years time discussing how to proceed when the costs will be even greater".

A PILOT PROGRAMME

Subsequently, in March, the Minister for Energy supplied the following details regarding the Pilot Programme:

"As a prelude to comprehensive continuing underground power programme, a pilot project is to be established where one or two areas would have underground power installed. The area(s) may cross local government suburb and locality boundaries.

Western Power will contribute up to \$10 million to the pilot project from its capital works programme and the State Government will contribute a similar amount. A substantial amount will also need to be contributed by local government. How this contribution will be financed depends on the local governments involved.

The pilot project will aim to reveal logistic problems and the best solutions, as well as the roles the respective parties would have and funding arrangements required in a long term underground power programme.

The project will also allow Western Power to refine its underground power designs for established areas and allow the most cost effective resourcing and programming of undergrounding work to be determined. Any constraints on availability of trained labour and capital equipment will also be revealed by the project since Western Power's normal work in new subdivisions will be continuing and communications companies will be installing cables at the same time.

Most importantly, the pilot project will provide a stronger costing basis than is now available which will make clear the funding requirements for future underground power programmes.

Another benefit of the pilot project is that it will provide an impetus to Local Governments' own undergrounding plans and possibly encourage larger projects in the future.

Expressions of interest are required to be received by the Steering Committee prior to 28 April."

The Site Selection Criteria, Information Required and Main Zone Boundaries are shown on Attachments 1, 2, 3 and 4 respectively.

While a number of suburbs can be considered, such as Warwick/Duncraig or Yanchep, it has been indicated that the location of the main zone substation is critical. A central, large suburb, such as Craigie, which is close to the Mullaloo substation, Joondalup Drive appears to best satisfy the criteria.

On this basis, the suburb of Craigie can be nominated for the pilot project subject to Council's consideration of the funding aspects.

FUNDING ASPECTS

A firm costing for the scheme is not available and the likely cost of reinstatement works has not been identified. The short time frame to register an interest in the pilot project does not enable detailed costing or financial implications to be adequately addressed.

In broad terms, based on cost estimates previously indicated by the Energy Commission, the undergrounding of the 2,400 lots for Craigie would be between \$3,600/lot to \$5,000/lot. This

includes an average allowance of approximately \$600 - \$800 for the consumers underground works in private property.

The total estimated cost for all of Craigie to have underground power as the Pilot project would, therefore, be \$9 - \$12m.

Based on the desired one third cost sharing arrangement, and excluding any contribution from the residential consumers, the City's contribution would be in the order of \$3m - \$4m.

This is a significant financial outlay. Some various options are for the City's contribution to be based on a smaller area of around 500 lots with a contribution of \$600,000 to \$830,000 based on a total estimated cost of \$1.8m - \$2.5m or to be assessed only on the cost of reinstatement of streets, crossovers, footpaths and savings in tree pruning. The yearly cost of tree pruning is about \$20,000. Other works programmed for Craigie, such as road resurfacing and footpaths, could be deferred and the funds used for reinstatements. These amounts can be considered towards a financial contribution for the Pilot project, but would be well below the desired one-third equal cost sharing arrangements.

However, this is not the Government's preferred strategy for the Pilot project where "cost sharing will receive a very high weighting".

Council must therefore consider, in principle, the amount of funding it is prepared to contribute to the Pilot scheme and the mechanism to provide any funding.

This also raises the issue of funding the undergrounding of power for the remainder of the City. While firm details of the number of lots and costing for each suburb is not available, an order of cost is \$140m. Over a 30 year period, and on a one third costing arrangement, this requires an outlay for Council of over \$1.5m p.a. on present values.

The issue of the costs imposed on residents for connection to the scheme will need to be addressed. In Subiaco, to avoid the problem of some residents refusing to pay for the underground consumer connection, the Local Government Minister's approval was obtained for Council to fund the consumer connections to private property. The Subiaco Council also adopted a policy where new construction, or construction in excess of 50% of the existing structure, is undertaken, a condition of planning approval requires the property owner to make provision within the building for a future underground service.

The Local Government Association has also raised a number of issues regarding the undergrounding of existing powerlines:

These are:

38 Inclusion in all new local Town Planning Schemes of a requirement for undergrounding power as a charge against the Scheme (involves Ministers for Planning and Energy).

39 A policy that underground power be provided in all redevelopment work on arterial and sub arterial roads. In most instances, these are roads funded for Commonwealth allocations (involves Ministers for Main Roads and Energy).

40 Co-ordination of future infrastructure plans of Local Government, SECWA, WAWA, Telecom and new Gas Authority with regard to any work that requires trenching. Where plans can be co-ordinated to enable common trenching the cost of underground power be substantially reduced (involves multiple Government Ministers).

41 The prospect of undertaking a cost benefit to determine if expenditure incurred by SECWA in relation to street trees could be offset against bundled cabling that would obviate street tree pruning.

42 The option of large scale use of solar cells for residential, industrial and commercial properties. On SECWA figures of \$6,000 for underground power per household, the installation of solar cells would be cost equivalent to providing power to a domestic house.

43 Cost reduction by including undergrounding of power in conjunction with laying the optical fibre network for high speed communications.

44 Local Government should voice a concern about any future sale of the Electricity Authority to private enterprise and require that all capital currently being provided for street lighting and power infrastructure be recorded as a Local Government investment for ownership allocation in any proposed divestment of the Energy Authority to private enterprise.

45 On the basis of the previous comment, any proposal for a Local Government capital contribution to undergrounding of power supplies must be similarly considered as owner equity.

These issues will need to be considered as part of the strategic planning strategy for undergrounding power within the City.

It may, therefore, be appropriate that a Consultant be employed to report on the financial and general impacts of installing underground power within the City.

With regard to the Pilot Project, no specific Budget funding has been allocated for the Underground Pilot project. The time constraints have not given the opportunity for funding and resource contributions to be submitted for Council's prior consideration. It is recognised that a funding contribution towards the Pilot project needs to be considered against funding requirements of other projects, such as the Joondalup Civic and Cultural Facilities.

Should Council resolve to nominate for participation in the Pilot Project, a suitable recommendation would be that Council:

- 1 nominates the suburb of Craigie for the Underground Pilot Project with a total financial contribution of \$..... based on lots;
- 2 refers the allocation of funds for this project to the Finance and Administrative Resources Committee;
- 3 authorises the City Engineer and City Treasurer to appoint consultants in the 1995/96 financial year to evaluate the financial and general impacts of underground power within the City.

Alternatively, due to the financial impacts, Council may resolve not to nominate for participation in the Pilot Project, but recommend funding in the 1995/96 Budget for consultants to evaluate, in conjunction with the City Engineer and City Treasurer, the financial and general impacts of underground power within the City.

Submitted for Council's direction.

D R BLAIR
Acting City Engineer

PP:AT
Cere0411
TS135-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 510-1316, 510-1202

WARD: CENTRAL

SUBJECT: CHANNEL DRIVE/ADMIRAL GROVE ROUNDABOUT REALLOCATOIN OF FUNDS

Council approved \$40,000 in the 1994/95 Budget for the construction of a roundabout at the Channel Drive/Admiral Grove intersection in Heathridge.

An initial design located the roundabout north of the junction and was estimated to cost \$87,127. This would have created a funding shortfall of \$47,127. As a consequence, Council deferred consideration of this matter pending further evaluation (Item I11215 refers) of the preferred treatment of this junction.

The results of a recent survey, as shown on Attachment 1 indicate that traffic peaks and volumes along Admiral Grove, are still of concern. There are also significant vehicle turning movements into Channel Drive and accordingly, a roundabout at this junction remains an appropriate traffic "calming" treatment.

The recent innovation of dual approach islands would allow a smaller roundabout at the junction. This revised design is estimated to cost \$55,000. As Council previously reallocated the \$40,000 from Account No 33077 to Account No 33066 Traffic Improvements - Various Locations, further funds will have to be allocated for the Admiral Grove roundabout project.

Sources of funds for this project are outlined below:

<u>Account No</u>		<u>D</u>	<u>\$</u>
33119	Woodvale Access Road (works complete)		13,8
	Timberlane Dve & Springwood Way		67

33076	Hudson Avenue, Girrawheen - roundabouts (works complete)	8,67 5
32661	Karoborup Road, Carabooda (roadworks deferred)	32,5 00

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33119	Woodvale Access Road (works complete) Timberlane Dve & Springwood Way		13,8 67
33076	Hudson Avenue, Girrawheen - roundabouts (works complete)		8,67 5
32661	Karoborup Road, Carabooda (roadworks deferred)		32,5 00

D R BLAIR
Acting City Engineer

DP:EMT
Cere0415
TS136-04/95

CITY OF WANNEROO REPORT NO TS136-04/95

TO: TOWN CLERK
FROM: ACTING CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 26 APRIL 1995
FILE REF: 510-2
SUBJECT: FOUR-WAY INTERSECTION STRATEGY
FOR MARMION AVENUE

Council considered a report at its July 1994 meeting (Item I10704 refers) on the feasibility of installing traffic lights at the intersection of Shenton Avenue and Marmion Avenue at Burns Beach Road and Marmion Avenue following referral of this matter to Main Roads WA. Advice was received from Main Roads WA that its programme for traffic light installation is carried out on a priority basis and there are other locations which require prior attention. Copy of report I10704 is included as attachment 1.

Ongoing discussions have been held with Main Roads WA to determine a suitable strategy for addressing problems of four way intersections on Marmion Avenue.

The current MRS map details four way intersections at Shenton Avenue, Burns Beach Road, Neerabup Road and Hester Avenue in the northern end of the North West corridor. The first two are presently a cause of concern for motorists due to increasing crashes, traffic volumes and speed.

As a major factor in most crashes at the Burns Beach Road and the Shenton Avenue intersections is vehicle speed the interspersing of roundabouts will contribute to reduced operating speeds and hence crashes.

As an overall strategy to reduce the impact on motorists at these four way intersections, the following controls have been suggested by Main Roads WA:

CROSSROAD

CONTROL

Shenton Avenue	Roundabout
Burns Beach Road	Traffic Control Signals
Neerabup Road	Traffic Control Signals
Hester Avenue	Roundabout

Traffic control signals are suggested at Burns Beach Road and Neerabup Road as they will carry more traffic compared to Shenton Avenue and Hester Avenue based on predicted 2021 traffic volumes.

Council's submission for funding as part of the 1995/96 Urban Arterial Road Fund included the extension of dualling on Marmion Avenue to Shenton Avenue with four way intersection and two lane roundabout options for the Shenton Avenue intersection.

The two lane roundabout option is in accordance with the proposed strategy and has been given a high priority for funding in 1995/96. Design work is progressing on this option with a view to construction being completed by the end of 1995.

In conjunction with his proposal, Main Roads WA has included, on the 1995/96 Operational Plan, the installation of traffic signals at Burns Beach Road due to the increasing hazard at this site.

Initially, the construction of the roundabout and installation of traffic signals at the above two locations will reduce the operating speed of Marmion Avenue, further contributing to safety at other intersections due to increased gap sizes. Other locations along Marmion Avenue should also be considered for treatments, such as roundabouts, to reduce vehicle operating speeds. Along with current development and the extension of the Marmion Avenue dual carriageway the following intersection proposals will be further evaluated:

CROSSROAD	CONTROL
Moore Drive treatments	Roundabout/unsigalised
Edinburgh Avenue treatments	Roundabout/unsigalised

RECOMMENDATION

That Council endorses the four way intersection strategy for Marmion Avenue as outlined in Report and requests priority installation by Main Roads WA of traffic lights at the Marmion Avenue/Burns Beach intersection in the 1995/96 Operational Plan.

D R BLAIR
Acting City Engineer

DRB/jc

TS137-04/95

CITY OF WANNEROO REPORT NO TS137-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 510-1222, 510-1297

WARD: CENTRAL

SUBJECT: PROPOSED ROUNDABOUT - JUNCTION OF TREETOP AVENUE AND OUTLOOK DRIVE, EDGEWATER

Concerns have been raised about the safety near the Edgewater Primary School and for children crossing the junction of Treetop Avenue and Outlook Drive, Edgewater. Recent accidents outside the school have highlighted this issue.

The Engineering Department's 1994/95 traffic programme proposed the treatment of Treetop Avenue with initially the construction of a roundabout for this junction, subject to community support. A survey of nearby residents and school officials has reinforced general community concern that vehicular speeds pass the Edgewater Primary School are high. Also, vehicular access to the school is limited and, as a consequence, significant vehicular turning movements have previously been recorded at this junction as shown on Attachment 1. A roundabout treatment would reduce vehicular speeds in the general vicinity of the school while enabling increased vehicular turning movements. Accordingly, a roundabout at this junction is regarded as an appropriate traffic device. The estimated cost of the roundabout is \$40,000 and these funds have been allocated in the Budget for traffic management treatments in Edgewater.

RECOMMENDATION

That Council:

46approves the construction of a roundabout at the junction of Treetop Avenue and Outlook Drive, Edgewater;

47 advises the interested parties accordingly.

D R BLAIR
Acting City Engineer

BL:AT
Cere0412
TS138-04/95

CITY OF WANNEROO REPORT NO TS138-04/95

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL
SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 508-4

WARD: ALL

SUBJECT: REVIEW OF RECYCLING

INTRODUCTION

Council at its meeting on 8 March 1995 (item C91-03/95) requested that its recycling programme be reviewed, including information on the systems used by other Councils in Perth.

The main issues were the type of recycling system (ie bag, crate, 240 litre MGB) and range of items collected particularly whether this included plastic bottles.

Council last reviewed the general philosophy of its recycling programme in May 1993 (item H10522). At that time Council favoured a "Conservation of Resources" approach to recycling which aims to give a net benefit to the community. In recognition of the difficulty of measuring some of the benefits and pressure from some parts of the community to be seen to have a recycling programme, Council set the guidelines of only collecting material in its kerbside recycling programme with a net recycling cost of less than \$200.00 per tonne.

This approach was continued in July 1994 when the contract for sorting of recyclable material was let for the year. Special provision was made for the two items with potentially significant environmental impact, used engine oil and car batteries, which were allocated a higher collection subsidy.

HISTORY

Council has exerted active and ongoing direction on the whole recycling issue.

During the 1980's Council was active in the recycling debate and particularly encouraged the State Government to implement deposit legislation. This was intended to involve companies directly in the cost of recycling their products. A 1987 Commonwealth Government Study indicated that a deposit system for glass containers could require a subsidy of between \$80 and \$140 per tonne to operate. The commission concluded "For consumers to judge that container deposits legislation would be worthwhile they would need to place a high value on the total of those benefits which the commission could not quantify."

In October 1989 the EPA issued Bulletin 409 "Recycling - Cost Analysis and Energy Balance." The report concluded "Recycling domestic refuse, in the Perth metropolitan area, is an economically feasible, and energy efficient proposition. It recommended a fortnightly kerbside collection using bags or plastic crates and asserted "The cost of collecting recycling materials is met by the revenue generated on their sale when the participation rate from the collection round is 30 to 40 percent, a reasonable goal to be achieved within the first two years of operation." (This analysis was apparently flawed because no operation in Perth has been able to operate without a subsidy.)

Council considered this in December 1989 (item D11227) and resolved to establish a separation at source door to door recycling collection service (Attachment 1). The objective was to promote the recycling of suitable materials and provide an economic kerbside collection service for the residents of the City of Wanneroo.

The service was to be initiated via a pilot programme with two collection crews.

Funding provision was made in the 1990/91 budget and in October 1990 (item E11006) Council let a contract for the supply of three recycling trucks and resolved to construct a recycling sorting facility at the Badgerup Road Tip site. In April 1991 (item F10403) contracts were let for the construction of the recycling sorting facility. In August 1991 (item F10804) a

contractor was appointed to operate the recycling sorting facility.

The kerbside recycling programme commenced in December 1991 serving about 20,000 properties.

In March 1992 Council adopted a policy of promoting domestic composting of organic materials by selling compost bins to reduce the amount of organic material going to landfill. To the end of February 1995 Council had sold 2641 compost bins.

In April 1992 the Shire of Swan ran a trial using 240 litre carts for collecting recyclables. The material was taken to Council's recycling sorting plant at Badgerup but was of such a poor quality that it could not be sorted and was sent to the tip.

In October 1992 (item G11018) Council reviewed its recycling programme in light of the recently released "Recycling Blueprint" report which promoted the use of 240 litre carts for recycling. That type of operation was being trialled in Mosman Park and Bayswater. Reports indicated significant problems with about 20% of the material collected being rubbish.

The Mindarie Regional Council had adopted a resolution in November 1990 to have a secondary waste treatment system operating by 1995. It had a study in progress that included rubbish and recycling collection systems. The estimated capital cost of carts and trucks for a 240 litre cart recycling collection was \$4.5m. There was a likelihood that such equipment could be redundant when the Mindarie Regional Council implemented its Secondary Waste Treatment System.

Council concluded that the small capital cost of the current bag system made it the most cost effective and appropriate way to provide a recycling service in Wanneroo and resolved to extend the fortnightly kerbside recycling service using the bag system. This became fully operational in February 1994.

WASTE MANAGEMENT AND RECYCLING POLICY

Government is now following private enterprise in changing from interventionist and prescriptive approaches to outcome-orientated description of what is to be done.

This allows for better consideration of why something is being done. Clearer goals are established and progress can be measured.

A clear understanding of what is to be achieved also encourages innovation and allows each community to determine the best course of action for their unique situation.

Waste minimisation and recycling has been the subject of many prescriptive "solutions" that have been imported from elsewhere and promoted as the way to solve the "problem".

It is for Council to decide if it has a "problem" to be tackled, to then define it and decide an appropriate solution.

To help clarify the situation a letter was sent to the State Government's Office of Waste Management asking for information. In their reply (Attachment 2) the following was stated.

"The Recycling Blueprint process, ..., did not take issue with the national goal of halving waste to landfill by the year 2000."

"The issues motivating the national community goal are primarily environmental and economic. The more obvious benefits are conservation of resources, energy and landfill space and containment of long term waste disposal costs although issues of pollution prevention are also apparent."

"I can offer you no specific figure on what might be an acceptable cost per tonne of diverting waste from landfill. The issue is a complex policy and accounting issue for your City and its ratepayers."

"Your aim really should be to determine the most economically efficient and environmentally acceptable way of halving the City's waste that is supported by your ratepayers. To this end may I suggest that you cost the varying options open to you (including full provision for avoided economic, environmental and social costs of landfilling) and then have an independent survey made of your ratepayers to find out which of these options they would be prepared to support and how much they would be prepared to pay. I suspect you would be surprised at the extent of support".

The lack of any clearly defined reason or quantified benefit is evident, therefore the proposed community consultation process is appropriate.

In relation to recycling and waste minimisation, the question for Council is whether in our specific situation there are benefits, what they are and what price is reasonable to ask our

ratepayers to expend to purchase those benefits. A factor that also needs to be considered is whether greater environmental benefits could be obtained from entirely different approaches such as promoting fuel efficient driving, insulation of houses etc.

The basic factors for consideration are:

48 Conservation of Resources (raw materials)

This is the most obvious impact of recycling. Kerbside recycling programmes in Perth typically collect glass, aluminium, paper, plastic and steel cans.

There is no shortage of the raw materials to make these commodities. There is, however, concern at the environmental harm done by their extraction and manufacture. Governments encourage mining and manufacture and often subsidise them by special tax treatment to encourage exploration and development. Ending such subsidisation and charging appropriate royalties would be the most effective way to reduce consumption of raw materials. It would also increase recycling by making it more cost effective.

If environmental harm from raw material extraction (including logging) is an issue then it needs to be progressed on a political level with the State and Federal Governments. It could also be the subject of information and action campaigns involving the residents of Wanneroo.

If a reduction in use of raw materials is adopted as a community goal then recycling is only one of a range of options that should be reviewed as recycling only addresses between 100 kg and 200 kg of material per property per year.

49 Conservation of Energy

Energy is a diverse commodity and central to our community's current lifestyle. Energy consumption is a factor to consider in regard to ecologically sustainable development because of carbon dioxide emissions contributing to the greenhouse effect.

Energy costs appear to have been declining in real terms since 1978 and this has not helped in energy conservation. The Federal Government was recently reported to be considering a carbon tax to reduce carbon

dioxide emissions. This apparently was not considered to have sufficient community support to be implemented.

Subsidising recycling could be considered an indirect carbon tax and would contribute to energy conservation. There is a range of cost effective ways for Council to reduce the communities energy consumption.

50 Conserving Landfill Space

Recycling does reduce the quantity of material going to landfill. The item in the normal recyclable list that could cause problems in a landfill is newspaper since it is organic and can decay. Actual excavation of tips has shown that even after many years most of the paper has not decayed. Glass, metal and plastic also tend to remain unchanged in a well compacted landfill.

A tonne of rubbish uses about a cubic metre of landfill space. The City of Stirling as a member of the Mindarie Regional Council has raised concern about expending \$2.75 per cubic metre for excavation to extend the capacity of Tamala Park. This is obviously a much more cost effective way to conserve landfill space than the \$154 per tonne subsidy currently applying to recycling.

Other options for conserving landfill vary from diverting greens and shredding of rubbish to give better compaction and less cover material to various secondary waste treatment systems such as composting and waste to energy.

It is interesting to note that actual measurements in the USA identified that 9% of the landfill was "edible food" like things that had gone mouldy in the fridge and then been discarded. There has been no comparable study in Perth.

51 Reducing Pollution

There is a perception in the community that plastics are a pollution problem in landfill. Plastic buried in a landfill site is stable and just "sits" there in the same way as glass, bricks and sand. American studies indicate that plastics have formed 10% of landfill for the last 20 years! This has been achieved because the manufacturers have been "lightweighting" and improving the uniformity of the plastics so that more containers can be made from the same amount of plastic.

The item of most long term concern would be lead acid batteries. Used engine oil could also be of concern due to the heavy metals used in the additives. Council currently collects these items in its recycling programme as do similar programmes in some other Council areas. The 240 litre cart recycling systems do not currently collect these items.

52 People want to Recycle

A portion of the community strongly believe in recycling and are willing to pay for the service.

An opinion poll in July 1994 found that residents in Wanneroo gave the following responses:

Question

"How much per year, in addition to the current charges for rubbish removal and disposal would you be prepared to pay to enable all household rubbish to be sorted by machine at the depot and the appropriate parts recycled?"

Response

3%	Don't know
25%	Unsure
41%	No fee
6%	Less than \$20
4%	\$20 - \$30
10%	\$31 - \$50
0%	\$51 - \$74
5%	\$75 - \$99
3%	\$100 - \$149
1%	\$199
2%	\$200+

A total of 31% of people were willing to pay something more to have all of their rubbish sorted for recycling and 50% didn't want to spend any more on recycling.

There is also 11% of people who feel very committed to recycling and were willing to pay over \$75 per year for a more comprehensive programme.

This would more than fund a 240 litre cart system from a private contractor to cover this portion of the ratepayers. Council, as a community vehicle for these people, could consider arranging the contract provision of such a service and make it available as an option.

53Community Leadership (people should recycle)

There is no doubt that our community faces some serious environmental, lifestyle and resource allocation issues.

It is also a period of economic difficulty for many with high unemployment and high interest rates. Many people feel that community leadership rather than political leadership, is in short supply.

To provide effective leadership in these issues Council will need to get a good understanding of the underlying issues and then form a vision of the role the Council will play.

In the community at the moment many people believe that recycling is the answer "to the problem". As detailed above, this is not true although it may be part of an overall strategy.

It is important that a focus on the highly visible kerbside recycling programme does not overshadow the larger issues.

It is appropriate for Council to lead community opinion provided it has delved deeply enough into the issues to know where it is going.

NATIONAL WASTE MINIMISATION AND RECYCLING STRATEGY

The Commonwealth Government has established the Commonwealth Environment Protection Agency (EPA) and it has consulted with the Australian and New Zealand Environment and Conservation Council (ANZECC), which consists of the Commonwealth, State and Territory and New Zealand Ministers with the prime responsibility for the environment. Together they have developed the National Strategy with the following goals and objectives.

Strategy Goals

In accordance with the concept of Ecologically Sustainable Development, the goals of the National Waste Minimisation and Recycling Strategy are to:

- . encourage the ecologically sustainable non-wasteful use of resources
- . reduce potential hazards to human health and the environment posed by pollution and waste
- . maintain or improve environmental quality.

General Objectives

In order to achieve these goals, the strategy has, as its objective, the need to charge Australian production, consumption and disposal activities to:

- . achieve ecologically sustainable economic performance through greater efficiency of resource use and enable appropriate conservation of resource
- . minimise the quantity and toxicity of wastes and pollution
- . improve management and control of unavoidable wastes, especially those that pollute.

In relation to the objective to minimise the quantity of waste, CEPA has adopted as a national target a 50% reduction by the year 2000 in waste going to landfill. (Waste amounts measured by weight per capita based on 1991 levels).

No specific reasons or cost benefit analysis has been put forward in support of this goal and particularly in relation to 50% versus 30%, 40% or 60%. Overall per capita waste generation includes garden waste, industrial/commercial waste and builders rubble.

The State Government is currently preparing a submission that a target less than 50% is appropriate for Western Australia.

In 1992 ANZECC endorsed a report on the establishment and implementation of a National Kerbside Recycling Strategy. In consideration of the financial aspects and whether the aim should be to collect as much material as possible, irrespective of economics, or should economic limits be set? It was concluded:

"State and Territory governments believe that economic limits should be set and that, after an initial development period (of up to five years), kerbside systems should be expected to at least break even, after accounting for full long term savings in waste disposal costs".

Shortfalls in funding were to be shared between local government, State Government and industry. To date, local government have carried all of the shortfall.

Various industry groups made commitments to achieve certain recycling levels by the end of 1995 to avoid more

interventionist actions by the State and Federal Governments. Achieving these targets by making their products more attractive to recycle is the responsibility of the industry groups and not government.

In the past, Council has adopted the view that recycling levels should be set by the State and Federal Government and achieved by industry at their cost so that the full cost is reflected in the market price of products.

The National Waste Minimisation and Recycling Strategy is meant to address the whole waste and recycling issue. Kerbside recycling collection is one of the options for each community to consider.

REVIEW OF OTHER COUNCIL OPERATIONS

Information on the recycling operations in Bayswater, Bassendean, Swan, Rockingham and Kwinana is given in Attachment 3. The operations vary in method of collection and the commodities collected. The Councils did not have clearly documented purposes for their recycling programmes. The majority of officers suggested that the purpose of their recycling programme was to reduce the amount of material going to landfill.

The effectiveness and cost of these councils' operations varied greatly and is not conclusive.

The City of Stirling has had an active waste minimisation programme for several years. It has operated on the basis of minimal subsidy. Activities have included supporting school based recycling programmes with a shed and other equipment and the shredding of green waste. They had a contractor providing a low intensity kerbside collection at minimal cost. Predictably the contractor was not profitable and came to Council for money.

The City of Stirling found itself in the unplanned position of needing to subsidise a kerbside recycling collection. It has been doing this for the past few months while it's overall strategy is reviewed.

The City of Stirling uses the Yirrgan tip and pay tipping fees of about \$26 per tonne.

CITY OF WANNEROO'S KERBSIDE RECYCLING PROGRAMME

The City of Wanneroo's recycling programme is designed to be short term with a low capital outlay. Funding for the programme was initiated in 1990 in line with the collection systems suggested at that time by the EPA. In November of 1990, the

Mindarie Regional Council passed a resolution (Item M901006) that said:

"The Mindarie Regional Council is mindful of the need to develop and implement a method of household refuse disposal with a lower environmental impact than sanitary landfill and desires to have a suitable alternative method in operation by no later than 31 December 1995.

The initial study report was tabled in May 1993 and suggested composting as the most viable of the options evaluated. This involved the use of two 240 litre carts.

The first cart would be for organic waste (kitchen and garden waste) and would be collected weekly. The second would be for all other "dry" waste including recyclables and would be collected fortnightly. The recyclables would be removed from this waste through positive sorting. A three bin system was not considered practical. There was concern about the marketability of the compost.

Just before the report was presented, an Australian Company's proposal for a waste to energy plant came to the committee's attention.

This was purported to use an incinerator developed by the CSIRO and had a capital cost similar to a compost plant. Profits from selling the electricity could make the operation of similar cost to the current landfill site. The system would use a single rubbish bin with recyclables being sorted from the rubbish as part of the preparation process prior to burning.

The Mindarie Regional Council deferred action to allow for further evaluation of the compost market and the waste to energy proposal.

Investigation of these issues has progressed slower than expected. An optimistic timing for commissioning of a plant would be December 1997 and more probably December 1998 which is 3½ years away. This leaves Council in a similar situation as during 1990 with the need to format a short term recycling programme.

At a meeting between the Mayor and Officers of the Office of Waste Management it was indicated that their priority list for minimising waste was:

- 1 Demolition Waste
- 2 Greens
- 3 Paper
- 4 Kerbside recycling

They agreed that plastics were not an environmental concern but represented the topic of nearly 40% of the letters received by the Minister on recycling. It was suggested that if Council's current tender process for contracting the sorting of recyclables detailing individual prices was giving too high a price for plastic then a single all in price should be used next time so that the price for plastics not highlighted.

DISCUSSION

The initial prompting for this report was concern about public comment on removing plastics from the kerbside recycling collection, the bag system of collection, and the level of public information on the recycling programme.

Ongoing public information programmes are important to promote public involvement and to inform people of the wider environmental issues. This was recognised last year and the provision of a staff member to handle this and give more attention to quarries was put up for consideration in the 1994/95 budget. This was not funded and the programme has suffered.

Since plastics have been a significant issue, Council could decide to put plastics back on the collection list. The plastic containers being collected last year were the clear and green PET cool bottles (Code 1) and clear HDPE milk bottles (Code 2).

On current estimates this would require about \$100,000 per year subsidy to recycle about 90 tonnes of plastic.

A suitable resolution would be:

"That Council resolves to include on its kerbside recycling programme Code 1 and Code 2 clear plastic containers".

Some changes to the Badgerup Recycling Sorting Plant budgeted for the financial year to improve the handling of plastics were not implemented. Some of this work would need to be listed in the coming budget.

Steel cans are another marginal product. The steel industry has taken a number of initiatives to promote steel can recycling. These include the rent at a nominal fee (\$1 per year) of a bailing machine and a long term guaranteed purchase price of \$75 per tonne. Steel cans could be collected at significantly lower cost per tonne than plastics.

Approximately 50% of the material collected by Council's recycling programme is newspaper. As noted above, this is the

highest priority portion of the materials from the recycling programme. Council does not currently collect cardboard in the residential recycling programme.

In the October 1992 (Item G11018) review of its recycling programme, Council was made aware of the interest from Australian Paper Manufacturers to be directly involved in the collection of newspaper and cardboard for use in its Spearwood plant. The City Engineer was authorised to progress negotiations on this issue. The subsequent world glut in newspaper delayed progress on the issue.

Negotiations have recommenced just recently, partly prompted by industry concerns about the low quality of paper available from the co-mingled 240 litre cart collection systems.

Direct collection by the processing company has the potential to provide an economical collection for cardboard as well as newspaper.

CITY OF WANNEROO WASTE MINIMISATION STRATEGY

The Commonwealth and State Governments have set the goal of halving the per capita weight of rubbish going to landfill by 50% by the year 2000 and want Councils to adopt this goal for domestic waste. The secondary treatment options being considered by the Mindarie Regional Council will achieve this level of reduction.

Council may wish to look at the options and costs of achieving a 50% reduction in waste to landfill assuming the Mindarie Regional Council fails to implement a secondary waste treatment process.

As suggested by the Office of Waste Management this should involve independent opinion poll surveys of the residents of Wanneroo to find out what they think of the options and how much they are willing to pay. Private consultants would have to be engaged to undertake significant parts of the study at an estimated cost of \$50,000.

The result would provide the information for Council to develop an appropriate Waste Minimisation Strategy to meet the needs and aspirations of the municipality.

A suitable resolution would be:

"That to assist in the development of a Waste Minimisation Strategy for the City of Wanneroo, the most economically efficient and environmentally acceptable way of reducing the per capita domestic waste collection that is supported by ratepayers

be researched and reported to Council and funding provisions of \$50,000 for this study be included in the 1995/96 draft budget".

Wider environmental issues affecting the residents of the City of Wanneroo have been raised in this report. They are also being considered to some extent by Council's Environmental Review Committee.

Council could consider that the \$1,344,000 portion of the rubbish rate relating to recycling represents an acceptable contribution to environmental action in the City of Wanneroo. Alternatively, the Environmental Review Committee could be asked to advise Council on priorities in this area and whether an expenditure of this magnitude could purchase significantly greater benefits if it was used differently. This will allow better overall co-ordination of Council's environmental activities.

A suitable resolution would be:

"That the Environmental Review Committee be asked to advise Council of the most effective and beneficial options of expending in excess of \$1m per year to promote energy and resource conservation and other environmental priorities in the City of Wanneroo".

The issues discussed in this report are of major significance for our community and involve the expenditure of over \$1m per year. The development of a City of Wanneroo Waste Minimisation Strategy with clear goals and objectives will allow for more effective and beneficial programmes. In the meantime, Council should retain it's current, low capital cost, recycling programme.

Submitted for direction.

D R BLAIR
Acting City Engineer

RWE:SW
Cere0403

TOWN OF BAYSWATER

- Properties 17,249
- Rubbish collection 20,000 tonnes = 1159 kg/property

- Recycling collection 13,140 tonnes = 761 kg/property?
- Service - 240 litre cart, fortnightly collection by Cleanaway
- Collect - newspaper, cardboard, HDPE, PET, PVC, aluminium cans, steel cans, office paper, glass, liquid paperboard
- Rubbish collected with recycling 30% (see note on 240 litre collection)
- Contract - renewed in 1995 for 5 years plus 5 year option.
- Rubbish rate \$126.50 (recycling \$17.00?)
- No written objective for programme.

TOWN OF BASSENDEAN

- Properties 5,300
- Rubbish collection 5,000 tonnes = 943 kg/property.
- Recycling collection 1,200 tonnes = 226 kg/property.
- Service - 55 litre crate, weekly collection by A & K Recyclers.
- Collect - newspaper, office paper, glass, aluminium cans, steel cans, HDPE, PET, liquid paperboard, car batteries.
- Rubbish collected with recycling 1%, non recyclables normally left in crate.
- Contract - new contract starts in May 1995 for 5 years plus 5 year option with Total Recycling.
- Rubbish rate NOT SEPARATE (recycling \$10.92)
- Part of meeting state goal of reducing rubbish to landfill by 50%.

TOWN OF KWINANNA

- Properties 7,000.
- Rubbish collection 17500m³
- Recycling collection 730 tonnes = 104 kg/property.
- Service - 2 bag weekly collection by Kwinanna Recycling Service.
- Collect - paper, cardboard, glass, aluminium cans, steel cans, PET, HDPE, liquid paperboard, rags, used engine oil, car batteries.
- Rubbish collected with recycling 2%.
- Contract renewed in 1994 for 5 years.
- Rubbish rate \$110.00 (recycling \$16.00)
- Council considered the option of a cart system and considered that it would recycle about twice as much for twice the cost compared with the existing system. Other issues were minimisation of material to landfill and community expectation.

SHIRE OF SWAN

- Properties 23,000 tonnes.
- Rubbish collection 23,000 tonnes = 1,000 kg per property
- Recycling collection 3,000 tonnes = 130 kg per property
- Service - 240 litre cart, 4 weekly collection by day labour (residential areas only) contract sort by Recycling Company of WA.
- Collect - newspaper, cardboard, glass, aluminium cans, steel cans, HDPE, PET, PVC, liquid paperboards, used clothing.
- Non saleable 15%.
- Contract - Sorting of mixed recyclables
- Collection of paper and cardboard
- Rubbish Rate \$112.00 (Recycling \$31.00).
- Objective - minimise waste to landfill.

CITY OF ROCKINGHAM

- Properties 22,000.
- Rubbish collection 17,000 tonnes = 772 kg per property.
- Recycling collection 1,350 tonnes = 61 kg per property.
- Service - 1 bag system, fortnightly collection by Kwinana Recycling Service.
- Collect - (in bag) glass, aluminium cans, steel cans, PET, HDPE, PVC, liquid paperboard, (next to bag) newspapers, cardboard, used engine oil, car batteries, rags.
- Rubbish collected with recycling 3%.
- Contract - considering new tenders at the moment.
- Rubbish rate \$114.00 (Recycling \$7.80).
- Commitment to a recycling programme made as part of landfill site approval.

CITY OF WANNEROO

- Properties 65,000.
- Rubbish collection 60,900 tonnes = 937 kg per property.
- Recycling collection 6,118 tonnes = 94 kg per property.
- Service - 1 bag system, fortnightly collection by day labour in residential areas (weekly collection of glass and aluminium cans in rural area).
- Collect (in bag) glass, aluminium cans, liquid paperboard, (next to bag) newspaper, used engine oil and car batteries.
- Rubbish collected with recycling.
- Contract - for operating sorting plant.
- Rubbish Rate \$110.00 (Recycling \$21.00).

NOTE - 240 LITRE CART COLLECTION.

Recycling collections using 240 litre carts are operated by the Shire of Swan, City of Melville and Cleanaway and sorting operations are operated by Cleanaway, Green Recycling and the Recycling Company of WA. Currently 20% to 30% of the material collected is disposed of as rubbish.

Cleanaway has mounted a major public awareness campaign in the areas they service to reduce the level of rubbish in the system. Their sorting plant currently does not extract mixed paper and broken glass. When the plant is modified they hope to achieve their budget figure of 20% rubbish content.

Cleanaway indicates that it averages 266 kg/property with a fortnightly collection.

The Shire of Swan has a four weekly split collection. The newspaper and cardboard are put out separately so as not to be affected by broken glass or other items.

TS139-04/95

CITY OF WANNEROO REPORT NO: TS139-04/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 26 APRIL 1995

FILE REF: 3090/560/3

WARD: SOUTH WEST

SUBJECT: PROPOSED RETAINING WALLS: LOT 560 (3)
MANAKOORA RISE, SORRENTO

SUMMARY

An application has been submitted for approval in principle to construct a dwelling at Lot 560 (3) Manakoora Rise, Sorrento. The retaining walls shown on the submitted drawings will be 2.5 metres high. Council approval is required for walls exceeding 2 metres in height.

BACKGROUND

In accordance with Council procedure, letters were sent the affected adjoining owners for the dwelling because it exceeds 6 metres in height. No objections were submitted against the dwelling.

One adjoining owner has requested that the original boundary fence be permitted to remain. The owner has agreed to this and has moved the proposed 2.5 metre retaining wall to 1 metre from the side boundary (see attachment '1' page 1).

Steps will be constructed behind the retaining wall on the boundary which will be 2.5 metres in height stepping down to the existing 1 metre high wall.

ASSESSMENT

The proposed dwelling and the retaining wall will not be out of character with the dwellings in the area. Favourable comments have been received from both affected adjoining owners.

RECOMMENDATION

That Council approve the proposed retaining walls to be constructed at Lot 560 (3) Manakoora Rise, Sorrento, to a height of 2.5 metres.

R.FISCHER
City Building Surveyor

LC:lc:bre04014

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

26 APRIL 1995

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 020-0

WARD: ALL

SUBJECT: OUTSTANDING GENERAL DEBTORS - MARCH 1995

Detailed below is a summary of the outstanding general debtors at the end of March 1995 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 March 1995 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	227,659.74	25%
30 Days	159,903.41	17%
60 Days	83,418.30	9%
90 Days	158,869.10	17%
Deferred Debtors	5,314.48	1%
Deferred Sporting Club Debtors	280,440.88	31%
	<hr/>	
	\$915,605.91	100%
	<hr/>	

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
	<hr/>

\$ 5,314.48

Deferred Sporting Club Debtors are represented by:-

Quinns Rocks Bowling Club A/C No 1 \$ 23,500.00

Balance of \$30,000 Council grant funds expended by Club, being repaid by annual instalments of \$6,500.

Wanneroo Districts Rugby Union Football Club \$ 51,201.34

Principal and interest on self supporting loan as at 01/07/94. Loan matures 15/01/2008.

Wanneroo Trotting and Training Club \$ 1,634.09

Principal on self supporting loan as at 01/07/94. Loan matures 30/07/96.

WA Sporting Car Club \$ 1,011.12

Principal on self supporting loan as at 01/07/94. Loan matures 01/12/95.

Wanneroo Districts Basketball Association \$203,094.33

Variance as at 01/07/94 between principal and interest paid on self supporting loan and payments made by the Association under lease agreement. Principal on self supporting loan as at 01/07/94 was \$150,979. Loan matures 01/10/98. Lease agreement matures 30/06/2007.

\$280,440.88

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

	\$
Sorrento Soccer Club	8,881.63
Wanneroo British Soccer Club	3,635.44
Wanneroo Basketball Association	12,500.00
Wanneroo Football Club	22,849.99
S.G.I.O.	303.30
Olympic Kingsway Soccer Club	2,617.69
Bovells Joondalup	2,878.30
Eating House Licences and Registrations 1994/95	750.00
Sporting Clubs Clubrooms Facilities Contributions	15,575.86
Mullaloo Surf Life Saving Club	5,233.34
Bikewest	20,000.00
Mr M Skroza	18,000.00
Sundry	45,643.55
	<hr/>
	\$158,869.10
	<hr/>

SORRENTO SOCCER CLUB - \$8,881.63

The Club's **total** outstanding debt is \$9,165.43 dissected as follows:

Loan Repayments	\$ 606.74
Property Rental	\$ 3,337.63
Commercial Refuse Charges	\$ 237.80
Utility Charges	\$ 914.68
Interest on Debt	\$ 4,068.58
	<hr/>
	\$ 9,165.43
	<hr/>

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$9,165.43 in March 1995. The Club paid \$500.00 on 10 October 1994. The Club met with Council representatives on 30 January, 1995 and requested Council assistance with the clearing of this account. The Club's request was considered by Council's General Purposes Committee on 1 February, 1995. The Committee resolved that no assistance be granted and the Club be requested to immediately bring its account into line with the payment

programme previously set. Club paid \$2,000.00 on 15 February 1995 and \$500.00 on 10 March 1995.

WANNEROO BRITISH SOCCER CLUB - \$3,635.44

The Club's **total** outstanding debt is \$3,903.86 dissected as follows:-

Lease Fees	\$1,333.32
Property Rental	\$1,826.97
Commercial Refuse Charges	\$ 375.30
Utility Charges	\$ 368.27
	<hr/>
	\$3,903.86
	<hr/>

A new Committee was elected on 6 October 1994 and it will work towards clearing this account. The Club paid \$666.66 on 1 November 1994. Council granted a new lease at \$1.00 per annum on the clubroom effective 1 November 1994. The Club will pay the account on receipt of amended notice incorporating adjustment for lease fees for November 1994 to January 1995 which have been credited. Awaiting letter from the Club.

WANNEROO BASKETBALL ASSOCIATION - \$12,500.00

Lease fee for the period 1 July 1994 to 31 December 1994 (\$15,000.00 less paid \$2,500.00). The Association made monthly payments of \$3,625.00 up to February 1994 to clear account.

The Association stopped making regular monthly payments in February 1994. These monthly payments have since resumed with \$5,000 being paid in August 1994 and \$2,500 in September and \$5,000 in October 1994. Association has paid \$2,500 in each of the months of November and December 1994 and January and February 1995. The Club has since advised Council that it is proposing to increase the monthly payments in order to clear the arrears.

WANNEROO FOOTBALL CLUB - \$22,849.99

The **total** amount outstanding on this account is \$28,509.73 dissected as follows:-

	\$
Lease Fees	22,958.44
Commercial Refuse Charges	1,391.45
Utility Charges	579.16
Interest on Debt	2,792.68
Property Rental	788.00
	<hr/>

\$28,509.73

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club paid the \$500.00 weekly payments for May and July 1994 and a lump sum payment of \$10,000.00 in June 1994. No payments have been received since July 1994.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum).

A deputation from the Club addressed the Policy and Special Purposes Committee at its meeting on 5 October 1994. Report I51004 refers. This matter is the subject of a further report to Council in due course. The Chairman of Committee, town Clerk and City Treasurer met and discussed issues relating to the Club and the various alternatives available to Council. The City Recreation and Cultural Services Manager has completed a report to assist in developing these options.

S.G.I.O. - \$303.30

General Claims - \$303.30

2 claims being processed for payment.

OLYMPIC KINGSWAY SOCCER CLUB - \$2,617.69

The Club's total outstanding debt is \$3,561.48 dissected as follows:-

	\$
Property Rental	1,270.00
Commercial Refuse Charges	789.15
Utility Charges	1,502.33
	<hr/>
	\$3,561.48
	<hr/>

A letter was sent to the Club on 27 February 1995 requesting it to advise Council of its intentions to clear the account.

BOVELLS JOONDALUP - \$2,878.30

Commercial refuse charges 7 May to 17 June 1994 (\$1,096.00 - account paid but cheque dishonoured) and 18 June to 31 August 1994 (\$1,782.30).

Company had Receiver and Manager (Ferrier Hodgson) appointed on 31 August 1994 and Proof of Debt was submitted on 7 September 1994. The Receiver and Manager has paid the account from 1 September to 17 November 1994 at which date the business was sold. The new owners are paying the accounts from 18 November 1994.

EATING HOUSE LICENCES AND REGISTRATIONS - \$750.00

1994/95 - \$750.00

3 of the 321 licences issued in June 1994 and November 1994 for the 1994/95 year remain unpaid. Reminder letters were forwarded on 14 October 1994 and again on 14 November 1994.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$15,575.86

Contributions by various sporting clubs towards the use of clubrooms for 1991/92, 1992/93 and 1993/94 years. Accounts raised totalled \$57,059.59. An amount of \$22,396.04 was written off and \$19,087.69 paid to date.

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are continuing with Council's Recreation and Cultural Services Department.

When meeting with these clubs arrangements are being made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92, 1992/93 and 1993/94 years.

Eight clubs have outstanding contributions, three of which are still negotiating with Council over the amount charged. Collection action will be taken against the remaining clubs. Council's Recreation and Cultural Services Manager is compiling a report on the status of these clubs.

BIKEWEST - \$20,000.00

Contribution by the Department of Transport to a dual use path from the Ern Halliday Camp to Pinnaroo Point, Hillarys. The Department of Transport are to make an inspection of the works early in March 1995 and payment is thereafter to be made early in April 1995.

MULLALOO SURF LIFE SAVING CLUB - \$5,233.34

Electricity consumption, including various adjustments for the period 31 May 1993 to 12 September 1994. Sub-meters at the Club were misread over this period, compared to accounts received from SECWA and this has now been rectified. The Club is currently disputing this account. A meeting is to be held with Club officials following the Easter break.

MR M SKROZA - \$18,000.00

Purchase of fire unit. Account paid on 11 April 1995.

SUNDRY - \$45,643.55

Other Recoupables - \$1,191.00

Road and footpath repairs, other works.

Commercial Refuse - \$8,229.50

Payments being pursued.

Licences/Fines and Penalties - \$20,757.00

Dog registration fines and costs, food prosecutions and parking infringements and fish shop/offensive trade licence renewals.

Income from Property - \$8,020.91

Hire of various reserves and buildings.

Subsidies - \$436.90

Family day care fees and after school care fees.

General - \$6,080.41

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment recoverable, development/building licence fee, child care fee relief overpayment recoverable, meals on wheels charges, after school care fees, account enquiry fees, subdivisional legal costs recoverable and refuse bin hire.

Utilities - \$927.83

Electricity charges recoverable.

An amount of \$330.70 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$330.70 representing debts considered irrecoverable as detailed in Attachment B to this report.

J B TURKINGTON
City Treasurer

HK:LR
10 April 1995

tre0346
FA52-04/95

CITY OF WANNEROO REPORT NO: FA52-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 013-3

WARD: ALL

SUBJECT: 1995/96 INSURANCE PORTFOLIO

Councillors will recall that WAMA, through Scheme Managers, Jardine Insurance Brokers, has introduced self insurance schemes for Local Government Workers' Compensation and Public Liability/Professional Indemnity. These schemes will be operative from the commencement of 1995/96 financial year.

This matter has been the subject of various reports to Council over recent months and was complemented by a presentation to Council's General Purposes Committee on 11 April 1995 by the relevant Scheme Managers, Mr Leon Lawrence (Jardine Insurance Brokers), Mr Bill Vincent (Local Government Workcare) and Mr John Abercrombie (Local Government Mutual Liability). In addition, brochures on each scheme were forwarded for Councillors' perusal.

These schemes not only provide a further option for Council when considering its 1995/96 insurance coverage and premiums, but also enables all local governments within WA to be in charge of their insurance contributions (premiums) through ownership and participation in the schemes. It indeed is a re-introduction of the Local Government Insurance Pool Scheme previously operated

through the SGIO, however, it is "owned" by participating local governments.

As has been mentioned previously, the schemes have been modelled on successful self insurance schemes in Australian Local Government and also overseas. They have as their general features:-

* **OWNERSHIP OF THE SCHEME**

- . Each member Council will have the opportunity to participate on a voluntary basis.

* **SECURITY**

- . Comprehensive reinsurance will protect the schemes from claims in excess of contributions in any one year.
- . Annual reviews by an independent actuary.

- * **OWNERSHIP BY LOCAL GOVERNMENT**
 - . Owned or accountable to local government and participating Councils will have a strong voice in the way the Scheme is operated. As a result, local government insurance will no longer be dependent on the insurance industry.

- * **VALUE - ADDED SERVICES**
 - . Accident prevention.
 - . Rehabilitation services (Workcare Scheme).
 - . Claims management.

- * **EXTENDED COVER**
 - . Public Liability \$100m.
 - . Professional Indemnity \$25m.

- * **FINANCIAL SAVINGS TO ALL LOCAL AUTHORITIES**
 - . Workcare rate to be maintained for 2 years, individually tailored to each Council, giving Councils an incentive to control its claims costs.

- * **NOT JUST INSURANCE PROTECTION, BUT A TOTAL INSURANCE PHILOSOPHY**

In detail, the main features of each scheme are as follows:-

MUNICIPAL WORKCARE SCHEME

- * **Ownership of the Scheme**

WAMA on behalf of participating Councils.

- * **Cover**

All obligations under the Workers' Compensation and Rehabilitation Act 1981, as amended from time to time.

Unlimited common law cover is provided.

- * **Membership**

Voluntary - All WA Councils and other organisation established for local government purposes.

* **Policy Control**

A Board of Management comprising representatives appointed by WAMA, will oversee the Scheme.

MUNICIPAL WORKCARE SCHEME (Cont'd)

* **Day to Day Management**

Jardine Australian Insurance Brokers, as Scheme Managers.

* **Solvency Protection**

Reinsurance has been obtained to cover claims in excess of \$500,000 arising from one event, and any amount in excess of annual contributions.

Scheme reserves are fully protected under these arrangements.

* **Investment Policy**

A prudent investment programme, under the ruling of the Trustees Act, will be established by the appointed financial adviser ensuring overall benefit for local government.

* **Contributions**

The term "Contributions" will be used in place of the insurance industry term "premiums".

* **Members**

"Members" will refer to employees of participating organisations covered by the Scheme.

MUNICIPAL LIABILITY SCHEME

* **Indemnity Cover**

Public Liability: \$100m

Professional Indemnity: \$25m

Separate facilities are available for the following risks, which are not covered by the Scheme: licensed airports, Bushfires Act responsibilities, swimming pools (where the management is contracted out).

* **Membership**

Voluntary - limited to "local government bodies" (as defined).

* **Policy Control**

A WAMA appointed Board of Management will oversee the operation of the Scheme.

* **Day to Day Management**

Jardine Australian Insurance Brokers Pty Ltd.

MUNICIPAL LIABILITY SCHEME (Cont'd)

* **Retention and Reinsurance**

The Scheme will pay the first \$2 million of each and every claim.

A claim in excess of \$2 million will be protected by the purchase of specialised reinsurance.

* **Contribution Philosophy**

Members will pay an annual contribution, which will be calculated using a formula involving actual claims experience and members' performance.

The contribution will be supported by actuarial advice to ensure the financial stability of the fund.

* **Financial Reporting**

Each year is treated as a separate fund year. The Board will have the ability to distribute any net surplus to members for a particular year, or make an additional call on members for that year.

* **Investments**

A secure investment programme for members' funds will be developed by established financial advisers in accordance with authorised investments under the Trustees Act.

Council has sought through its Insurance Broker, Alexander & Alexander, quotes on its 1995/96 insurance portfolio. It is to be noted that the GIO (a major player in local government insurance markets in previous years) is not prepared to offer quotes until after 30 April 1995 for fear of those quotes being "shopped around".

Cost comparisons are shown on Attachment A.

Prior to assessing the most appropriate course of action for Council, the following points are to be noted:-

* If Council were to opt for the self insurance schemes:-

* The current insurance cover with the SGIO would be terminated, effective 4.00 pm 30/6/95. This would require the payment, within 90 days, of

the outstanding liabilities on the "burning cost" insurance policies currently held with the SGIO, ie Workers' Compensation and Motor Vehicle. Council currently has reserve accounts to accommodate these payouts should these be necessary.

- * Council would still need to seek insurance cover for the general classes of insurance (including motor vehicle), as the schemes only cover Workers' Compensation, Public Liability and Professional indemnity. This could be facilitated through Council's current insurance broker, Alexander & Alexander, or through the Municipal Insurance Broking Service (a service operated by Jardines on behalf of local government).

The cover would be required on the following classes of insurance:-

- * Industrial Special Risk
- * Electronic Equipment
- * Engineering
- * Contract Works
- * Art Works
- * Monetary Risk
- * Bush Fire
- * Personal Risk
- * Vehicles

- * Should a local authority not participate in the self-insured schemes in the first year, a financial penalty will be imposed for entry in later years.

During the evaluation process, it has become clear that the advantages previously gained through a "burning cost" insurance arrangement have been lost as interest rates decline. In view of this, and given the very attractive conventional type premiums on offer, it is suggested that Council opt for this mode of cover during the forthcoming year regardless of the decision of the preferred insurer.

The assessment process should not be one purely focused on cost savings. Council must be satisfied that its assets and staff are adequately and properly insured. Claims management and risk management systems must also be adequate for a large growth local authority. The WAMA-operated schemes appear to rate highly in all the selection criteria.

On balance therefore, notwithstanding the general satisfaction with the current brokers and insurers, the benefits the Pool schemes offer local government as an industry through lower premiums over 2 years, better claims and risk management, together with the advantages of being "in control", suggest that it would be in this City's best interests to be a participating

member of the Local Government Workcare and Municipal Liability
schemes offered through WAMA.6~

RECOMMENDATION

That Council -

1. signifies its intention to join the Workcare and Municipal Liability Insurance schemes offered through WAMA, effective 4.00 pm 30 June 1995;
2. seeks further quotes for its general insurance and motor vehicle insurance classes; and
3. adopts a conventional premium basis for both its Workers' Compensation and Motor Vehicles insurance cover.

J B TURKINGTON
City Treasurer

JBT:LR
11 April 1995

tre0347
FA53-04/95

CITY OF WANNEROO : REPORT NO FA53-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 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 \$334,322.

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 - 26 April 1995.

J B TURKINGTON
City Treasurer

TO:LR
13 April 1995

tre0351
FA54-04/95

CITY OF WANNEROO REPORT NO: FA54-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 261-2-2

WARD: ALL
SUBJECT: ANNUAL REVIEW - FEES AND CHARGES

Each year a review is undertaken, in conjunction with all departments, of Council's fees and charges. The fees and charges are required to be adopted prior to 30 June 1995, enabling implementation to be effective, in the main, on 1 July 1995. It is suggested that Council implements the new fees structure, effective 1 July 1995, with the following variances:-

Regular Bookings Outdoor Facilities
- implementation 1 October 1995

Regular Bookings Indoor Facilities
- implementation 1 January 1996

Attached for Council's adoption is the Schedule of Fees and Charges for 1995/96 - refer Attachment A.

Lease Agreements

Where lease facilities are aligned to consumer price index, an increase of 3.0% has been applied, which is generally in accordance with the consumer price index (WA) for the past year.

The Jenolan Way Community Centre is scheduled for opening in July 1995 and charges for this Centre have been included. In establishing charges, consideration was given to the type of activity which will occur at the Centre and the type of clients which will access services and activities. The Centre will primarily be a community house/welfare services centre accessed by many families on low incomes. The Centre will, however, be available for community or commercial use after hours. With this in mind, fees for government services and community activities have been kept relatively low, with commercial rates comparable with other Council facilities.

Approximately 105 square metres will be leased to a 4 year old playgroup for exclusive use for 40 weeks or four terms per year.

The cost to this group is based on a recovery of cleaning, maintenance and operating costs at \$94 per sq metre per annum (per 40 weeks).

Welfare

Meals on Wheels charges have been increased by 30 cents (9.1%) per meal to \$3.60.

Bus charter fees for aged and disabled services and Yanchee Community have been increased by 10 cents and 20 cents respectively per kilometre to 70 cents. Bus charter fees have not been increased for the past four years.

Podiatry fees have been increased to cover a rise in podiatrist fees.

Refuse Charges

Commercial refuse charges have been set on estimated tipping fees for the 1995/96 year. The residential refuse removal charge will be set and the commercial refuse charge confirmed once the Mindarie Regional Council has set its tipping fees for the 1995/96 year.

Recreation and Culture

Charges in the following areas have been increased by 3.0%, which is generally in accordance with the consumer price index (WA) for the past year.

- (a) Halls, Multi-Purpose Centre, Clubrooms and Pavilions
- (b) Community Recreation Centres
- (c) Pottery Kiln
- (d) Parks and Other Outdoor Facilities

Admission charges to Council's historic buildings have been increased from \$1.00 to \$1.50 for adults and 50 cents to 80 cents for children, school groups and pensioners. These fees have not been increased for the last 6 years.

Craigie Leisure Centre

The children entry fees have been increased by 10 cents to \$1.70.

The aged pensioner fee has been increased by 10 cents to \$1.70.

A new entry fee, for spectators supervising children under 4 years, of \$2.10, has been introduced.

Aquamotion

The children and concession entry fee have been increased by 10 cents to \$1.60. A new entry fee, for spectators supervising children under 4 years, of \$1.60, has been introduced.

In order for the Centre to attract new members, it is suggested that the Manager be authorised, as is the Manager of Craigie Leisure Centre (Report H30805) to customise gym and membership fee packages to suit planned promotion strategies.

Golf Courses

Golf course fees have been increased. Marangaroo Golf Course fees have not been increased for the last 4 years.

Concrete Vehicle Crossovers

Concrete vehicle crossover charges cannot be set until the new contractor's price for the construction of concrete vehicle crossovers is known. Tenders for the construction of concrete vehicle crossovers are currently being called.

RECOMMENDATION

That Council:-

1. Adopts the 1995/96 Schedule of Fees and Charges as authorised on Attachment A to Report ,
2. includes these fees and charges in the 1995/96 year budget and
3. authorises the Manager of Aquamotion to customise gym and membership fee packages to suit planned promotion strategies.

J B TURKINGTON
City Treasurer

TP:LR
10 April 1995

tre0345
FA55-04/95

CITY OF WANNEROO REPORT NO: FA44-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 018-21

SUBJECT: DELINEATION OF BOUNDARIES FOR THE 1995/96
RATING YEAR

Council's split valuation system for rating purposes and the continued subdivision of broadhectare properties requires that the gross rental/unimproved valuation boundaries be delineated on an annual basis. This boundary delineation is subject to Governor's approval pursuant to Section 533 of the Local Government Act.

For the benefit of Council, Section 533 (8) (a) and (9) (a) of the Local Government Act states:-

"(8) A Council of a municipality that is -

(a) a city or town shall for all rateable property in its district use valuations on gross rental value, unless the Governor makes an Order under subsection (17) of this section authorising that Council to use valuations on unimproved value.

of rateable property of the whole or any portion of its district, in which case that Council shall use the valuations so authorised within the area to which the Order applies.

(9) If the Minister is satisfied that the Council of a municipality that is -

(a) a city or town should be authorised to use valuations on unimproved value of rateable property in any portion of the district of that municipality, which portion is, in the opinion of the Minister, used predominantly for rural purposes.

he may recommend to the Governor that an Order be made under subsection (17) of this section so authorising the Council".

In past years Council has moved the GRV boundary to accommodate anticipated subdivision thus obviating the need to seek approval to change the rating base midway through the year. This year the gross rental/unimproved valuation boundaries affect two areas:-

(a) Urban zoned broadhectare properties.

(b) Special rural zoned properties.

1. URBAN ZONED BROADHECTARE PROPERTIES

This year the boundary for gross rental valuations within the urban zoned areas was adjusted taking into consideration:-

- (a) the already subdivided lots; and
- (b) the anticipated subdivisions in 1995/96.

The new boundaries for the urban zoned areas have now been identified for 1995/96 - refer plan laid on the table. In the main it classifies in the GRV sector, those properties considered most likely to be subdivided during 1995/96.

2. SPECIAL RURAL ZONED PROPERTIES

The new boundaries for special rural zoned properties have now been identified for 1995/96 - refer plan laid on the table. The gross rental valuation boundary takes into consideration:-

- (a) the already subdivided lots; and
- (b) the anticipated subdivisions in 1995/96.

Given that there is a some degree of mapping work still to be undertaken to define, in more precise terms, the boundaries for the benefit of the Valuer General, it is suggested that Council agrees to the realignment of the valuation boundaries for urban zoned broadhectares and special rural zoned properties for 1995/96 rating purposes.

RECOMMENDATION

That Council in accordance with the provisions of Section 533 (17) of the Local Government Act, seeks Governor's approval to realign the valuation boundaries for the urban broadhectares and special rural zoned properties for 1995/96 rating purposes, as outlined on the plan laid on the table.

J B TURKINGTON
City Treasurer

VS:LR

12 April 1995

tre0349

FA56-04/95

CITY OF WANNEROO REPORT NO: FA56-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 018-13

WARD: ALL

SUBJECT: WRITE OFF - RATES

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

A schedule of amounts to be written off, totalling \$31.65, is attached and shows details as to why each amount is recommended for write off action - refer Attachment A.

RECOMMENDATION

That Council -

1. in accordance with the provisions of Section 575 (1) (a) of the Local Government Act 1960, writes off rates levied, totalling \$31.65, as detailed in Attachment A to Report ; and
2. submits Attachment A to Report to the Minister for Local Government for write off approval.

J B TURKINGTON
City Treasurer

VS:LR
13 April 1995

tre0350
FA57-04/95

CITY OF WANNEROO REPORT NO: FA57-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 009-1

WARD: ALL

SUBJECT: DONATIONS

Requests for financial assistance have been received from the following:-

1. Mr Eric Allmark, 31 Wisborough Crescent, Balga 6061

Eric has been selected to represent Western Australia in the Little Athletics International State Championships which will be held in Singapore in July 1995.

2. Miss Donna Cain, 7 Mackay Way, Hillarys 6025

Donna has been selected to represent Western Australia in the Under 18 Women's Hockey Team, to be held in Sydney from April 19 - 28, 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 his/her respective sport:-

Mr Eric Allmark
Miss Donna Cain

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

J B TURKINGTON
City Treasurer

LR
11 April 1995

tre0348

FA58-04/95

CITY OF WANNEROO REPORT NO: FA58-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 680-1

WARD: ALL

SUBJECT: CASH FLOAT FOR AUTHORISED DOG REGISTRATION
OFFICER

A request has been received from the Manager of Municipal Law & Fire Services for a cash float of \$50.00 to be made available to Mr Kevin Marshall in his capacity as an authorised registration officer and enforcement officer under the provisions of the Dog Act 1976.

Mr Marshall will require a cash float to enable him to effect on-the-spot dog registrations, as well as spot fines relating to dog registration renewals and other ranger services. Mr Marshall will be commencing duties on 19 April 1995.

Adequate audit controls will be maintained for the correct recording and control of this cash float.

RECOMMENDATION

That Council -

1. authorises payment of a \$50.00 cash float to Mr Kevin Marshall and
2. ensures the cash float is operated in accordance with correct accounting procedures.

J B TURKINGTON
City Treasurer

13 April 1995
VS:LR

tre0354
CS67-04/95

CITY OF WANNEROO REPORT NO: CS67-04/95

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 26 APRIL 1995

FILE REF: 880-1

WARD: ALL

SUBJECT: JENOLAN WAY PLAYGROUP - ADMINISTRATION OF GRANT

A request has been made by the Jenolan Way Playgroup for Council to administer an initial operational grant of \$2,000 until the group becomes incorporated.

The playgroup, which will operate from the Jenolan Way Community Centre, will run a 4 year old programme five days a week. The group has recently been approved a grant from the Department for Community Development for the establishment of its programme. The grant will cover advertising costs for enrolments and incorporation costs. The group needs a sponsor to administer the grant on its behalf. It is expected that incorporation will be completed by the time the group becomes fully operational in July of the year. Its management will then take over responsibility for its own financial management.

RECOMMENDATION

That Council agrees to administer an operational grant of \$2,000 from the Department for Community Development on behalf of the Jenolan Way Playgroup until the group becomes incorporated.

P STUART
Manager Welfare Services

ps:hy
wre04002CS68-04/95

CITY OF WANNEROO REPORT NO: CS68-04/95

TO: TOWN CLERK
FROM: CITY LIBRARIAN
FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES
MEETING DATE: 26 APRIL 1995
FILE REF: 240-12

WARD:

ALL

SUBJECT: EXTENDED OPENING HOURS - WANNEROO LIBRARY

An additional Library Clerk Grade 1 was approved in the 1994/95 Staff Review in order to increase service when the new Mobile Library comes into operation. This additional person would also make it possible to commence opening the Wanneroo Library on Friday evenings in line with other static libraries excluding Yancheep/Two Rocks.

The Mobile Library replacement has been delayed till later in the year. The staff member has now been appointed and trained and will assist in preparation for the separation of the Wanneroo and Mobile libraries stock and records. The appointment will also enable Friday night opening of the Wanneroo Library to commence from May 5, 1995.

RECOMMENDATION

That Council commence opening the Wanneroo Library Friday evenings from May 5, 1995. The new opening hours will be:

MONDAY, WEDNESDAY, THURSDAY, FRIDAY	10.00am to 8.30pm
SATURDAY	9.00am to 12 noon
TUESDAY	CLOSED

N CLIFFORD
City Librarian

nfc:cml
whre040195
CS69-04/95

CITY OF WANNEROO REPORT NO: CS69-04/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES SECTION

MEETING DATE: 26 APRIL 1995
FILE REF: 429-1-16
WARD: ALL
SUBJECT: OUTCOMES AND RECOMMENDATIONS OF THE CULTURAL
DEVELOPMENT FUND PANEL MEETING

Council, in its 1994/95 Budget, allocated \$25,000 towards the Cultural Development Fund. Established in 1991, the aims of the Fund are:

- . to assist groups in the community to establish and become involved in cultural activities;
- . to extend the range of cultural activities in the municipality;
- . to support cultural activities relevant to community groups;
- . to provide opportunities for professional artists to interact with community groups; and
- . to promote access and participation by community groups in cultural activities.

(Report F40520 refers)

On 13 April 1995, the Cultural Development Fund Peer Assessment Panel met to select from the applicants those groups the panellists considered worthy of support (Attachment 1 refers).

The outcomes and recommendations of the Assessment Panel are detailed below.

For ease of reference the successful recipients, as determined by the panellists, will be listed first followed by the unsuccessful applications.

SUCCESSFUL APPLICANTS

95006 Quinns Region Ministers' Fellowship

Carols by Candlelight in December 1995, for people living in the Quinns Area.

95008 Dalmain Primary School

Students, parents and the community will work with local writers, musicians, artists and dramatists to explore local issues through cultural activities. Themes include the environment, youth employment, vandalism and graffiti and drugs.

95009 Girrawheen Senior High School

Aboriginal, non Aboriginal and Asian students will interview and record the history of their families from the area. Will cover aspects such as education, social and cultural activities. Will involve students, parents and teachers from a number of high schools and primary schools culminating in the production of a book.

95012 Northside Aboriginal Corporation

Elderly aboriginal people living in Homeswest accommodation in Girrawheen will participate in the development of a mural. The mural will focus on the role of elderly people in their families.

95017 Anchors Youth Centre

A twelve week programme targeting young women who would not normally access cultural activities. Activities will be developed in conjunction with the participants to introduce them to cultural activities available in the City of Wanneroo.

95018 Clarkson Primary School

A series of dance workshops involving all 900 children attending the school. The project will culminate in dances being held involving community groups, parents and the children.

95019 Joondalup Community Foundation

The Artist in Residence, Despa Hondros, will work with a group of domestic violence survivors to develop a pavement mosaic in the courtyard of the Pat Giles Refuge.

95020 Padbury Senior High School

Production of 8 to 10 life size human sculptures made out of *papier mache* by visual and performing arts students.

95021 Clarkson Children's Circus

Community based children's circus established in 1994. It is proposed to bring in professional circus performers on a monthly basis to assist with the development of circus skills of the children.

95024 *Craigie Primary School*

Artist will work with teachers and students over a ten week period developing skills in drama and theatre arts.

95026 *WA Puppet Company Inc*

Newly formed puppet company with a proposed base in Joondalup. "The Salty Ocean" is a one hour production based on an old traditional European Fairytale.

95027 *The Northern Writers' Association*

Literary competition for short stories and poetry. The best works will be published in a book.

95029 *North Woodvale Primary School*

A one and a half day concert band workshop involving year 7 students from six primary schools. The workshop will culminate in an evening performance for guests, parents and members of the community.

95030 *Creaney Primary School*

A two day Choral Camp for 52 selected year 7 choristers from 4 primary schools.

95031 *Roztiashka Ukrainian Cossack Dancers*

A series of performances promoting the culture, music and dances of the Ukraine.

95037 *Woodvale Senior High School*

This project seeks to bring together the School and local community to enjoy a Carols by Candlelight with performances by the Woodvale Senior High School Band and Theatre Arts troupe.

UNSUCCESSFUL APPLICANTS

95001 *Australian Jordanian Friendship Association*

Arabic dancing, singing, folklore from different Arab nations, displaying native customs, dishes and art.

95002 Anthonian Italian Seniors of Wanneroo

50 Seniors on excursion to Albany, visiting historical towns, farms and timberlands along the Rainbow Coast.

95003 West Coast Lapidary & Mineral Club

Conducting a series of Lapidary workshops.

95004 New Endeavour Theatre Group

Public performance of 3 one act plays, each with a different theme.

95005 Duncraig Senior Citizens' Club

Workshops teaching club members ceramic techniques.

95007 Caodist Association of Australia

Programme to encourage Vietnamese children to appreciate their Vietnamese language and culture. Involves lantern and language competitions culminating in the Moon Festival celebration.

95010 Goollelal Primary School

6th Festival of Perth. Children will participate in one of 25 art and craft activities for a two day course run by members of the community.

95011 Open Mike Bluez Society

Open Mike Bluez Society will run workshops for young musicians. On completion, a day of blues music will be held.

95013 Girrawheen Vietnamese Elderly Group

Performance and display of traditional artwork during multicultural week. Incorporates English lessons for members of the group.

95014 Burmese Association of Western Australia

Production of murals to complement dance items which depict the culture and lifestyle of the various indigenous people of Burma.

95015 Centre for Philippine Concerns Australia

Art/painting workshop held over six weekends bring together 20-30 children from the Filipino and Aboriginal communities. A Filipino artist and a community worker will facilitate the workshops.

95016 Lake Joondalup Baptist College

Cultural and historical festival to celebrate spring using local performing and visual arts groups.

95022 Liwara Catholic Primary School

Exposing the children to live, local professional musicians from a variety of genres. This will be done through visits and live performances by three groups.

95023 Koondoola Neighbourhood Centre

A sharing of different cultural activities of significance within each culture through dance, story telling and cooking.

95025 Community Link and Network Mirrabooka

Production of posters promoting Community Link and Network. Posters will be displayed in Neighbourhood Centres, Libraries, Shopping Centres, Recreation Centres and Medical Centres in the City of Wanneroo.

95028 St Anthony's Choir

Production of a professional quality Christmas concert for the residents for the City of Wanneroo.

95032 Kingsway Christian College

Project seeks to facilitate the children of the school in participating in Aboriginal cultural activities with an Aboriginal visual artist.

95033 Eddystone Primary School

The development of ceramic wall murals involving the students at Heathridge, Poseidon and Eddystone Primary Schools.

95034 Balga Detached Youth Work Project

Introduce the traditional Vietnamese art of illusion to Vietnamese youth living in the northern suburbs.

95035 Mercy College

The development of a working knowledge of string, woodwind, brass and percussion instruments in solo and group situations.

95036 Vietnamese Community Support and Counselling Services

Vietnamese classical music and opera singing will be taught to members of the local community in the City of Wanneroo by a professional Vietnamese musician.

Additional information has been provided that summarises, in order of the date the applications were received, the:

- . applicant's identifying number
- . applicant's name;
- . project description;
- . amount requested;
- . total cost of project; and
- . availability of support material.
(Attachment 1 refers)

Of the 37 applications received, 16 applicants were successful. The total costings of applicants' projects was \$353,640 and the total amount requested was \$61,792.

Recommended recipients are as follows:

	\$
Quinns Region Ministers Fellowship	1,350
Dalmain Primary School	1,600
Girrawheen Senior High School	2,000
Northside Aboriginal Corporation	1,800
Anchors Youth Centre	1,600
Clarkson Primary School	2,000
Joondalup Community Foundation	1,150
Padbury Senior High School	1,000
Clarkson Children's Circus	1,500
Craigie Primary School	2,000
WA Puppet Company Inc	2,000
The Northern Writers' Association	2,000
North Woodvale Primary School	900
Creaney Primary School	1,100
Roztiazhka Ukrainian Cossack Dancers	1,550

Woodvale Senior High School

1,450

—————
\$25,000
—————

Successful recipients will receive their grant at a Mayoral Cocktail Party on 22 June 1995.

The Peer Assessment Panel considered there were many exciting and innovative projects submitted this funding round. The Panel was pleased to see a number of applications for writing projects, but was concerned that several groups had applied for full funding of the project rather than on the required "dollar for dollar" basis.

The Panel was particularly impressed by the Girrawheen Senior High School project - Cultural History in the Northern Suburbs. This project moved from the arts into an historical perspective. It used a combination of writing skills to document the cultural history of the region.

The Peer Assessment Panel also discussed funding options beyond the single "one off" grant to a maximum of \$2,000. The Panel considered there were projects that could benefit from funding beyond the existing maximum amount to widen the scope of the project. This would increase its benefit to the participants and the wider community.

The Panel proposed an additional \$2,000 be listed in the draft budget for the Cultural Development Fund for funding of projects to a maximum of an additional \$2,000 beyond the original grant to projects considered worthy.

The Panel considered there were projects of an ongoing nature that would benefit from a guarantee of funding in the following year. Continuity of support would engender confidence in the group concerned to plan further ahead with their activities. The Panel recommended one group per year be offered biannual funding

RECOMMENDATION

That Council:

- 1 endorses the grant allocations determined by the Cultural Development Fund Peer Assessment Panel for the 1995 funding round;

- 2 lists the sum of \$27,000 in the draft municipal budget for 1995/96 for the Cultural Development Fund;
- 3 endorses funding up to a maximum of an additional \$2,000 in total beyond the original grant to projects considered worthy; and
- 4 endorses funding of one cultural project each year for biannual funding.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:SS
rre50420

CITY OF WANNEROO

GENERAL PURPOSES COMMITTEE REPORTS

BUSINESS FOR INFORMATION SECTION

26 APRIL 1995

CITY OF WANNEROO REPORT NO: B63-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 002-3

WARD: ALL

SUBJECT: FINANCIAL REPORT FOR THE PERIOD ENDED 31 MARCH 1995

General

With nine months of the year expired actual revenues/expenses are generally within budget estimates. With an increase in interest rates during the year, earnings from investments will exceed budget expectations. These gains will be partly offset by additional expenditures as a consequence of changes and variations to industrial awards. The year to date yield from building licence fees is some \$124,000 less than budget estimates. This is a direct impact of lesser building licences due to a downward phase in building in the second half of 1994/95.

Rates

Rate collection at 31 March 1995 was \$41,283,209 which represented 92.6% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1993/94	92.7%
1992/93	92.5%
1991/92	91.6%
1990/91	91.0%
1989/90	91.5%

Comparison with other local authorities indicates the position at 31 March 1995 was:-

Issue Date

Collection

Stirling	27/07/94		91.2%
Swan	22/07/94		86.1%
Canning	17/08/94	92.3%	
Wanneroo	12/08/94		92.6%

Council's rate collection is marginally better than that achieved in the other local authorities surveyed. Pressure on interest rates has made rate collection more difficult than in recent years.

Refuse

Total refuse outstanding at 31 March 1995 was \$282,236 representing 3.8%, indicating a collection of 96.2%. Comparison with collection in previous years was:-

Collection

1993/94	96.3%
1992/93	95.1%

Swimming Pool Inspection Fees

Total outstanding at 31 March 1995 for this area of Council's activity was \$2,208 representing 2.0%.

Interest on Investments

Council's earnings to 31 March 1995 from investments was \$2,647,979 against an annual budget of \$2,037,730.

At the date of writing this report Council's investment portfolio was as follows:-

National Australia Bank	\$ 2,028,482	3.5%
Westpac	\$ 5,238,188	9.0%
Australian & New Zealand	\$ 6,182,577	10.6%
Commonwealth Bank	\$ 30,389,919	52.1%
Town and Country Bank Ltd	\$ 6,717,114	11.5%
Bankwest	\$ 5,557,860	9.5%
Challenge Bank	\$ 2,118,038	3.6%
Permanent Building Society (In Liquidation)	\$ 95,266	0.2%
	\$ 58,327,444	100%

Council is currently attracting interest rates in the vicinity of 7.5%.

As mentioned previously, the yield from interest earnings will exceed budget by in excess of \$1m, due in the main to higher interest rates and the longer availability of funds through the deferral of the major projects.

A more comprehensive presentation of Council's investment portfolio is included in the attachments to this report.

Salaries and Wages

Payroll paid to 31 March 1995 of \$18,465,369 represents payments for 20 of the 27 pays scheduled for 1994/95. Based on year to date figures, the estimated actual result will be very close to budget estimates.

Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the nine month period ended 31 March 1995, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control	-	-
Pool	-	145,365
Sports/Function	-	9,262
Fitness Centre	75,960	-
Aerobics Room	6,267	-
Kiosk	18,480	-
Creche	-	34,657
	<hr/>	<hr/>
Total	\$100,707	\$189,284
	<hr/>	<hr/>

Net subsidy \$88,577.

It is to be remembered that the pool facility will be closed for maintenance from Friday 14 April 1995 to Sunday 30 April 1995, both dates inclusive. Advertising will be undertaken to ensure minimum disruption. The "dry side" will remain open both dates as normal.

Council's budget provides for an operating subsidy of \$143,560 to this complex for the 1994/95 year.

Aquamotion

In broad terms the financial position of Aquamotion for the nine month period ended 31 March 1995, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control	-	- Pool
	-	211,478
Fitness Centre	-	4,148
Recreation Room	-	19,329
Kiosk	-	-
	4,384	-
Creche	-	9,238
	<hr/>	<hr/>

\$4,384

\$244,193

Net subsidy \$239,809

Council's budget provides for an operating subsidy of \$334,740 to this complex for the 1994/95 year.

Marangaroo Golf Course

In summary, the operating profile of this activity for the nine months ended 31 March 1995 was:-

	Annual Budget	Budget 31/03/95	Actual 31/03/95
	\$	\$	\$
Revenue 855,750	641,812	572,387	
Expenditure	447,500	335,625	302,878
Surplus	\$408,250	\$306,187	\$269,509

Numbers through the course for the first nine months of the year were:-

18 Holes	Concession	9 Holes	Concession	Extra	Total
17,154	5,742	39,701	14,044	1,479	78,120

Full financial details are shown in the Attachments.

Carramar Golf Course

In summary, the operating profile of this activity for the nine months ended 31 March 1995 was:-

	Annual Budget	Budget 31/03/95	Actual 31/03/95
	\$	\$	\$
Revenue	774,410	580,807	601,746
Expenditure	502,690	377,017	270,245
Surplus	\$271,720	\$203,790	\$331,501

18 Holes	Concession	9 Holes	Concession	Extra	Total
23,478	2,745	23,473	6,414	795	56,905

Patronage has exceeded expectations with the surplus to date well in excess of budget. This offsets the downturn experienced at Marangaroo Golf Course during the same period.

Full financial details are shown in the attachments to this report.

Recreation Centres

The operating position for the individual recreation centres for the nine months ended 31 March 1995 is shown in the attachments.

Reserve Accounts

The aggregate account balance of Council's Reserves at 31 March 1995 was \$13,928,903. Details are shown in the attachments.

Loan Accounts

The aggregate unspent loan balance at 31 March 1995 was \$294,402. Refer to attached details.

Town Planning Scheme Accounts

Balances in these accounts at 31 March 1995 were:-

Town Planning Scheme No. 5	\$215,164
Town Planning Scheme No. 7A Stage 2	\$820,179
Town Planning Scheme No. 7A Part B	\$566,109
East Wanneroo Development Scheme	\$880,738
Berkley Road Local Structure Plan	\$536,167

Details are shown on the attachments.

Trust Funds

Balances at 31 March 1995 were:-

Unclaimed Salaries and Wages	\$ 678.62
Unclaimed Monies	\$105,798.89
Yanchep/Two Rocks Community Bus	\$ 21,125.01
	<hr/>
	\$127,602.52
	<hr/>

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:LR
10 April 1995

tre0344

B64-04/95

CITY OF WANNEROO REPORT NO: B64-04/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 26 APRIL 1995

FILE REF: 006-1

WARD: ALL

SUBJECT: MAJOR CAPITAL PROJECTS - COST/BUDGET
COMPARISON

A comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year is submitted for Council's information - refer Attachment A.

Projects with an estimated cost of \$100,000 and over have been listed in the attached schedules and are grouped in the order of Engineering, Building and Parks construction works. To assist in analysis both dollar and percentage variations are shown.

It should be noted that whilst a project may be physically completed, final costings may yet to be processed. Therefore, a project's job status indicator will not show 'completed' until financial transactions are complete.

As projects are completed, performance against budget will be shown as a surplus or deficit.

Submitted for information.

J B TURKINGTON
City Treasurer

TO:LR
13 April 1995

tre0352
B65-04/95

CITY OF WANNEROO REPORT NO: B65-04/95

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 26 APRIL 1993
FILE REF: 006-3
SUBJECT: DRAFT 1995/96 BUDGET/FORWARD FINANCIAL PLAN
PROGRESS REPORT

Compilation of the 1995/96 Draft Budget and Forward Financial Plan is progressing satisfactorily with the majority of departmental operating income and expenditure estimates having been submitted to Treasury Department. The remainder of budget estimates primarily in the maintenance area will be compiled and submitted to Treasury this week. Once input to the budget/forward plan has been completed a first draft will be submitted for departmental verification and reassessment.

Salaries and Wages budget estimates for existing staff establishment levels are close to completion. Following discussion with the Australian Bureau of Statistics and the Confederation of Industry and consideration of various economic assumptions and forecasts a preliminary 2% inflationary allowance has been incorporated for salaried staff and wages personnel. These forecasts will be reviewed at the end of the June 1995 quarter.

The compilation of capital asset purchase schedules and preparation of capital works schedules are progressing. Engineering and Parks Departments are close to completing their capital works submissions. An inordinate number of requests for minor building works is causing additional pressure within the Building Department - each request requires time consuming investigation and costing. However, it is envisaged that this phase will still be completed without adverse impact on the budget preparation timetable. Following consolidation of all

requests, a first draft capital works programme will be submitted for departmental review and prioritisation.

Once the initial consolidation/verification phase has been completed meaningful projections will be possible. At this stage review sessions will be arranged and Council involvement sought to establish final parameters and priorities.

Submitted for information.

J B TURKINGTON
City Treasurer

TO:KL
13 April 1994

tre0353