



**MINUTES OF MEETING OF JOINT COMMISSIONERS
HELD ON 14 JULY 1998**

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CITY OF JOONDALUP

MINUTES OF MEETING OF THE JOINT COMMISSIONERS HELD IN COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE BUILDING, BOAS AVENUE, JOONDALUP, ON TUESDAY, 14 JULY 1998

ATTENDANCES

Commissioners:

C T ANSELL - Chairman
H MORGAN, AM - Deputy Chairman *Absent from 1830 hrs to 1831 hrs*
R M ROWELL
M C CLARK-MURPHY
W BUCKLEY

Officers:

Chief Executive Officer:	L O DELAHAUNTY
Director, Corporate Services:	R E DYMOCK
Director, Strategic Planning:	R FISCHER
Director, Resource Management:	J B TURKINGTON
Director, Technical Services:	R McNALLY
Director, Community Services:	C HALL
Manager, Urban Design Services:	D BUTCHER
Manager, Division Taskforce:	B PERRYMAN
Manager, Council Support Services:	M SMITH
Manager, Executive Services:	K ROBINSON
Publicity Officer:	L BRENNAN
Acting Committee Clerk:	L TAYLOR
Minute Clerk:	S BRUYN

APOLOGIES AND LEAVE OF ABSENCE

Nil.

There were 18 members of the Public and 1 member of the Press in attendance.

The Chairman declared the meeting open at 1733 hrs.

CHAIRMAN'S MESSAGE

Welcome to the first ordinary meetings of the new City of Joondalup and the new Shire of Wanneroo.

I would like to congratulate all those involved in the functions held on 1 July 1998 - the dignitaries, members of the community and the staff who attended and were involved in organising these events.

The other Commissioners and I are very pleased that everyone enjoyed themselves on the day - a day on which we set sail on a new start for both new local governments.

The formal Governor's Order which divides the old City has been received and this will allow the division taskforce to proceed full-steam ahead.

The most important issues are the establishment of new staff structures, the future provision of works and services and the distribution of assets of the old City of Wanneroo.

Our new logos, which are interim until new elections for Councillors, have been approved and are already in use.

Joondalup's logo is a grid, representing development supporting the foliage of bush: a City in harmony.

Wanneroo's logo is the original logo of the Shire - a kangaroo paw first adopted in 1967, following a great deal of public debate and a national competition.

I would like to report also that the three taskforces set up following our successful crime summit are up and running.

The three taskforces - security, safety and graffiti damage - have held their first meetings and we are now appealing to interested members of the public to come forward and join those taskforces.

Would anyone who is interested in joining those taskforces, please approach Chris Hall, our Director of Community Development, at the conclusion of this meeting.

PUBLIC QUESTION TIME

The following questions, submitted by Cr L O'Grady, were taken on notice at the meeting of Joint Commissioners for the former City of Wanneroo, held on 23 June 1998:

Q5 I would like a list of consultants that have been employed by the City of Wanneroo in the last 9 months. I would also like to know how many people have been recently employed by the City within the last 9 months and where they have come from?

A5 **CONSULTANTS COMMISSIONED BY THE CITY SINCE 23 OCTOBER 1997**

GOVERNANCE

Atticus Consultants

OFFICE OF THE CEO

Anne Lake Consultancy
Liz Pattison Pty Ltd
Jan Grimoldby Consultancy
William Mercer Pty Ltd
Deloitte Touche Tohmatsu
Metri Consulting
Bruce Perryman Consultancy
Corporate Dynamics
OCR Pty Ltd
Modal Pty Ltd
Norman Disney and Young
Design Byrne
Ed-Effect
Edith Cowan University

CORPORATE SERVICES

Ernst and Young
Coopers and Lybrand
CVSI Pty Ltd
Execom
Australian Institute of Management
Skill Resource Management Systems
Clive Stokes Risk Management
Earth Moving Industry Training Services
First Five Minutes
Sentinal Systems
Paramor
OCR Pty Ltd

TECHNICAL SERVICES

TJ Waters Environmental Management Consultants
BSD Consultants
Quality Assurance Services
Recycling Company of WA
LBS Productivity Services
Anne Lake Consultancy
Ecologia
Peppa Pty Ltd

John Banks - Aboraculturist
Main Roads WA
Sport Surfaces
Con Rimpas
Tremarfon
Western Australian Municipal Association
Gordon Geological
Connell Wagner
Wood and Grieve
Evantelisti and Associate
Pavement Analysis Pty Limited
CCD Australia
Fugro Survey Pty Limited
Ove Arup and Partners
GB Hill
ARRB
Underground Services
Lincoln Scott Engineers
Soil and Rock Engineering Pty Limited
Ewing Consulting Engineers
L Millar and Associate
Sinclair Knight Merz
Nelson Mardardy and Associate
Wanneroo Electric (WA)
Norman Disney and Young
MPL
Airy Ryan and Hill

DEVELOPMENT SERVICES

Cossil and Webley Pty Ltd
Hocking Planning and Architecture
Deloitte Touche and Tohmatsu
Chris O'Neill and Associates
Chris Antill
Sheryl Chaffer and Associate
Connell Wagner Pty Ltd
Steve Smith
Barry Robbins
National Geographic Information Services
Kabay Rehabilitation Environmental and Biological Consultants
Pritchard Francis and Associates
F McGrath
Mier Chadwick Whitmore

COMMUNITY DEVELOPMENT

Gilchrist Management Services
Jill Powell and Associates
Steve Lappan and Associate

Headworks Consulting
Shearman Communications
John Pigeon and Associates
Kelly Aris
McDonald Hale
Metri Services Pty Ltd
Deloitte Touche Tohmatsu
Sanmore Computing
Nick Francis and Associates
Compsys
Alchemy Computers
Anne Lake Consultancy
Matrix Consultancy
Liz Pattison Pty Ltd

STRATEGIC PLANNING

AGD Woodward-Clyde Pty Ltd
Ashton Wishaw Partnership Pty Ltd
BCA Consultants Pty Ltd
Belinge Pty Ltd
Bollig Design Group Limited
Bridan Projects
CCD Australia Pty Ltd
Chambers and Galloway and Associates
Clayton Utz
De Saxe and Associates Pty Ltd
Don White Architect
E.T.C
Ed Wronski and Associates
Edward D Pigott
Environs Australia
Furniture Solutions
Lincolne Scott Pty Ltd
Marshall Kusinski Design Consultants
Moran Drafting Services
P J Wright and Associates
Planwest Pty Ltd
Ralph Beattie Bosworth
Terpkos and Santillor Pty Ltd
Vangren Technology Pty Ltd
W R Bury Plumbing Consultants WA
Woodlind Industries Pty Ltd

RESOURCE MANAGEMENT

Deloitte Touche Tohmatsu
Coopers and Lybrand
Fujitsu Australia Limited

NEW EMPLOYEES SINCE 23 OCTOBER 1997

NAME	DOJ	PREVIOUS EMPLOYER	STATUS
Miss Kelly M Butun	31-10-97	Student	Permanent
Miss Yarna L Maxwell	10-11-97	YMCA	Permanent
Mr Endrias Teshome	10-11-97	Self Employed	Permanent
Mr Thomas L Roberts	10-11-97	J & Y Maintenance	Permanent
Ms Christina D Vandertogt	17-11-97	Bowra & O'Dea	Permanent
Miss Sherelle J Howitt	24-11-97	Education Department	Permanent
Mr Anthony Bayliss	28-11-97	Extra-Man	Permanent
Mr Mark J Kendrick	01-12-97	Self Employed	Permanent
Mr Bruce R Perryman	01-12-97	City of Perth	Temporary
Mr Mitchell C Shreeve	01-12-97	Taylor's Fruit and Veg.	Permanent
Mr Colin D McLean	01-12-97	Super Express	Permanent
Mr Larry M Middleton	01-12-97	WMC Resources	Contract
Mr Martin K Giles	01-12-97	Ronley Holdings	Permanent
Ms Alison Day	01-12-97	Self Employed	Permanent
Mrs Ruth D Nicolas	06-12-97	KCG Publications	Temporary
Mr Brian E Roche	15-12-97	Coles Myer	Contract
Ms Pauline A Bradford	15-12-97	Shire of Swan	Permanent
Mrs Lynne Plenderleith	24-12-97	St John of God Healthcare	Permanent
Mr Clement P Williams	29-12-97	Town of Vincent	Permanent
Ms Catherine R Clark	29-12-97	Shire of Swan	Permanent
Mr Derek R Peters	05-01-98	City of Nedlands	Permanent
Ms Sybil K Brennan	05-01-98	Oaklane Projects	Temporary
Mrs Kerry A Crosby	05-01-98	Royston Diesel Sales	Temporary
Mr John G Robartson	21-01-98	TAFE	Permanent
Mr Kai D Jenkin	23-01-98	YMCA	Permanent
Mrs Pina D Angelkowska	02-02-98	Western Mining	Temporary
Mrs Jane L Carter	06-02-98	Palassis Architects	Permanent
Mrs Sharon J Lipscombe	16-02-98	United Tax and Accounting	Permanent
Mr Wesley A Miller	02-03-98	Lo Go Appointments	Permanent
Mrs Kym N Zagwocki	03-03-98	Ministry for Planning	Permanent
Mr James W Kirton	03-03-98	WA Tourism Commission	Contract
Mr Steven R Lorkiewicz	03-03-98	Apprentice	Permanent
Mrs Kelly L Le Surf	03-03-98	Wanslea Family Service	Temporary
Mr Ryan J Briggs	03-03-98	Apprentice	Permanent
Ms Maureen J Tracy	10-03-98	City of Kalgoorlie-Boulder	Permanent
Ms Lynda M Gray	16-03-98	Joondalup Health Campus	Permanent
Mr David C Proude	20-03-98	Trainee	Temporary
Mr Leslie S Turpin	23-03-98	Integrated Work Force	Permanent
Mr Jeremy R Hofland	30-03-98	City of Mandurah	Permanent
Mrs Trissa G Dent	30-03-98	CMC TAFE	Permanent
Mr Sabbir Hussain	01-04-98	WD Consultant	Temporary
Miss Barbara A Starzynski	02-04-98	M.L.College	Temporary
Mr Barry R Ellis	06-04-98	Public Works/Water Corp	Temporary

Mr James E Palmisano	08-04-98	Department of Defence	Permanent
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NAME	DOJ	PREVIOUS EMPLOYER	STATUS
Miss Nina Vinciullo	15-04-98	LISWA	Permanent
Mr Darren I Hill	15-04-98	City of Canning	Permanent
Ms Maria I Ayerbe	16-04-98	Spanish Embassy	Temporary
Mr Donald L Maskew	20-04-98	National Native Title Tribunal	Permanent
Miss Greer Ashby	20-04-98	Student	Temporary
Mr Michael J Barry	20-04-98	Metri Consulting	Contract
Miss Hannah L Eames	20-04-98	University	Temporary
Mrs Carmel South	22-04-98	Home Duties	Permanent
Mrs Louise B Larini	25-04-98	K-Mart	Permanent
Mr Mark A Calver	27-04-98	Unemployed	Permanent
Mrs Elizabeth C Griffiths	04-05-98	Unemployed	Temporary
Mr Andrew J Lieschke	04-05-98	City of Kalgoorlie-Boulder	Temporary
Mr Justin B Depiazz	14-05-98	Unemployed	Temporary
Mr Michael J Dabbs	15-05-98	Shire of Roebourne	Temporary
Mr Gani R Pablo	18-05-98	Capital House Australasia	Permanent
Mr Peter D Chapman	20-05-98	City of Subiaco	Temporary
Mrs Kerry L Barrowcliffe	25-05-98	Unemployed	Temporary
Mrs Helen E Nielsen	02-06-98	City of Subiaco	Permanent
Ms Linda R Temperton	04-06-98	Mobil Exploration	Temporary
Mr Kevin B Robinson	08-06-98	City of Perth	Contract
Miss Claudia L Calderon	08-06-98	Cullen Landscaping	Permanent
Ms Janine van der Kooy	08-06-98	Hammersley Iron	Permanent
Ms Christine Bishop	15-06-98	Town of Vincent	Permanent
Mr Rajiv Biswas	15-06-98	Queensland Investment Corp.	Permanent
Mr Scott Budworth	30-06-98	Integrated Workforce	Permanent
Ms Lynette M Simpson	01-07-98	CATA Disabled Group Inc	Permanent
Mr Mark A Black	01-07-98	CATA Disabled Group Inc	Permanent

Q6(a) *Why is a gentleman video taping proceedings?*

A6(a) *Chief Executive Officer's response:* To keep an historic record of the last meeting of the City of Wanneroo.

(b) *How much are we paying for this video?*

A6(b) We are not actually in the process of making another video with the historic footage at this stage. We are simply recording proceedings, the cost for which totals \$200.

(c) *how much did we pay for the last video?*

A6(c) The videotape "Wanneroo - 2000 and Beyond" cost \$8,300 to make, including a master copy and 12 other copies.

The following questions were submitted by Mr S Magyar on 14 July 1998:

A1 *I wish to bring to the Joint Commissioners' notice that the change to two meetings per month without committee meetings undermines the standards of open government in Wanneroo. The two meetings per month should be preceded by committee meetings the week before. This would have the same effect of having a first and second reading of a bill in parliament.*

The benefits of the committee meetings would be twofold:

- (a) the commissioners would have more time to fully consider the items and so make wiser decisions; and*
- (b) the electors and the media would have more time to know what is on the agenda and so provide extra information to the Commissioners if required. This would also help in making better decisions.*

Therefore my question is, will the Commissioners hold open public committee meetings to provide open and accountable government to the people of Wanneroo and Joondalup?

A1 *Response:* The move by the Joint Commissioners to conduct two ordinary Council meetings per month for both the City of Joondalup and the Shire of Wanneroo has been undertaken for two main reasons -

- to provide a quicker decision making process
- to allow the staff and Commissioners to cope with the workload it now experiences with the build up of division issues

Agendas will now be available to the Joint Commissioners and the public on Wednesday evening prior to each Council meeting. This is two days in advance of the time line previously experienced.

Commissioners will receive deputations and questions on major issues on appointment prior to each Council meeting, commencing at 4.00 pm.

Question time will continue at the beginning of each Council meeting in accordance with the Local Government Act 1995.

It is felt that these initiatives offer substantial advantages for those requiring decisions by the Joint Commissioners without jeopardising public consultation in any way.

It should also be noted that the Joint Commissioners have readily made themselves available to the public by appointment on other than meeting days.

Response by Cmr Ansell: If Commissioners believe that this system is not working in terms of people having their say, or the decision making process is not working properly, it will be changed if necessary.

Q2 I refer to page 7 of the agenda, Confirmation of Minutes and I also refer to correspondence received from the City of Joondalup, Committee Clerk dated 01.07.98 - reference number 01122.

I commend the accuracy of the Minutes for my written question and the question asked at the beginning of the meeting. However, why was not the same high standard maintained for the questions I asked at the end of the meeting? Can the unconfirmed Minutes for the City of Wanneroo be amended to fully record my final questions?

A2 *Response:* Section 11 of the Local Government (Administration) Regulations 1996, details the contents of minutes for Council and Committee meetings. Part (f) of that section requires:

“a summary of each question raised by members of the public at the meeting and a summary of the response to the question.”

In the situation you refer to the question raised at the end of the meeting held on 23 June 1998, this requirement has been met.

The Local Government Act 1995 does not specify any requirement for minutes of a Council or Committee meeting to be recorded in a ‘verbatim’ format.

Mr Magyar’s reference to the correction to the Minutes detailed on page 7 of agenda for both the City of Joondalup and Shire of Wanneroo is that Mr Higgin’s question and response did not give an accurate summary of the proceedings and was required to be amended.

Q3 I am concerned about item CJ12-07/98, page 50 - Appointment of a consultant to prepare the Heritage and Museum Services and Facilities Planning study. The report does not appear to mention any public consultation process. The Historical Sites Advisory Committee was one of the longest servicing community advisory committees. Will the consultants be required to liaise with the former members of the committee or the Wanneroo and Districts Historical Society?

A3 The brief for the Heritage and Museum Services and Facility Planning Study acknowledges and requires consultation with the community and key stakeholders. This will include representatives from the Historical Sites Advisory Committee and the Wanneroo and Districts Historical Society.

Q4 Why does the report numbers change on page 61? Should not the report number be CJ16-07/98, not CJ16-02/98?

A4 *Response:* This is a recording error which will be corrected administratively for the minutes.

- Q5 Report number CJ18-07/98, page 66 refers to re-coding 15 blocks from R20 to R40 at the former Warwick Primary School Site. Does the re-coding of the blocks increase the value of the land? If the land is suitable for R40 should not the state government have sold the land as R40 and returned the profits to the Western Australian taxpayer?*
- A5 It is understood that the land in question was sold as a Local Reserve - Public Use, by the Education Department. An application has been made by the landowner for the City of Joondalup to give consideration to recode the subject land. Any transaction made between the purchaser and the Education Department can not be influenced by the City of Joondalup.

Mr V Harman:

- Q1 Re: Outstanding Business Item - Craigie Open Space - It states that a report is to be submitted in July. We have provisionally arranged for the Environmental Advisory Committee to meet on 29 July 1998. Could any discussion on this item be postponed until the August Council meeting to allow input from the Environmental Advisory Committee?*
- A1 *Response by Cmr Rowell: By all means.*

Mrs M Zakrevsky:

- Q1 In relation to graffiti, I have noticed that the new toilet building in the Korella Park carpark has been cleaned and graffiti has been removed. What is the cost each time that the graffiti is removed?*
- Q2 How many times has the graffiti been removed since the toilet block was built?*
- Q3 Has it been coated with a special coating to make graffiti removal easier?*
- Q4 If not, what would the cost be. Would this make graffiti removal easier and quicker and therefore cheaper?*
- A1-A4 *Response by Director, Technical Services: These questions will be taken on notice.*
- Q5 What is the position concerning the strategic plan and vision statement 1997 to 2002 adopted by the Councillors of the City of Wanneroo in 1997? Will it be automatically adopted by both local government authorities, or is there some formal adoption necessary?*
- Q6 Will it be the Code of Ethics that is the basis for all undertakings by the City of Joondalup staff? It is a most important document as it clearly states the commitment to be guided by the community and planned with the community.*

A5 & A6 *Response by Cmr Ansell:* The strategic plan is currently being split into two to enable all of the plans of the previous Council to continue. It is split as to what part affects Wanneroo and what part affects Joondalup. I believe that the Code of Ethics have been adopted by both Joondalup and Wanneroo. If they have not, they certainly will be.

Mr A Bryant:

Q1 *Have the Commissioners set meetings at 5.30 pm to suit themselves? This time could well exclude many ratepayers from attending due to work and business commitments. Would it not be prudent to hold meetings at a later time - say 6.30 pm or 7.30 pm?*

A1 *Response by Cmr Ansell:* This is being trialled at the moment. One of the reasons Commissioners decided to go to two Council meetings, was that many of the committee meetings were being held during the day, and it was hoped that by trialling this system and also having more discussion with Commissioners at the meeting, a better process would be achieved.

Response by Cmr Buckley: The other difficulty is that when there are issues concerning the split that effect both the Shire and the City, Commissioners believed it was necessary for those decisions to be made on the one night.

Q2 *I have a letter from the Minister for Local Government which indicates that the 5 Commissioners are costing the two local governments a total of \$32,433 a month, plus expenses of office. Could you explain what 'expenses of office' entail?*

A2 *Response by Cmr Ansell:* The Commissioners are reimbursed any expenditure that they incur on behalf of their official duties for the City, for example telephone, the Mayoral car is at my disposal and the other Commissioners are entitled to mileage. All expenditure is approved by me.

Q3 *Can the Joondalup meeting be held at 7.30 pm to give the greater number of ratepayers a better chance at attending?*

A3 *Response by Cmr Ansell:* This question will be taken on notice.

Mr K Zakrevsky:

- Mr Zakrevsky referred to the two freemen of the City, Nick Trandos and Margaret Cockman and commented that as both had been involved with the former Shire and City of Wanneroo, he believed it would be appropriate if they were to continue as freemen of both new local governments and that their names continue into perpetuity.

Response by Cmr Ansell: This will be considered.

Mr S Magyar:

- Mr Magyar commented that he was not against Council holding two meetings a month but was concerned at the time available for ratepayers to consider matters prior to the meetings.

Mrs A Hine:

Q1 Mrs Monks has requested me to ask in relation to Lot 10 Uppill Place, Wangara, into what fund does the money go and will the money go towards Wanneroo?

A1 Response by Cmr Ansell: Any profit gained from the sale of the land at Wangara will be put into the total funds. Those funds will then be split between Joondalup and Wanneroo as part of the division process.

Q2 Re: CJI-07/98 - Council Related Equipment - Elected Members - do all Councillors get treated equally or will any disparagement be shown against the Councillors that arrived late?

A2 Response by Cmr Ansell: They will all be treated equally.

Q3 In relation to Greenwood Primary School, I believe that this is to be re-zoned for housing. When I asked about the sale of the school, DOLA informed me that it was to be sold as a school. Does that make any difference?

A3 Response by Cmr Ansell: It was sold as a school but it has now been rezoned by the purchaser.

Q4 How can a developer buy two public reserves and a school, paid for by ratepayers of Western Australia, for only \$3.3m, with nothing going back to the community?

A4 Response by Cmr Ansell: This question should be directed to the Education Department.

Q5 Do you know if the Education Department ask anything of the developer, other than just sell the land?

A5 Response by Cmr Ansell: I do not know, but I believe the Education Department would be aware of the rezoning potential of the land.

Q6 Does Council have any power in relation to the rezoning of the land, as there are many large trees there?

A6 Response by Cmr Ansell: It is my understanding that Council has no power in this particular area. However, following constant requests from concerned people, the policy Commissioner is currently looking at the possibility of developing a tree policy for both Wanneroo and Joondalup.

Response by Cmr Rowell: On page 65 of the report, underneath the heading of 'Details', you will note that there has been consultation with the developer about the trees. Attachment No 2 to the report looks at some of the tree development, to see if Council can maintain the more significant trees on that particular area.

Q7 *Were the people in the adjacent area given any other option or will they have a say later on?*

A7 *Response by Cmr Rowell:* Once the developer owns the property, they do have some say as to how they negotiate. Council, when looking at a subdivisional application, has some leeway and within that area Council has decided to rationalise the recreational reserve. In discussions with the developer, Council has managed to retain a significant number of trees. Whilst the community had no input, Parks Landscaping Services are well aware of the communities wishes in that area.

Mr B Higgins:

- Mr Higgins congratulated Council and staff involved in organising the functions held on 1 July 1998 for the formation of the two new local governments and commented that it was a most successful day and a positive and promising note on which to commence.

DECLARATIONS OF FINANCIAL INTEREST

Cmr Morgan declared an interest in Item CJ27-07/98 - Vacancy - Western Australian Municipal Association Members - State Emergency Management Advisory Committee - as he was nominated for consideration of appointment to this committee.

CONFIRMATION OF MINUTES

C1-07/98

MINUTES OF MEETING OF JOINT COMMISSIONERS OF FORMER CITY OF WANNEROO, 23 JUNE 1998

Correction

Public Question Time, Page 90 - Question raised by Mr B Higgins in relation to rate increase be amended to read:

"I understand from the current edition of the City's NewsExtra and other media statements that it is the policy of the Commissioners to limit any rate increase in the new financial year to what is termed as 'the consumer price index' level. Have I got the message there, Sir.

Commissioner Ansell's response: You have indeed.

Mr Higgins advised he understood that for the first three quarters of this financial year, the CPI figure was negative and

Commissioner Ansell's response: The answer to your question Mr Higgins, is no.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Minutes of the Meeting of Joint Commissioners of the former City of Wanneroo held on 23 June 1998, as amended above, be confirmed as a true and correct record.

The Motion was Put and

CARRIED

C2-07/98

MINUTES OF INAUGURAL SPECIAL COUNCIL MEETING - 1 JULY 1998

MOVED Cmr Morgan, SECONDED Cmr Clark-Murphy that the Minutes of the Inaugural Special Council Meeting held on 1 July 1998 be confirmed as a true and correct record.

The Motion was Put and

CARRIED

ANNOUNCEMENTS BY THE MAYOR/(CHAIRMAN) WITHOUT DISCUSSION

QUESTIONS FROM RATEPAYERS

The Commissioners would like people with problems or points of view or things that they want fixed, to come to us.

Ratepayers can presently ask questions at either a Council meeting or a deputation, but these have time constraints and so I am requesting that if you are not getting satisfaction through the normal channels, to speak to the Commissioners about your problems. The situation is no different than when Councillors were present.

DEPUTATIONS

I bring it to your attention that the deputation meetings will be held at 4.00 pm in future. An hour has been set aside for deputations or questions, if there is time to allow for this. If it takes more than an hour, this time will be provided as required.

RESPONSIBILITY FOR VARIOUS ITEMS

The responsibility for various items, will remain with the same Commissioners, as previously:

- Cmr H Morgan - Technical Services
- Cmr M Clark-Murphy - Finance and Community Services
- Cmr R Rowell - Development and Planning Services
- Cmr W Buckley - Policy

If you have any queries, these are the people to speak to initially, after the normal channels have been followed.

PETITIONS

PETITION OBJECTING TO PROPOSED DENTAL SURGERY AT 66 KOORANA ROAD, MULLALOO - [14849]

A 68-signature petition has been received from Mullaloo residents objecting to the proposed development of a dental surgery at 66 Koorana Road, Mullaloo.

This petition will be referred to Development Services for a report to Meeting of Joint Commissioners.

MOVED Cmr Buckley, **SECONDED** Cmr Morgan that the above petitions be received and referred to the appropriate business units for action.

The Motion was put and

CARRIED

POLICY SECTION

Items CJ1-07/98 and CJ2-07/98 were Moved by Cmr Buckley and Seconded by Cmr Morgan.

CJ1-07/98 COUNCIL RELATED EQUIPMENT - ELECTED MEMBERS - [17030]

SUMMARY

Elected Members of the former City of Wanneroo were issued various items of equipment in order to perform the duties of a Councillor while they held office. Since the Governor's Order was gazetted to suspend them in November 1997, there have been discussions on what should be done with these items. Some elected members returned all the items voluntarily, others choose to retain them pending the outcome of the suspension order.

As the Governor's Order was formalised to divide the City of Wanneroo on 1 July 1998, it is suggested that those elected members be offered the option of retaining all equipment, with the exception of the personal computer and/or laptop and printer and Panasonic plain paper facsimile machine, less than two years old.

BACKGROUND

The elected members of the former City of Wanneroo were issued a number of pieces of equipment in order for them to perform their duties, in accordance with Policy EM10.

DETAILS

Policy EM10 states:

Objective

To provide guidelines for the issuing of equipment to Elected Members to enable them to perform their duties of office.

Statement

- 1 A person elected to the office of Councillor shall be issued the following items to enable them to carry out the duties of an Elected Member:
 - 1 mobile telephone
 - mobile telephone hands free kit installed in vehicle (Optional)
 - facsimile/answering machine
 - personal computer or laptop computer and printer and dedicated telephone line
 - 4 pin power board
 - Committee members booklet
 - Community Directory
 - Elected Member lounge key
 - Security card/Building Access Card and ID Card
 - satchel or briefcase
 - filing cabinet (upon request)
 - Elected Member Uniform issue (non -compulsory)
 - Local Government Act 1995
 - Standing Orders Local Law
 - Local Laws Manual
 - Policy Manual
 - Western Australian Municipal Association - Elected Member Manual
 - Internal Telephone directory
 - Planning Scheme text and report
 - Budget
 - Name badge
 - Business cards
 - Appropriate stationery
 - Computer desk (optional)
 - pair safety footwear (optional)
 - hat (optional)
 - street directory

- 2 A person who ceases to be an Elected Member after serving a term of not less than two years is entitled to retain all equipment issued by Council with the exception of:
 - any equipment that is less than two years old (excepting mobile phones, refer clause 5 below)
 - equipment leased by Council
 - Security card/Building Access Card and ID Card.

- 3 A person ceasing to be an Elected Member after serving less than two years is not entitled to retain equipment or material issued by Council other than clothing and stationery.

- 4 When equipment is returned to Council, that equipment will be issued to the Elected Member who is elected to complete the term of office.

- 5 Elected Members may have a mobile phone hands free kit installed in their vehicle. A hands free kit will not be installed in the last six months of an Elected Member's term. An Elected Member is eligible for the transfer of the mobile phone equipment to another vehicle once every two years.
- 6 Retiring Elected Members may retain their Council allocated mobile phone and hands free kit by paying the City the agreed written down value of the mobile phone. The elected Member shall bear all costs associated with the transfer of the mobile phone to their name.
- 7 Elected Members may have memo or message bank facilities connected to their Council allocated mobile telephone.
- 8 All equipment issued shall be reviewed on a regular basis by Council Support Services to ensure that the technology is appropriate for the needs of Elected Members.

The Joint Commissioners at their meeting held in December 1997 resolved that:

- 1 the Joint Commissioners note that the elected members of the City of Wanneroo still hold the office of Councillor during the Governor's suspension order, but are unable to exercise any of the powers, duties or obligations of that office;
- 2 in the best interest, the Joint Commissioners request the suspended elected members of the City of Wanneroo to return the following items of equipment to be held pending the outcome of the Inquiry into the City:
 - mobile telephone
 - facsimile/answering machine (those less than two years old)
 - personal and/or laptop computer and printer (those less than two years old)
 - Councillor's lounge key
- 3 the Joint Commissioners advise the suspended elected members of the City of Wanneroo that:
 - (a) no decision is to be made at this stage regarding the removal of the mobile phone hands free kit installed in their vehicles pending the outcome of the inquiry;
 - (b) that any costs incurred by them during the effect of the Governor's suspension order relating to Council issued equipment will be borne by them.

Following this decision those elected members who had not returned the equipment were requested to do so in writing.

Of the elected members who are yet to return the items, a majority of them indicated that they would not return the items until the outcome of the Governor's Suspension Order (November 1997) was known.

As this has now been determined and it is appropriate to decide what equipment should be returned.

The current policy allows for retiring elected members who have served on the Council for more than 2 years to retain all equipment greater than 2 years old. In most circumstances, the equipment issued to the elected members is greater than 2 years.

The prices of equipment that have been retained by some elected members and returned by others that are of any value are:

<u>Item</u>	<u>Written Down Value</u>
	\$
• Mobile telephone	467.00
• Panasonic <u>thermal</u> paper fax machine	444.00
• Personal computer	0
• Canon and Panasonic printers	0
• Panasonic <u>plain</u> paper fax machine *	658.00
• Personal computer - Pentium **	967.00
• laptop computer	2843.00

Note

* Plain paper fax machines were distributed to some elected members on the eve of their suspension, some are still in the possession of ex Councillors.

** A majority of elected members were issued with Pentium PCs in September 1997 as an interim measure until the purchase of laptops. As they were an interim measure only, they are required for internal use, it is requested that they be returned.

Upon appointment of the Commissioners, a number of the items returned by members were issued to the Commissioners as an interim measure due to the uncertainty of their period of appointment and to ensure there was no additional cost to the City. If it is the decision of the Joint Commissioners to allow elected members to retain those items that conform to the current policy, at no cost, it would be necessary to purchase new items for those people who are now using the subject equipment.

COMMENT/FUNDING

As there are elected members who have indicated a desire to retain some of the equipment, it is suggested that consideration be given to allow those elected members who were in possession of equipment greater than two (2) years old at the time of suspension to retain these items at no cost.

To do this, there would be the need to waive Policy EM10 and write those items off that have a written down value.

It is recommended in appreciation of their efforts, those elected members terms that held office on 30 June 1998, be allowed to retain all the equipment that has been issued to them as an elected member, except for the personal computers or laptops (whichever is applicable) and printer that are less than two years old and the plain paper facsimile machines.

MOVED Cmr Buckley, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 **advise the elected members of the former City of Wanneroo that:**
 - (a) **they are entitled to retain all the items that were issued to them to perform their duties with the exception of:**
 - (i) **personal computers and/or laptop computers and printers, less than two (2) years old;**
 - (ii) **facsimile machine, less than two (2) years old;**
 - (b) **if they wish to have the mobile phone hands free kit in their vehicle removed, the City of Joondalup will incur all costs.**
- 2 **write off those items that are retained by those elected members of the former City of Wanneroo in (1) above at an estimated cost of \$14,000.**

The Motion was Put and

CARRIED

CJ2-07/98 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [151876]

The following is a list of documents sealed under the common seal of the former City of Wanneroo from the date of last meeting of Joint Commissioners held 23 June 1998 until 30 June 1998:

Document: Scheme Amendment
 Parties: City of Wanneroo and Minister for Planning
 Description: TPS No 1 Amendment - No 804
 Date: 19.6.98

Document: Withdrawal of Caveats
 Parties: City of Wanneroo and M S Thorogood and Mr and Mrs Moore
 Description: Lots 54, 55, 56 and 57 Savona Grove and Marina Way, Mindarie
 Date: 19.6.98

Document: Scheme Amendment
 Parties: City of Wanneroo and Minister for Planning
 Description: TPS No 1 - Amendment No 753
 Date: 19.6.98

Document:	Deed
Parties:	City of Wanneroo and Nick Abbott
Description:	Copyright Agreement
Date:	19.6.98
Document:	Deed
Parties:	City of Wanneroo and Garry Hollis
Description:	Copyright Agreement
Date:	19.6.98
Document:	Deed
Parties:	City of Wanneroo and Rod Gaipon
Description:	Copyright Agreement
Date:	19.6.98
Document:	Deed
Parties:	City of Wanneroo and Joe Stintol
Description:	Copyright Agreement
Date:	19.6.98
Document:	Deed
Parties:	City of Wanneroo and Mary Cowan
Description:	Copyright Agreement
Date:	19.6.98
Document:	Deed
Parties:	City of Wanneroo and Mary Cowan
Description:	Copyright Agreement
Date:	19.6.98
Document:	Agreement
Parties:	City of Wanneroo and Fujitsu Australia Limited
Description:	Supply and installation of financial management accounting system
Date:	19.6.98
Document:	Restrictive Covenant
Parties:	City of Wanneroo and K Chaplin-Ardagh
Description:	Lot 26 Damian Road, Jandabup
Date:	24.6.98
Document:	Contract of Sale
Parties:	City of Wanneroo and P E K Nominees Ltd for LEECE Family Trust No 8
Description:	Lot 5 Uppill Place, Wangara
Date:	29.6.98

Document:	Contract of Sale
Parties:	City of Wanneroo and Samar Investments Pty Ltd, Sarich Superannuation Fund
Description:	Lot 6 Uppill Place, Wangara
Date:	29.6.98
Document:	Contract of Sale
Parties:	City of Wanneroo and Jetsilver Holdings P/L, ATF Cox Investments Trust
Description:	Lot 13 Uppill Place, Wangara
Date:	29.6.98
Document:	Deed
Parties:	City of Wanneroo and WA Land Authority
Description:	Lot 998 Connolly Drive, Currambine
Date:	29.6.98
Document:	Deed
Parties:	City of Wanneroo and S K Moore
Description:	Lots 56 and 57 Savona Grove, Mindarie Keys
Date:	29.6.98
Document:	Deed
Parties:	City of Wanneroo and Robert Bowers
Description:	Copyright Agreement
Date:	29.6.98
Document:	Deed
Parties:	City of Wanneroo and William Amos Green
Description:	Copyright Agreement
Date:	29.6.98
Document:	Deed
Parties:	City of Wanneroo and Frank Hribar
Description:	Copyright Agreement
Date:	29.6.98
Document:	Scheme Amendment
Parties:	City of Wanneroo and Minister for Planning
Description:	TPS No 1 - Amendment 803
Date:	29.6.98
Document:	Sub-Lease
Parties:	City of Wanneroo, Perth Western Action Club and Wanneroo Shooting Complex Inc
Description:	State Forest No 65, Pinjar
Date:	30.6.98

Document:	Agreement
Parties:	City of Wanneroo and The Commonwealth of Australia
Description:	Community Care Service
Date:	30.6.98
Document:	Contract
Parties:	City of Wanneroo and Squire Homes Pty Ltd
Description:	Major Works Agreement
Date:	30.6.98
Document:	Contract
Parties:	City of Wanneroo and Brickwood Holdings Pty Ltd
Description:	Contract No 119A-97/98
Date:	30.6.98
Document:	Contract
Parties:	City of Wanneroo and Georgiou Group Pty Ltd
Description:	Contract No 134-97/98
Date:	30.6.98
Document:	Withdrawal of Caveat
Parties:	City of Wanneroo and C W and M A Clark
Description:	Lot 7 (109) Adams Road, Mariginiup
Date:	30.6.98
Document:	Deed
Parties:	City of Wanneroo and T & M Thorgod
Description:	Lot 695 Marina Way, Mindarie
Date:	30.6.98
Document:	Contract
Parties:	City of Wanneroo and Landfill Gas and Power Pty Ltd
Description:	Contract No 95-97/98
Date:	30.6.98
Document:	Withdrawal of Caveat
Parties:	City of Wanneroo and Landcorp and Homeswest
Description:	Lot 1 Flynn Drive, Neerabup
Date:	30.6.98
Document:	Licence Assessment
Parties:	City of Wanneroo and Landcorp
Description:	Landcorp logo
Date:	30.6.98

MOVED Cmr Buckley, **SECONDED** Cmr Morgan that the Schedule of Documents executed by means of affixing the Common Seal be received.

The Motion was put and

CARRIED

FINANCE AND COMMUNITY SERVICES SECTION

Items CJ3-07/98 to CJ7-07/98 inclusive were Moved by Cmr Clark-Murphy and Seconded by Cmr Morgan.

Cmr Clark-Murphy advised in relation to CJ3-07/98 that this item confirmed under the new authority, the motion passed at the last meeting of the former City of Wanneroo held on 23 June 1998.

CJ3-07/98 SUPERANNUATION GUARANTEE CHARGE INCREASE - 1 JULY 1998 - [11132]

SUMMARY

The Superannuation Guarantee (Administration) Act 1992 provides for organisations to increase by 1% their contributions to the Superannuation Guarantee Charge to 7% of payroll. Such increase is a mandatory payment and will be effective 1 July 1998.

BACKGROUND

In April 1989 the Local Government Officer's Award was amended to incorporate a requirement for each local government to pay, in addition to normal salary, a further 2% of an employee's salary to a complying superannuation fund. This was increased to 3% on 1 December 1989. This was commonly known as "occupational superannuation".

From July 1992 legislation was enacted to make it compulsory for all employers to provide a minimum level of superannuation contribution for employees. This was titled the Superannuation Guarantee Charge. This scheme has as its overall objective, to provide better incomes for Australians in retirement.

The level of contribution varied, depending upon the magnitude of an organisation's payroll. For the former City of Wanneroo, the contribution levy is:-

<u>Year</u>	<u>% of Payroll</u>
1/7/1992 - 31/12/1992	4%
1/1/1993 - 30/06/1995	5%
1/7/1995 - 30/06/1998	6%
1/7/1998 - 30/06/2000	7%
1/7/2000 - 30/06/2002	8%
1/7/2002 -	9%

By 1 July 2002 all organisations will be required to pay the Superannuation Guarantee Charge to the 9% level.

The Superannuation Guarantee is administered on a self assessment basis, with each employer making the necessary arrangements to satisfy the requirements.

In general terms, the Guarantee applies to any periodical payment made to a person in return for work or services and includes:-

- Commission
- Director's Fees.
- Remuneration for being a member of Federal or State Parliaments, or a member of the Legislative Assembly of a Territory.
- Payments for performing in artistic, sporting and promotional displays or providing services in connection with such displays.
- Payments in connection with the making of any film, tape or disc for any TV or radio broadcast.

Employers do not have to provide superannuation support for some limited categories of employees:-

- Employees paid less than \$450 in a month.
- Employees under 18 years of age working 30 hours, or less, per week.
- Non-resident employees paid for work done outside Australia.
- Resident employees paid by non-resident employers for work done outside Australia.
- Employees aged 65 and over.
- Foreign executives with a class 413 (executive overseas) visa or entry permit under the Migration (1993) Regulations.
- Employees paid to do work of a domestic or private nature for not more than 30 hours a week, eg part-time nanny or housekeeper.
-

It was resolved by the Joint Commissioners of the former City of Wanneroo at its meeting held on 23 June 1998 that the Joint Commissioners:

- 1 advise the Local Government Superannuation Plan that:
 - (a) effective 1 July 1998 the City of Wanneroo will be abolished and two new local governments created - the City of Joondalup and the Shire of Wanneroo;
 - (b) all staff will initially be transferred to the City of Joondalup for the 1998/99 financial year;
 - (c) with the increase in superannuation guarantee levy to 7% effective 1 July 1998, the City will reduce its contribution, also effective 1 July 1998, from

9% to 8% for those employees who contribute 6% of salary and from 7.5% to 6.5% for those employees who contribute 5% of salary;

- 2 following the gazettal of the Governor's Order giving rise to the "split" arrangements, ratify at the 1 July 1998 meeting, the above superannuation arrangements for 1998/99.

COMMENT/FUNDING

Superannuation contributions by local governments comprise 2 elements:-

(a) Contributory

This is based on a contributory scheme with the local government's contribution ranging from:-

Minimum 1 to 1 basis with the employee
(ie 5% Local Government 5% employee)

to

Maximum 1½ times the employee's contribution
(ie 9% Local Government 6% employee)

(b) Superannuation Guarantee Charge

The mandatory Superannuation Guarantee Charge of 6% (currently) and 7% (effective 1 July 1998)

The City of Wanneroo contributed at the maximum..... 1½ times the employee's contribution.

Its current maximum total superannuation contribution is 15% (9% contributory and 6% Superannuation Guarantee Charge) of an employee's salary or wage. The City is only obligated to contribute to contributory superannuation where the employee elects to contribute.

The Superannuation Guarantee Charge increase from 6% to 7%, effective 1 July 1998, gives the City the opportunity to consider offsetting the 1% increase against its contribution towards employees' superannuation under the contributory element..... effectively reducing its contribution to 8%. It is understood that several councils will take this option.

The annual cost to the City of its current superannuation contributions is:-

Contributory	\$ 758,000
Superannuation Guarantee Charge	\$1,550,000

The additional cost of the 1% Superannuation Guarantee Charge, effective 1 July 1998, would be approximately \$260,000 per annum. Should the City choose to reduce its contribute rate:-

- to 8% (rather than the current 9%) for those employees who contribute 6%; and

- to 6½% (rather than the current 7½%) for those employees who contribute 5%

the additional cost could be reduced by \$85,000.

At 30 June 1997 the superannuation contribution level paid by local governments (and other contributors) throughout the State were:-

Employer Overall Contribution Level	Number of Employers
15.0%	11
14.0%	2
13.5%	10
13.0%	20
12.0%	17
11.0%	99
SG (6%) only	7

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners advise the Local Government Superannuation Plan that with the increase in superannuation guarantee levy to 7% effective 1 July 1998, the City will reduce its contribution, also effective 1 July 1998, from 9% to 8% for those employees who contribute 6% of salary and from 7.5% to 6.5% for those employees who contribute 5% of salary;

The Motion was put and

CARRIED

CJ4-07/98 **OFFER TO PURCHASE LOT 10 UPPILL PLACE, WANGARA -
EPPING FOREST PTY LTD - [09901]**

METRO SCHEME:	Industrial
LOCAL SCHEME:	Light Industrial
OWNER:	Shire of Wanneroo
REPORT WRITTEN:	30 June 1998

SUMMARY

A private treaty offer to purchase on Lot 10 Uppill Place, Wangara at the price of \$195,250 has been received from Epping Forest Pty Ltd.

The price is equal to the current market value of the land as assessed by the Valuer General's Office.

Before the Joint Commissioners can accept the offer the requirements of Section 3.58 of the Local Government Act 1995 must be complied with.

BACKGROUND

The remnant parcel of Council's freehold land asset in the north-west corner of the Wangara Industrial Estate was subdivided into sixteen light industrial lots.

Lots were offered for sale firstly at public auction and then by private treaty as authorised by Council on 23 April 1997 at Item FA55-04/97.

Lots 10, 11 and 12 as shown on Attachment No.1 are the only unsold lots.

Private Treaty Sales

The sale of the lots by private treaty is to be done in accordance with Section 3.58 of the Local Government Act 1995. That section provides that before agreeing to dispose of a property by private treaty, a local government must give Statewide public notice of the proposal giving:

- 1 a description of the property concerned;
- 2 the names of all other parties;
- 3 the consideration for the disposition;
- 4 the market value of the property.

The Statewide public notice is to invite submissions from any interested parties within a period of not less than fourteen days from the notice.

Offer and Valuation

An offer to purchase Lot 10 Uppill Place has been received from Epping Forest Pty Ltd of Caversham.

For the purpose of establishing a market value at which to offer the lots the Valuer General's Office provided separate values for each of the lots on 24 March 1998. The value placed on Lot 10 was \$195,250.

Terms and Conditions

A deposit of \$5 000 was paid to Council's selling agents First Pacific Davies and the balance is due thirty days following the date of satisfaction of the provisions of Section 3.58 of the Local Government Act 1995. The offer is not subject to finance approval or to any other condition.

Appointment and Selling Fees

Lot 10 was included in an offer with Lots 11 and 12 that was accepted previously but which fell through recently because of non approval for finance. That offer was introduced by First Pacific Davies whose appointment as exclusive agent has since ended.

The current offer is also introduced by First Pacific Davies on a conjunctional basis with Sarich Real Estate. First Pacific Davies have offered to act on the same commission basis (advantageous to the Council) that applied previously. That was a flat rate of 1.00% for any sale it negotiates independently and a total fee of 2.00% where a conjunctional offer is involved.

First Pacific Davies has sought the Joint Commissioners approval to act as exclusive agents on this same basis for a further 90 days as they are confident that they can introduce sales on Lots 11 and 12 within that period.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners

- 1 authorise the giving of public notice of the proposal to sell Lot 10 Uppill Place, Wangara to Epping Forest Pty Ltd at the price of \$195,250 in accordance with the provisions of Section 3.58 of the Local Government Act 1995;
- 2 appoint the firm of First Pacific Davies as exclusive selling agent in respect to Lots 11 and 12 O'Connor Way/Uppill Place, Wangara for a period of 90 days on a fee structure of a flat rate of 1.00% of the selling price for each lot or a total fee of 2.00% if a conjunctional transaction is involved.
- 3 place the proceeds from the sale of Lots 10, 11 and 12 O'Connor Way/Uppill Place, Wangara into Account No.12148 - Profit on Disposal of Fixed Assets.

The Motion was put and

CARRIED

CJ5-07/98 VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT RESERVE - TENDER NUMBER 138-97/98

SUMMARY

The City of Wanneroo's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The Welfare Services budget provided for the purchase of one (1) adult day care 17 seat bus for Welfare Services with the trade of the following item of plant 95042 (Toyota Coaster Bus).

This report outlines the submissions received for the acquisition of this vehicle the subject of Tender 138-97/98. It recommends purchase of one (1) adult day care 17 seat bus from Big Rock Toyota with funds being included in the 1998/99 City of Joondalup's budget.

BACKGROUND

The City of Wanneroo's 1997/98 budget provided for the purchase of one (1) adult day care 17 seat bus for Welfare Services with the trade of the following item of plant 95042 (Toyota Coaster Bus).

Tender number 138-97/98 pertaining to this acquisition was advertised on Wednesday, 06 May 1998 and closed on Thursday, 21 May 1998.

The submissions received together with budget provision made are summarised on Attachment A.

A condition of the tender was that "Council reserves the right to purchase and dispose of all vehicles/plant tendered with one or more than one supplier to the best advantage of Council".

DETAILS

There were three submissions received for the supply of one (1) adult day care 17 seat bus and purchase of Council's trade.

This purchase is part funded by the Home and Community Care Service, with \$80,000 provided in the Capital Purchases - Vehicles Additional Programme.

The lowest tender received was from Big Rock Toyota to supply one Toyota Coaster modified in accordance with the City's specification by Kon-Tiki Transport Industries. The Adult Day Centre Co-Ordinator confirms that the submission for Big Rock Toyota meets the centre's requirements and is recommended.

Consequently Big Rock Toyota is the recommended tenderer.

The Governor's Order of the 25th June 1998 abolished the City of Wanneroo on 1 July 1998. Pursuant to that order all property owned by the former City of Wanneroo is transferred to the City of Joondalup effective that date. The City of Joondalup's budget is currently being developed. This item is included in the 1998/99 Draft Budget at a figure of \$135,000. Section 6.8 (1)(a) of the Local Government Act 1995 provides for a Local Government to incur expenditure in a financial year before the adoption of the annual budget. This resolution is required to be passed by an absolute majority vote.

COMMENT/FUNDING

Based on the **Big Rock Toyota** tender the financial position is:

Plant No	Recommended Tender - Changeover	1998/99 Draft Budget Provision	Budget Excess/Shortfall
95042	\$121,253	\$135,000	\$13,747
TOTAL	\$121,253	\$135,000	\$13,747

Accepting this the 1998/99 budget when adopted should be a saving on tender 138-97/98 of \$13,747.

The appropriate funds have been carried forward into the City of Joondalup's 1998/99 budget.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners accept the tender from Big Rock Toyota for the purchase of one (1) adult day care 17 seat bus at a net changeover figure of \$121,253 after trade in, as detailed in tender 138-97/98 and that the amount be included in the budget for the City of Joondalup pursuant to the provisions of Section 6.8 of the Local Government Act 1995.

The Motion was Put and

CARRIED BY AN

ABSOLUTE MAJORITY**CJ6-07/98 TENDER 137-97/98 - PURCHASE OF TWO (2) FOUR CYLINDER
ONE TONNE UTILITIES - [18284]****SUMMARY**

In June 1998 the Joint Commissioners of the City of Wanneroo accepted in good faith tender 137-97/98 submitted by Titan Ford for the purchase of two (2) four cylinder one tonne utilities. Included in this tender was a vehicle to be used by the supervisor of the City's anti-graffiti program. Titan Ford, after being advised it was successful in its bid indicated by facsimile on 26 June 1998 that delivery could not be made before October 1998.

This time delay is considered unreasonable and the contract with Titan Ford should be considered null and void.

BACKGROUND

The City of Wanneroo at its meeting on 24 April 1998 resolved to establish an anti-graffiti program and anticipated that the program would commence during July 1998. Tender 137-97/98 was called to replace a utility for Parks and Landscape Services and purchase a utility for the supervisor of the anti-graffiti program.

The specification for the supervisor's utility called for a two-wheel drive one tonne utility.

The lowest conforming tender was from Titan Ford and the Joint Commissioners resolved to accept this tender at the meeting held on 22 June 1998 (report FA115-06/98 refers).

DETAILS

After being informed of the success of its tender Titan Ford advised by facsimile on 26 June 1998 that delivery of the vehicle for the supervisor of the anti-graffiti program could not be made before October 1998.

Subsequent inquiries with other dealers has determined that Ford is the only manufacturer to offer a vehicle conforming to the City's specification.

In view of the unacceptable time delay for delivery of the vehicle it is considered appropriate that the contract be terminated. In addition following further consideration it is considered appropriate for the specification for this vehicle be revised to a two-wheel drive extended cab one tonne utility. This revision is due to the lengthy delivery period and as Ford are the only manufacturer of this type of vehicle to attract competitive prices it is considered prudent to alter the specification.

The Local Government (Functions and General) Regulations 1996 Part 4 regulate tenders for providing goods and services. Pursuant to these regulations, tenders are to be publicly invited when Local Governments enter into a contract, the value of which, is or is expected to be, more than \$50,000.

The estimated cost of a utility for the supervisor of the anti-graffiti program is \$18,000 and the City is therefore not required to invite public tenders. Accepting this and given the urgency of the purchase it is intended to purchase the supervisor's utility by quotation.

Report P41-06/98 delegates the Chief Executive Officer to accept tenders up to \$100,000 provided for within the City's Register of Delegations, adopted at Council meeting 24 March 1998.

COMMENT/FUNDING

At its meeting held on 24 April 1998 the City of Wanneroo approved the reallocation of funds for vehicles and equipment for the anti-graffiti program, \$24,000 of which was to purchase a utility for the program's supervisor.

The estimated cost of an extended cab one tonne utility is \$18,000 and was within budget.

The appropriate funds have been carried forward into the City of Joondalup's 1998/99 budget.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 advise Titan Ford that due to the unreasonable time delay in delivering the vehicles the contract with Titan Ford be declared null and void**
- 2 authorise the revision of the specification of the utility for the supervisor of the anti-graffiti program to a two-wheel drive, extended cab one tonne utility**
- 3 authorise the purchase of the utility by quotation.**

Discussion ensued.

The Motion was Put and

CARRIED

CJ7-07/98 1998/99 MOTOR VEHICLE AND PLANT INSURANCE - [11952]

SUMMARY

The former City of Wanneroo had, since July 1 1995, placed its motor vehicle and plant insurance with the AMP. At the May 1998 meeting the Joint Commissioners for the former City of Wanneroo accepted AMP's tender price for 1998/99 on behalf of the City of Joondalup and the Shire of Wanneroo. Report FA96-05/98 refers.

In addition to the Motor Vehicle and Plant Insurance Policy, AMP offers a claims management service for an annual fee of \$5,500. This report seeks approval for this service to continue for the 1998/99 financial year.

BACKGROUND

The former City of Wanneroo has for many years utilised the software of its insurers. This enabled the City to obtain regular reports of its performance provided that all incidents major and minor, are reported.

In 1991/92 the City decided to cease dealing with panel beaters and vehicle repairers on a direct order-placed basis. This meant that the City's insurers dealt with all claims regardless of value for a fixed administration fee.

DETAILS

Currently the AMP handles all aspects of the City's vehicle and plant claims. For the 1998/99 year it is seeking a once only fee of \$5,500 to continue the service. This fee is in addition to the tender price for insurance cover of the City's fleet and plant. The fee for the 1997/98 financial year was \$5,000.

Motor vehicle incidents for 1997/98 (known figures to March, annualised to June 1998) indicate the following:-

Total number of incidents for year	152
Total number below excess	113
Third party involvement in below excess incidents	50

COMMENT/FUNDING

The benefits of continuing with the fee arrangement are:-

- less administration for the City
- utilisation of insurers software products
- no contact with litigious third parties
- access to insurers assessor on all claims
- no contact with panel beaters

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners approve the AMP's \$5,500 fee for the 1998/99 financial year to manage all claims administratively and legally including those claims below the \$500 deductible.

The Motion was Put and

CARRIED

TECHNICAL SERVICES SECTION

Items CJ8-07/98 to CJ11-07/98 inclusive were Moved by Cmr Morgan and Seconded by Cmr Clark-Murphy. Cmr Morgan gave notice of his intention to speak on several items.

CJ8-07/98 **TRAFFIC MANAGEMENT - BOAS AVENUE, JOONDALUP - [07076.06033]**

SUMMARY

Main Roads WA has advised that traffic signals will be installed at the intersection of Boas Avenue and Grand Boulevard in November of this year. This is likely to change the traffic flows on Boas Avenue and its priority in the road network, particularly on the eastern section. It is recommended that the existing stop control at the Boas Avenue/Davidson Terrace intersection be changed from Boas Avenue to Davidson Terrace to reflect this revised road hierarchy.

BACKGROUND

When the intersection of Boas Avenue and Davidson Terrace was first opened to traffic, the main flow of traffic was north/south on Davidson Terrace. This was due in a large part to Grand Boulevard not being constructed at that time and access to the Administration Centre being via Shenton Avenue and then Davidson Terrace. When the road network was expanded the major traffic movement at the Boas Avenue/Davidson Terrace intersection was east/west along Boas Avenue.

The increase in traffic on Boas Avenue has also lead to community concerns at its intersection with Grand Boulevard (Items B34-04/97 and TS39-03/98 refer). Main Roads WA has advised that traffic signals will be installed at the intersection of Boas Avenue and Grand Boulevard in November of this year. As part of the installation of the traffic signals Main Roads WA recommended that the stop control at Boas Avenue/Davidson Terrace intersection be changed from Boas Avenue to Davidson Terrace.

Main Roads WA also forwarded a suggestion from the Electoral Office of Chris Baker, MLA that a temporary median closure be installed in Grand Boulevard. This is suggested as an interim measure to reduce right angle crashes before the traffic signals are installed.

DETAILS

Boas Avenue/Davidson Terrace Intersection

When the signals at Grand Boulevard are operational, platoons of vehicles will arrive at the stop sign, having turned right at Grand Boulevard into Boas Avenue. If Boas Avenue became the priority these platoons would efficiently dissipate into the adjacent car parks and road network. The proposed alteration to the stop sign layout at Davidson Terrace would assist the traffic flow in Boas Avenue.

The stop sign change would be arranged in advance of the signal installation. Main Roads WA has proposed that an interim measure of a 'four way' stop be put in place so that motorists on Davidson Terrace will become familiar with having to stop at the intersection. Main Roads WA has requested Council to provide an appropriate traffic sign and pavement marking plan so the necessary works can be carried out. The existing and revised intersection layout are shown on Attachment 1.

The existing traffic islands in Boas Avenue would need to be removed and new islands installed in Davidson Terrace. This intersection forms part of the proposed course for the "Round the Houses" car rally due to take place in October. It is therefore proposed to investigate the option of making the new islands "removable".

Boas Avenue/Grand Boulevard Intersection

The predominant crash type for the intersection of Grand Boulevard and Boas Avenue is right angle accidents where vehicles going straight ahead on one street are struck by a vehicle going straight ahead from the other street, as shown on Attachment 2. Therefore closing the median, as suggested, would eliminate these crashes. However, Council has previously considered requests from both the Joondalup Owners and Traders Association and LandCorp to open the median at Grand Boulevard and Reid Promenade (Items TS49-03/96 and TS04-01/98 refer). These proposed modifications would allow right turn into Reid Promenade from Grand Boulevard. Currently there is a full median closure at this intersection.

The additional turning movements at the intersection of Grand Boulevard and Reid Promenade has been requested to assist access to local businesses. Similarly, there are a number of businesses in Boas Avenue which would be disadvantaged by a full closure of the median in Grand Boulevard, including Lakeside Shopping Centre. Therefore, a full median closure is not likely to attract the support of local businesses.

One of the difficulties that motorists in Boas Avenue have in negotiating this intersection is the distance across Grand Boulevard. A scheme to reduce this distance by temporarily reducing the four through lanes in Grand Boulevard to two lanes was considered. Due to the close proximity of the service lanes for businesses fronting Grand Boulevard extensive work would be required to channel traffic to a single lane. Therefore, this was not considered a viable option.

Another option is that the median could be closed to traffic wanting to cross Grand Boulevard on Boas Avenue and allow 'left out' movements from Boas Avenue. The median would remain open for traffic wanting to turn right into Boas Avenue from Grand Boulevard. A proposed layout for this is shown at Attachment 3. A traffic survey undertaken in June 1998 showed that in the morning peak approximately 40 vehicles would be disadvantaged by this arrangement and that in the evening peak approximately 160 vehicles would be disadvantaged, as shown on Attachment 4. These vehicles, particularly those to the east of Grand Boulevard, would have to make a circuitous trip.

The earliest the temporary closure could be installed would be late August/September allowing for community consultation, design and the construction programme. Therefore the partial median closure would only be in place for approximately one to two months. In the two months that any temporary partial median closure would be operating it is unlikely that more than one reported crash would be prevented, based on the previous three years crash data. An estimated cost for the temporary works is \$5,000. Therefore there would be minimal benefit for this cost. The early installation of the traffic signals would be more efficient as this would eliminate the predominant crash type.

The installation of extensive temporary treatments is not recommended due to a number of problems that can arise. The main problem is establishing an effective treatment appropriately signed and maintained. Vandalism can result in an unsafe situation. Unlike at roadworks where there is constant monitoring of the condition of temporary barriers and signage together with reduced speed limits, a temporary traffic management scheme would not be under continual close surveillance. Another problem is the provision of appropriate pavement markings and street lighting to highlight the revised layout including pedestrian and cyclists provision. An effective traffic management scheme incorporates a changed streetscape including landscaping and this is difficult to implement in a temporary situation.

COMMENT/FUNDING

The suggested alterations to the 'stop' control at the intersection of Boas Avenue and Davidson Terrace will provide a more efficient road network in this area following the installation of traffic signals at Grand Boulevard. This modification is supported to reflect the priority of Boas Avenue.

Whilst a partial median closure in Grand Boulevard would eliminate the through movement on Boas Avenue, which is associated with the crashes recorded at the intersection, it would only be in place for a relatively short time. It would therefore be more effective to install the traffic signals at the earliest possible opportunity.

MOVED Cmr Morgan, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 concur with Main Roads WA's suggestion that the stop control in Boas Avenue, at the intersection of Davidson Terrace, be altered to place the stop control in Davidson Terrace;**
- 2 advise Main Roads WA that a temporary median closure in Grand Boulevard at Boas Avenue will not be undertaken;**
- 3 request Main Roads WA to install the traffic signals at the intersection of Boas Avenue and Grand Boulevard, Joondalup at the earliest possible opportunity;**
- 4 authorises the Director of Technical Services to provide all necessary assistance to Main Roads WA to facilitate the early installation of traffic signals at the intersection of Boas Avenue and Grand Boulevard, Joondalup.**

Discussion ensued, with Cmr Morgan advising that changes in traffic movement in the City of Joondalup necessitated the installation of traffic signals in Boas Avenue and this would lead to some changes in the traffic flow in the area.

The Motion was Put and

CARRIED

CJ9-07/98 GREENWOOD WEST PRECINCT - TRAFFIC STUDY - [06045]

SUMMARY

In December 1997 a traffic study group was formed to undertake a Local Area Traffic Management Study for the Greenwood West Precinct. The study aim was to recommend a community acceptable Local Area Traffic Management Scheme for this area. The Traffic Management Strategy for the Greenwood West Precinct is now recommended for approval.

BACKGROUND

In May 1997, the Council of the former City of Wanneroo resolved to undertake a traffic study of West Greenwood (Item TS145-05/97 refers). In December 1997, CCD Australia was commissioned to undertake a Local Area Traffic Management Study for the Greenwood West Precinct. The study aim was to identify and recommend a community acceptable Local Area Traffic Management Scheme for the Greenwood West Precinct to increase the safety of all road users and improve the amenity of residents living in the area. In addition, the study group was to investigate the possible closure of Bottlebrush Drive and make recommendations on the future of two pedestrian underpasses within the study area.

The study area is shown on Attachment 1.

DETAILS

A Traffic Study Group, made up of twelve residents from the study area, was formed to provide local input into the study group process. With technical assistance from CCD Australia, the Study Group reviewed existing conditions such as traffic volumes, speed and crash statistics. An area wide community questionnaire was also distributed to determine overall community concerns. The questionnaire received a 22% response rate. Information received via the questionnaire was used to formulate a series of objectives for the area.

The main study objectives were:

- (a) to control traffic speed and behaviour in local streets within the area;
- (b) to promote safety in the area, particularly for schoolchildren, pedestrians and cyclists;
- (c) to discourage the movement of through traffic in local streets while maintaining safe and convenient access routes for local residents.

These objectives formed the basis of the Draft Traffic Management Strategy shown on Attachment 2.

In regard to the existing pedestrian underpasses, pedestrian surveys and the questionnaire showed that they were not well used. On this basis it was generally considered that they be removed and replaced with at grade pedestrian facilities such as pedestrian refuge islands. The construction of these facilities would be integrated into the overall strategies for Coolibah and Blackall Drives.

To measure community acceptance of the Draft Traffic Management Strategy it was circulated to all stakeholders within the study area for comment. In total 57 submissions, 48 written and 11 by telephone, were received in relation to the Draft Traffic Management Strategy. In general, the majority of submissions received in relation to the Draft Strategy were in agreement with the proposal. Main Roads WA and Transperth had no objection to the proposals. No response was received from the St John Ambulance Service or Fire Brigade.

The following amendments however, were adopted by the Study Group after considering the submissions.

Due to the high number of turning vehicles at the Coolibah Drive/Calectasia Street intersection a roundabout in lieu of channelisation was considered a more suitable treatment. The proposed

roundabout at Calectasia/Leschenaultia Streets which Council had previously adopted (Item I10902 refers) received strong opposition from the adjacent property owner. The Study Group considered that channelisation of this junction in lieu of a roundabout would be a more preferable treatment without altering the intention of the previous Council resolution.

A separate on street parking scheme for Coolibah Drive adjacent to Greenwood Primary and High Schools was also included for implementation in conjunction with other treatments for Coolibah Drive. Other alterations to the Draft include provision of an entry statement and pedestrian facility on Karuah Drive and channelisation and priority change on Melaleuca Drive.

The final Traffic Management Strategy is shown on Attachment 3.

Details of the Traffic Study are contained in the final Consultant's report which is available in the Joint Commissioner's reading room for reference.

There is also a strong community expectation that the Strategy will be completed within a two year period.

COMMENT/FUNDING

An estimated cost for treatments identified in the Traffic Management Scheme is shown on Attachment 4. The project has been listed into Stage 1 (Coolibah Drive and Blackall Drive) and Stage 2 (remaining streets) with respective, estimated costs of \$240,000 and \$460,000.

The Stage 2 works includes the installation of two roundabouts on Allenswood Road. The crash history of these intersections indicates that Federal Black Spot Road Safety funding may be available for the intersection of Blackall Drive and Allenswood Road. An application will be made in November for this treatment funding in the 1999/2000 financial year of the Black Spot Programme.

The following fundings have been listed as a high priority in the Principal Activity Plan:

TMS102	West Greenwood Traffic Management Scheme	\$110,000
TMS104	Traffic Treatments at Schools	\$30,000
TMS105	Coolibah Drive Traffic Management Scheme	\$20,000
TMS106	Blackall Drive	\$30,000
	Sub Total:	\$190,000

It is to be noted that funding previously listed in the 1997/98 budget to upgrade the existing pedestrian underpasses can be integrated into the proposed treatments on Coolibah Drive and Blackall Drive to providing at grade facilities. The funding details are as follows:

Account No.	Location	Amount
32701	Blackall Drive Pedestrian underpass	\$25,000
32702	Coolibah Drive Pedestrian underpass	\$25,000

TOTAL FUNDING AVAILABLE \$240,000

Therefore, the total funding of \$240,000 listed as a high priority in the Principal Activity Plan can be used for Stage 1 of the Local Area Traffic Management Scheme. The remaining \$460,000 for Stage 2 can be listed as a medium priority in the Principal Activity Plan.

The process by which the Final Traffic Management Scheme was derived ensured that the scheme would be acceptable to the local community, while also satisfying the study criteria of improving safety for all roads users and improving amenity for local residents. The submissions received in relation to the Draft Traffic Management Scheme support this strategy. Based on community expectations, the study group has recommended that the scheme be implemented within a two year period, with a high priority given to treatments on Coolibah Drive and Blackall Drive. The remaining treatments have a medium priority. As the Traffic Study represents an area wide Strategy, each treatment forms an integral part of the Traffic Management Scheme. Therefore, the implementation of the Greenwood West Precinct Local Area Traffic Management Strategy is supported.

The traffic speed and volume survey together with the crash statistics indicate that the treatment of Blackall Drive and Coolibah Drive are high priorities. Over three years, there were 25 crashes recorded by Main Roads WA on Blackall Drive. For a road of this class carrying this volume of traffic, around 14 crashes would be expected. Coolibah Drive recorded an expected number of crashes but traffic volumes are at the upper limit for a Local Distributor Road. Both roads have 85th percentile speeds 10 kms per hour over the 60 kms per hour speed limit. In addition, this area has been the subject of many complaints by local residents over traffic speed and driver behaviour.

The members of the Traffic Study Group were given the opportunity to comment on the Consultant's final report. All members concurred with the recommendations.

REPORT RECOMMENDATION: That the Joint Commissioners:

- 1 list for consideration as a high priority in the Principal Activity Plan Stage 1 of the Greenwood West Precinct, Local Area Traffic Management Scheme;
- 2 list for consideration as a medium priority in the Principal Activity Plan Stage 2 of the Greenwood West Precinct Local Area Traffic Management Scheme;
- 3 apply for Federal Road Safety Black Spot Funding for the roundabout at the intersection of Allenswood Road with Blackall Drive, Greenwood;

- 4 thank the members of the Greenwood West Precinct Traffic Study Group for its participation and contribution to the Group.

MOVED Cmr Morgan, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 list for consideration as a high priority in the 1998/99 draft budget Stage 1 of the Greenwood West Precinct, Local Area Traffic Management Scheme;
- 2 list for consideration as a medium priority in the 1998/99 draft budget Stage 2 of the Greenwood West Precinct Local Area Traffic Management Scheme;
- 3 apply for Federal Road Safety Black Spot Funding for the roundabout at the intersection of Allenswood Road with Blackall Drive, Greenwood;
- 4 thank the members of the Greenwood West Precinct Traffic Study Group for its participation and contribution to the Group.

The Motion was Put and

CARRIED

CJ10-07/98 CONNOLLY PRIMARY SCHOOL - PARKING STRATEGY - [06520]

SUMMARY

A 22-signature petition has been received from Connolly residents, requesting appropriate traffic and parking controls in Portmarnock Circuit, Connolly. It is proposed that the recently formed Connolly Primary School Traffic and Safety Committee addresses this issue and then submit a comprehensive Road Safety and Parking strategy to the Technical Services Directorate for consideration in due course.

BACKGROUND

Road safety and parking at Connolly Primary School have been a concern to the School and general community for some time. In June 1992, the Council of the former City of Wanneroo considered a report (Item G10618 refers) on a proposal to improve parent parking adjacent to the school in Fairway Circle and Portmarnock Circuit. The proposal, to brick pave a section of verge in Fairway Circle and provide 31 brick paved parking embayments in Portmarnock Circuit, was adopted and later implemented at a cost of \$51,000. The cost of the project was jointly shared on a 50:50 basis with the Education Department.

While this scheme went some way to addressing the parking problems at Connolly Primary School, many of the problems associated with parking at the school remain and have been raised again by the petitioners.

DETAILS

A meeting was held at the Connolly Primary School on Tuesday 9 June to discuss matters raised by the petitioners. The meeting was attended by representatives from the School's Parent Association, the Connolly Residents Association, the Education Department, the principal petitioner, a RoadWise Officer and a representative from the City's Technical Services. The previous strategy and the issues raised by the petitioners were discussed. All in attendance were in agreement that a Traffic and Safety Committee be formed in association with RoadWise to achieve an overall road safety and parking strategy for the school which is acceptable to both the school and local community.

RoadWise is an initiative of the Western Australian Municipal Association (WAMA) designed to involve the community in partnership with Local Government to reduce the number and severity of crashes on our roads. RoadWise provides Local Government and the community with support, advice and resources to develop and implement road safety strategies at schools. A copy of the Road Safety around Schools booklet is available for reference in the Joint Commissioners' reading room.

The Traffic and Safety Committee will be co-ordinated by RoadWise and also liaise with the City on Road Safety and Parking issues. As part of this process, the school will take part in the RoadWise, Safe Routes to School Program. Participation of a school in a RoadWise Program is encouraged when schools seek the City's involvement in road safety and parking issues.

The committee will submit a strategy to Technical Services Directorate for consideration in due course.

COMMENT

The School's commitment to the Safe Routes to School Program is a positive approach to developing appropriate traffic and parking controls in Fairway Circle and Portmarnock Circuit, Connolly. Also, the involvement of a Traffic and Safety Committee will enable a comprehensive strategy to be developed for the School.

MOVED Cmr Morgan, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 liaise closely with the Connolly Primary School Traffic and Safety Committee on the development of a comprehensive Road Safety and Parking Strategy for the School;**
- 2 advise the petitioners.**

The Motion was Put and

CARRIED

CJ11-07/98 COMMUTER PARKING - WARWICK AND WHITFORDS RAIL STATIONS - [06123, 03117, 09430, 09618]**SUMMARY**

Matters arising from the impact of all day commuter parking on the road network surrounding Warwick and Whitfords Rail Stations have been a concern for some time. The results of a recent investigation into the impact of commuter parking and a possible strategy to address the problems associated with it are presented for consideration. This includes implementation of parking restrictions in Hawker Avenue and representation to the Minister for Transport expressing concern at the lack of adequate parking facilities at stations on the northern rail line.

BACKGROUND

Matters in relation to commuter parking were first considered by the Council of the former City of Wanneroo shortly after the opening of the Northern Rail Line in 1993. In August 1993, Council considered reports on the impact of all day commuter parking in Methuen Way, Duncraig and Ellendale Drive, Heathridge. Both streets are located on the western side of the Freeway reserve and provide access to rail stations via pedestrian overpasses. In each case, parking facilities are provided on the Eastern side of the Freeway/Railway Reserve. At that time, commuters living west of the Freeway/railway indicated it was more convenient to use Methuen Way and Ellendale Drive for all day parking because of its proximity to their place of residence. Notwithstanding this, residents of both streets expressed concern at the growing number of vehicles using the street for all day parking despite the availability of parking facilities on the eastern side of the Freeway/railway reserve.

On this basis, the residents requested the Council of the former City of Wanneroo to install parking bans in both streets to stop this practice. Questionnaires regarding the issues concerning all day commuter parking were distributed to residents and commuters to establish a community acceptable solution to these concerns.

METHUEN WAY

Historically pedestrian access across the freeway to the former Bus and now Rail Station has always been provided via the pedestrian overbridge in Methuen Way. As such, the majority of pedestrian and vehicular traffic in Methuen Way has its destination/origin as the overbridge.

In 1993, questionnaire results indicated that the majority of residents supported the introduction of parking bans to both sides of Methuen Way. However, at that time a parking ban on both sides of Methuen Way was seen to be very restrictive, affecting both residents, visitors and commuters alike.

On this basis, Council resolved to approve a parking ban of the eastern or Freeway/railway reserve side of Methuen Way only (Item H10819 refers). The type and extent of parking ban is shown on Attachment 1.

Periodic monitoring of parking in Methuen Way has shown that while the number of commuter vehicles parking all day in Methuen Way varies, it has continued to increase steadily over the years. Some residents have continued to express concern at this practice.

ELLENDALE DRIVE

The issues relating to commuter parking in Ellendale Drive were also considered at the August 1993 meeting of Council (item H10817 refers). The basis of this report was the results of a questionnaire distributed to residents and commuters to establish a community acceptable solution to parking in this street. Again, the majority of residents supported a full parking ban, however, in order to provide a balance between residents and the needs of the commuters, Council resolved to construct formal parking embayments on the Freeway reserve side of Ellendale Road. This project was jointly funded by Westrail.

In June 1994 a further report of the matter of commuter parking in Ellendale Drive was presented to Council. The construction of the embayments had drawn more commuters to this location and when the parking facility reached capacity commuters were again leaving their vehicles wherever possible. In most instances commuters parked along both sides of Ellendale Drive which restricted traffic flow and access to properties in this street.

On this basis, Council resolved to restrict the use of the embayments by approving the installation of a five minute limited parking restriction. Additional parking bans were also approved to discourage the use of Ellendale Drive for all day parking. A plan showing the type and extent of the approved parking restrictions in Ellendale Drive is shown on Attachment 2. Some commuters then chose to park some distance away in Conidae Drive, however, following a request from residents Council at its October 1994 meeting (Item I11001 refers) approved an additional parking ban to stop this practice. The parking ban in Conidae Drive is shown on Attachment 3. These parking bans appear to have been successful.

DETAILS

Problems associated with all day parking have spread to several areas adjacent to the Northern Rail Line. At the Warwick Rail Park'n'Ride Facility, parking now occurs on Methuen Way and Hawker Avenue, as shown on Attachment 4, and at the Whitfords Rail Park'n'Ride Facility parking occurs on Twickenham Drive and Trailwood Drive, as shown on Attachment 5.

Monitoring of all day parking in Methuen Way has been carried out periodically since 1994. More recently, in view of the increasing concerns of residents in these other streets, the monitoring of all day parking patterns has been extended to include Hawker Avenue, Twickenham Drive and Trailwood Drive. In conjunction with this, a letter was circulated to residents of these areas seeking comments on how they are affected by all day parking in the streets. Westrail has also been asked to comment. The results of the parking surveys and the residents' comments are summarised as follows.

METHUEN WAY

Parking in this street varies between 5-10 vehicles per day. Residents have reported in excess of 20 vehicles on weekends and high train patronage and special event days. The existing parking ban on the eastern side of Methuen Way has restricted all day parking to the residential side only. Parking immediately adjacent to the pedestrian bridge is the most common location for all day parking to occur. Methuen Way remains a popular setdown and pickup location for commuters living west of the Freeway/railway. It is likely that commuters who park here do so because it is more convenient and because they are unlikely to find parking available at the parking facility provided on the eastern side of the Freeway.

A plan showing the extent of parking is shown on Attachment 6.

The majority of residents who responded to the letter seeking comments remain strongly opposed to commuter parking in the street. Of those directly affected, most supported some form of parking ban. Some residents also expressed concern at the antisocial behaviour associated with users of the pedestrian access. However, many of the residents that are not directly affected by the parking did not respond. A total of 20 residents were asked to comment with a response rate of 30%.

HAWKER AVENUE

Unlike Methuen Way, the commuter parking in Hawker Avenue occurs mostly on the non-residential side of this road. The extent of parking is shown on Attachment 7. The surveys showed that between 20-30 vehicles in total are left all day at this location. It is likely that parking in Hawker Avenue is related to the lack of available parking at this facility.

As the parking does not directly affect residential access many residents did not respond. Those that did however expressed support for some form of parking ban to ensure sight distance to vehicles exiting the Rail Station is maintained. A total of 16 residents were asked to comment with a response rate of 13%.

TWICKENHAM DRIVE

Commuter parking in Twickenham Drive occurs on the non-residential side of this road. During the surveys it was noted that parking mainly occurs adjacent to a 'track' which leads directly to the Rail Station. This track has been created by pedestrians who access the Rail Station via a hole in a section of freeway fence and has now become popular. Some 50 metres to the north of this, parking also occurs adjacent to the footway which leads also to the Rail Station. The extent of parking is shown on Attachment 8. The surveys showed that between 10-20 vehicles in total are left all day at these locations, with the majority parking nearer the direct route to the station.

Main Roads WA has proposed to formalise this 'track' and provide an at grade pedestrian crossing the freeway on-ramp. This proposal is likely to attract more all day parking.

For some time commuters have expressed concern at the lack of available parking at Whitfords Rail Station. On this basis it is likely that parking in Twickenham Drive is directly related to the lack of available parking at this facility.

As with Hawker Avenue, much of the parking on Twickenham Drive does not directly affect residential access. The four respondents saw the parking as a potential safety hazard and expressed support for some form of parking ban. A total of 15 residents were asked to comment giving a response rate of 27%.

TRAILWOOD DRIVE

Commuter parking in Trailwood Drive is concentrated near the pedestrian underpass access to the rail station. Between 1-5 vehicles have been recorded as all day parkers during the survey period. The extent of parking is shown on Attachment 9.

The respondents indicated that the problem was not of great concern to these residents. A total of 12 residents were asked to comment with a response rate of 33%.

COMMENT

Westrail has advised that an additional 80 parking spaces will be provided at Warwick Rail Station. No additional parking spaces are planned for Whitfords Rail Station.

Westrail has also advised that the new rail station at Hepburn Avenue will include parking for 660 vehicles. Westrail expects that the new station will attract passengers who currently use either Warwick or Whitfords Station thereby overcoming the parking problems at these stations. Construction of the Hepburn Avenue Station is proposed for 1999.

Generally there are two reasons why commuters choose to park in these streets. Initially some commuters found the proximity to their residence, less travel time, made these streets attractive alternatives for all day parking. However, it is becoming more evident that commuters now choose to park at these locations because they have found that parking is not always available at the existing parking facilities provided at these stations.

Alternative parking bans, such as time limited parking and full parking bans have been considered as part of the investigation. However, as shown previously at Ellendale Road, the introduction of a parking ban will simply transfer the problem elsewhere. With some commuters prepared to walk relatively long distances, parking bans may need to be considered on all streets within a 200 metre radius of their destination. Only when there is alternative parking provided will parking bans be an effective deterrent to commuter parking.

The implementation of parking bans needs to be carefully considered. In most instances, parking bans should only be considered where parking is unsafe. Parking bans equally apply to all motorists and may therefore be restrictive to residents/visitors to properties in these areas.

On this basis the following is presented for consideration.

METHUEN WAY

Clearly the increasing amount of all day parking in Methuen Way is directly related to the lack of spaces available at the Warwick Rail Station parking facility. It is difficult to predict the commuters' preparedness to walk long distances to the Rail Station. It is possible that a parking ban opposite the pedestrian bridge access may simply redirect commuter parking to other parts of Methuen Way, Brechin Court, Argyll Place and Strathyre Drive. While all day commuter parking in Methuen Way is undesirable to residents, it is not causing a significant safety risk to pedestrians or other road users.

On this basis, the implementation of additional parking bans in Methuen Way would be inappropriate given the lack of alternative parking provided. The City should, however, continue to monitor parking patterns in this street to ensure the existing parking ban on the Freeway side of Methuen Way is enforced and that access to properties is maintained at all times.

HAWKER AVENUE

The lack of on site parking at the Warwick Rail Station is also evident by the amount of all day parking occurring in Hawker Avenue. While much of the commuter parking in Hawker Avenue is undesirable, it does not cause a significant risk to other road users. It has been noted however that parking adjacent to the Rail Station access in Hawker Avenue restricts sight distance to oncoming vehicles. On this basis, a parking ban is supported. The type and extent of the proposed parking ban is shown on Attachment 10.

TWICKENHAM DRIVE

While the existing commuter parking poses some safety concerns it is anticipated that commuter parking patterns in Twickenham Drive will alter significantly when the Freeway reserve fence is reinstated. On this basis, further monitoring of parking patterns in this street will be required and the need for a parking ban reviewed accordingly.

TRAILWOOD DRIVE

Commuter parking on Trailwood Drive does not cause any significant risk to other road users. On this basis no further action is required at this stage.

MOVED Cmr Morgan, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 approve installation of the 'NO STANDING ANYTIME CARRIAGEWAY OR VERGE' signs adjacent to the Warwick Rail Station access on Hawker Avenue as shown on Attachment 7 to Report CJ11-07/98;**
- 2 write to the Minister for Transport expressing concern at the lack of adequate parking facilities on the Northern Rail Line;**

- 3 **advise the surveyed residents of Methuen Way, Hawker Avenue, Twickenham Drive and Trailwood Drive accordingly.**

Cmr Morgan advised that due to problems experienced with computer parking, as an interim measure 'No Standing Anytime Carriageway or Verge' signs would be installed adjacent to the Warwick Rail Station.

He commented that a letter would also be sent to the Minister for Transport expressing concern at the lack of adequate parking facilities on the Northern Rail Line and this matter would be watched very closely.

The Motion was Put and

CARRIED

Appendix I refers.

DEVELOPMENT AND PLANNING SERVICES SECTION
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Items CJ12-07/98 to CJ16-09/98 inclusive were Moved by Cmr Rowell and Seconded by Cmr Clark-Murphy.

CJ12-07/98 APPOINTMENT OF A CONSULTANT TO PREPARE THE HERITAGE AND MUSEUM SERVICES AND FACILITIES PLANNING STUDY - [12979]

SUMMARY

Approval is sought for the appointment of Museum Studies Consulting to prepare the Heritage and Museum Services and Facilities Planning Study. The purpose and objectives of the Study is to identify options and form a realistic and practicable master plan for the future development and coordination of the heritage, museum services and facilities in the Wanneroo region. It is anticipated the Study will take up to four months to complete.

BACKGROUND

In November 1997 tenders were called for a Review of Heritage Services and Management in the City of Wanneroo (Contract 064-97/98). The purpose of the Review was to consider the current and future potential range of heritage responsibilities and recommend a staff management structure for heritage services. Owing to the inadequate tender submissions, this contract did not proceed.

In May 1998 five Consultants were listed and sent invitations to submit proposals to conduct a Heritage and Museum Services and Facilities Planning Study (the Study). The Brief prepared for the Study was broader in its requirements than the previous Review of Heritage Services and Management prepared in November 1997.

DETAILS

The current issues that the City of Joondalup and Shire of Wanneroo are involved with which prompted the need for this Study include the lease expiry of the former Gloucester Lodge, currently used as a regional museum; the proposed combination social history museum/art gallery as part of the Joondalup Civic and Cultural Master Plan; the development management of Perry's Paddock and the development of the property known as Luisini's Winery into an operational centre. These issues, combined with the management needs and coordination of other significant heritage places within the region illustrate the extent and importance of the Study.

In May 1998 a Brief for the Heritage and Museum Services and Facilities Planning Study (the Study) was sent to a selected number of Consultants who are recognised for undertaking large scale multidisciplinary heritage projects of a similar nature to that proposed in the Brief. The Brief incorporated the objectives of the November 1997 Review of Heritage Services and Management.

As well as including composition and qualification of the study team, the Brief required a breakdown of time spent by each team member in the project, a schedule of the project stages and a statement of the proposed methodology for the Study. The two Proposals that were received for the Study included four out of the five Consultants invited to submit proposals.

Copies of Proposal 1 and Proposal 2 and the Consultant's Brief have been placed in the Commissioner's Reading Room.

Proposal 1 comprised of a consortium of firms led by Peter Farr Consultants. In addition to Peter Farr, the proposed consulting team comprises selected staff from LORD Cultural Resources Planning and Management, Sally Anne Hasluck (Museum Consultant), Hocking Planning and Architecture, James Christou and Partners (Architects and Urban Planners) and Insight Communication and Design. The Proposal submitted by Peter Farr meet most of the selection criteria of the Brief, and produced a detailed methodology formulated by the Consultant used on similar projects, but not necessarily the same as that proposed in the Brief. The team comprises of ten people including a sketch artist and secretary.

Proposal 2 was received from Richard Wesley, Principal Consultant for Museum Studies Consulting, a commercial division of the University of Sydney. Others in the team include three Consultants, Sarah Murphy (Principal Consultant, Museum and Cultural Planning), Selby Brown (Site and Building Consultant) and Cam Watts (Urban and Regional Planning). The proposal submitted by Museum Studies Consulting meet all the selection criteria and detailed a methodology for the Study that was based specifically on the 10 point project objectives outlined in the Consultant's Brief.

COMMENT/FUNDING

The total cost and time presented in Proposal 1 and Proposal 2 are summarised below:

	Time spent in total	Expenses	Total cost
Proposal 1	380 hours	\$1,575	\$38,575
Peter Farr Consultants			
Proposal 2	485 hours	\$1,625	\$42,940
Museum Studies Consulting			

While there is a \$4,365 difference between the two proposals submitted, Proposal 2 (Museum Studies Consulting) was selected as preferable for undertaking the Study for the following reasons:

1. There is a greater balance of team skills to meet the diversity of needs in the Study. The contribution of Museum Planners and Urban/Site Planners ensure that a balanced approach to the Study is maintained. While Peter Farr's team, submitting Proposal 1, included well recognised and established names in the area of Architecture and Planning, the hourly input into the Study by these team members is comparatively minimal. The inclusion of Architects in the team was not a specification of the Brief.
2. As Principal Consultant, Sarah Murphy is a well known and respected WA Museum professional. She has worked closely with community groups and both local and state government to upgrade existing museum facilities and develop new ones. Recent comparative projects include the Collection Management Planning for the National Trust and the Development Planning Study for the Proposed City of Melville Municipal Museum. Richard Wesley, based in Sydney, is well known for his skills in heritage policy formulation and project management. Sandy Selby Brown, also based in Sydney, is an Associate with the recognised museum design company, Desmond Freeman Associates. Cam Watts, an Urban and Regional Planner has had wide experience within Western Australia and is backed by the technical resources of LANDVISION.
3. While the cost of airfare and accommodation for one trip from Sydney is stated at \$825, the actual administrative costs of Museum Studies Consulting is \$800. This fee included the required 10 copies of the final report, stated in the Brief. In comparison, the administrative costs of Peter Farr Consultants is \$1,575 which included only four copies of the final report with additional copies being produced at a charge of cost with 15% to cover administration.
4. Museum Studies Consulting allocated 105 hours more to the Study than Peter Farr Consultants. This is viewed as intuitive and indicative of the time required to successfully complete the Study.

As this project is required to be completed prior to the adoption of the 1998/99 budget, Section 6.8 of the Local Government Act 1995 states:-

- 6.8 (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure -
- (a) is incurred in a financial year before the adoption of the annual budget by the local government;
 - (b) is authorised in advance by resolution*; or
- * *Absolute majority required*
- (c) is authorised in advance by the mayor or president in an emergency.
- (1a) In subsection (1) -
- “additional purpose”** means a purpose for which no expenditure estimate is included in the local government’s annual budget.
- (2) Where expenditure has been incurred by a local government -
- (a) pursuant to subsection (1) (a), it is to be included in the annual budget for that financial year; and
 - (b) pursuant to subsection (1) (c), it is to be reported to the next ordinary meeting of the Council.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 **appoint Museum Studies Consulting to undertake the Heritage and Museum Services and Facilities Planning Study;**
- 2 **in accordance with section 6.8 of the Local Government Act 1995 agree to:**
 - (a) **the expenditure not exceeding \$45,000 to undertake the Heritage and Museum Services and Facilities Planning;**
 - (b) **list an amount of \$45,000 in the 1998/99 budget.**

Discussion ensued, with Cmr Clark-Murphy querying the timeframe to complete the study.

The Director, Strategic Planning advised that the study was expected to be completed by October 1998.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

CJ13-07/98 PERCY DOYLE RESERVE, DUNCRAIG - FOOTBALL CLUBROOMS STORE ADDITIONS - [00967]**SUMMARY**

Approval is sought for the Sorrento-Duncraig Junior Football Club to extend at its own cost the existing clubroom building with the extension of the verandah and addition of a store room.

BACKGROUND

The facility is located on the Percy Doyle Recreation Reserve 33894 which has its main access off Warwick Road, Duncraig. There is no conflict with the land vesting for the Sorrento-Duncraig Junior Football Club to fund and have sole use of the proposed store room under the licence agreement which the Club currently enjoys.

This clubroom building is well patronised being used by this football club in the winter months and by the Tee Ball Club during the summer months. The Club cites that with the increase in membership numbers, presently more than 600 boys registered with the Club, there is a severe storage limitation for the required equipment.

DETAILS

The Club requires a secure store to house club equipment and has supplied a sketch plan of the proposed works as outlined in Attachment "A". In costing the attached plan, it is estimated the increase in value to the facility will be \$13,000.00.

The local Recreation Development Officer has had meetings with and advised the Club that additional storage will not be funded by the City as it cannot be directly related to an increase in participation in the sport. The Club has accepted this and decided to undertake the project in two stages commencing with the storeroom and to fund the extensions themselves.

Recreation and Cultural Services support the Club in its endeavour to construct the additional storage. This is supported by the Manager Development Planning subject to the following requirements :

- the Sorrento-Duncraig Junior Football Club to -
 - gain development and building licence approvals from the City's Approval Services Unit and fund the construction of the works;
- the additions are to be designed to comply with the B.C.A. and -
 - to be constructed in materials that complement the existing building, and
 - to be treated with anti-graffiti paint;
- the works are to be carried out by a licensed builder.

COMMENT/FUNDING

While the Sorrento-Duncraig Junior Football Club has agreed to pay for the construction of the works it has requested that the City waive all fees it would normally charge that would be associated with this type of project. Policy J3-20 provides for instances where a building licence fee may be donated towards the project.

MOVED Cmr Rowell, **SECONDED** Cmr Clark-Murphy that the Joint Commissioners:

- 1 **approve the extension of the existing Duncraig and Teeball clubroom on the Percy Doyle Reserve for a verandah and store room addition to accommodate the storage requirements of the Sorrento-Duncraig Junior Football Club subject to the Club;**
 - (a) **obtaining development and building licence approval for the additions;**
 - (b) **constructing the extensions in materials that complement the existing building;**
 - (c) **funding the complete works.**
- 2 **agree that the City donates, under Policy J3-20, to the Sorrento-Duncraig Junior Football Club a monetary sum equivalent to the collectable fees applicable for the development and building licence approvals.**

The Motion was Put and

CARRIED

CJ14-07/98 **SUBDIVISION CONTROL UNIT COMMITTEE - 28 MAY 1998 TO 25 JUNE 1998 - [05961]**

SUMMARY

Overleaf is a resumé of the Subdivision Applications processed by the Subdivision Control Unit 28 May 1998 to 25 June 1998. All applications were dealt with in terms of Council's delegation of subdivision control powers to the Chief Executive Officer at its April 1997 meeting. The Chief Executive Officer subsequently delegated to the Director, Development Services, the authority to deal with these applications (see below).

- SCU1 Subdivision applications received which are generally consistent with an approved or agreed Structure Plan (including Outline Development Plan and Development Guide Plan).
- SCU2 Subdivision applications previously supported, or not supported by Council and subsequently determined by the Western Australian Planning Commission (WAPC) consistent with the Council's recommendation.
- SCU3 Applications for extension of subdivisional approval issued by the WAPC which were previously supported by Council.

SCU4 Applications for subdivision or amalgamation which result from conditions of development approval given by or on behalf of Council.

SCU5 Applications for subdivision or amalgamation of lots which would allow the development of the land for uses permitted in the zone within which that land is situated including applications involving the excision of land for road widening, sump sites, school sites, etc.

SCU6 Applications for subdivision or amalgamation of lots contrary to Council or WAPC Policy or are not generally consistent with an approved or agreed Structure Plan.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners endorse the action taken by the Subdivision Control Unit in relation to the applications described Report CJ14-07/98.

The Motion was Put and

CARRIED

Appendix II refers.

CJ15-07/98 PROPOSED AMENDMENT NO 828 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF LOT 2 (400) BURNS BEACH ROAD, KINROSS FROM R20 TO R25 - [11049 (790-828)]

METRO SCHEME:	Urban
LOCAL SCHEME:	Residential Development
APPLICANT/OWNER:	Burns Management Pty Ltd
CONSULTANT:	Taylor Burrell
REPORT WRITTEN:	28 April 1998

SUMMARY

A request has been submitted for the recoding of a portion of Lot 2 (400) Burns Beach Road, Kinross from R20 to R25. Due to the minor nature of the recoding proposal and no substantial changes to the prevailing character of the Kinross East subdivision it is recommended that the proposed amendment be supported.

BACKGROUND

The subject land is abutted by the Neerabup National Park to the north, the proposed Mitchell Freeway Reserve to the east, the existing Kinross East subdivision (Stage 15), an approved Primary School Site and an approved active Public Open Space area to the south, and Connolly Drive to the west (refer Attachment 1).

The subject area has a current subdivision approval (Western Australian Planning Commission reference 104001) which was supported by the former City of Wanneroo.

Subdivision approval was for 277 lots ranging in size from 500m² to 690m² with a standard coding of R20 and a small number of grouped dwelling sites, generally 900m² in area. Within the approved subdivision the prevailing lot size over the subject land is approximately 600m², with little variation.

DETAILS

The proposed amendment is for the recoding of 277 proposed subdivision lots located on the north west portion of Lot 2 Burns Beach Road, Kinross.

The applicant's justification for the proposed amendment to recode a portion of Lot 2 (400) Burns Beach Road, Kinross indicates the need to accommodate greater diversity in household types and lot sizes within the Kinross locality. The recoding from R20 to R25 is considered desirable by the applicant for the following reasons:

1. the recoding will introduce the opportunity to more effectively meet community needs for housing for persons and couples in the earlier and later stages of the family circle;
2. in so doing greater opportunities will be made available for residents in Kinross to remain in the suburb over the long term and strengthen community networks and linkages;
3. the recoding is intended to relate to currently undeveloped portions of Kinross East only. It is not intended to be applied to existing subdivided and developed land;
4. the recoding will allow for the creation of lots as small as 320m² with an average of 350m². Although the recoding will technically enable the creation of a 'blanket' of small lots, the proponent has already demonstrated that the prevailing lot sizes are governed by actual community demand and not by theoretical minimum areas permissible under the Scheme. In this instance, whilst a community demand exists for smaller lots, the demand is not of such an extent that it will result in any more than some discreet pockets of smaller lots;
5. groups of smaller lots are intended to be generally juxtaposed with landuses such as parks which offer direct amenity. Any individual small lots will be occasionally scattered within streets in close proximity to such amenities;
6. the introduction of smaller lots within the estate will assist in diversifying its architectural character as well as its social composition;
7. the blanket coding will allow the proponent to consider minor variations in street alignments, lot boundaries and the precise positioning of small lots without the need for further, cumbersome scheme amendment processes that would otherwise result from spot codings, and
8. given that the average lot size permissible under the R25 code is 350m², it will only be possible to subdivide or resubdivide lots in excess of 700m². The existing subdivision contains less than ten such lots, and in the process of redesign to accommodate smaller lots, such larger lots (ie 700m² or greater in area) can be 'designed out', unless they are specifically intended for duplex purposes.

COMMENT

The proposed Amendment is generally consistent with the existing Kinross subdivision, with a large portion of the Kinross development immediately to the south already being coded Residential Development R25 and R40.

Although the applicant has indicated no significant changes in the average lot sizes within the subject area, the existing subdivision approval on the land limits any significant diversion from the approved lot sizes. If the applicant is proposing to alter the subdivision approval by way of lot sizes or road layouts, as a result of an amendment to vary the density of the locality, a revised subdivision plan will need to be approved and adopted by the City and the Western Australian Planning Commission, thereby ensuring a coherent and planned development.

Given the minor nature of the proposed amendment to recode a portion of Lot 2 Burns Beach Road, Kinross from R20 to R25, and the ability of the City to oversee and limit any significant variations from the approved subdivision plan, it is recommended that the proposed amendment be supported.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners, in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No 1 to recode Portion of Lot 2 (400) Burns Beach Road, Kinross from R20 to R25, and adopt Amendment 828 accordingly.

Discussion ensued.

The Motion was Put and

CARRIED

CJ16-07/98 PROPOSED AMENDMENT NO 830 TO TOWN PLANNING SCHEME NO 1 - TO RECODE SWAN LOCATION 11982 (14) FERNWOOD SQUARE, PADBURY TO R40 - [17148 (790-830)]

METRO SCHEME:	Urban
LOCAL SCHEME:	Controlled Access Highway Reservation
APPLICANT/OWNER:	Crown Land
CONSULTANT:	Richard Pawluk & Associates
REPORT WRITTEN:	20 May 1998

SUMMARY

A request has been submitted for the recoding of Swan Location 11982 (14) Fernwood Square, Padbury from R20 to R40 to facilitate a grouped housing development. Amendment No 753 is proposing to rezone the subject land from Controlled Access Highway Reservation to Residential Development R20 as a result of Metropolitan Region Scheme amendment which rezoned Swan Location 11982 under the Metropolitan Region Scheme from Controlled Access Highway to Urban. It is recommended that the Joint Commissioner resolve to initiate and adopt the proposed amendment accordingly.

BACKGROUND

The Metropolitan Region Scheme (MRS) Omnibus Amendment No 1 for the North West Corridor (and City of Nedlands), Amendment Reference 963/33, was endorsed by His Excellency the Governor and took effect on the 15 November 1995. The Amendment included a total of 31 proposals, 27 of which related to the former City of Wanneroo. Of these, 21 proposals recommended the introduction of various reservations which automatically took effect on the local Scheme. Consequently, the Council of the former City of Wanneroo was only required to give consideration to corresponding local authority zones for six proposals, one of which referred to the subject land as Proposal 25 'Transferring Land Adjacent to the Intersection of Hepburn Avenue and Mitchell Freeway for the Controlled Access Highway Reservation to the Urban Zone and Public Purposes Reservation'.

Amendment No 753 to the City's Town Planning Scheme No 1 has been proposed to rezone Swan Location 11982 Fernwood Square, Padbury from Controlled Access Highway Reservation to Residential Development R20.

The Hepburn Heights development included a number of community purpose sites including the subject site. This site had been intended as a police station but following the development at Hillarys this site is no longer required for this purpose.

DETAILS

Swan Location 11982 Fernwood Square, Padbury is bounded by the Mitchell Freeway to the east, Hepburn Avenue to the south, the existing Hepburn Heights residential estate to the west, and to the north by land that had been allocated for use by a private school.

The subject land was previously required by Main Roads of Western Australia (MRWA) for the Hepburn Avenue / Mitchell Freeway interchange which became surplus to the MRWA needs, however is currently vested in the Commissioner for Police.

The application has not addressed the traffic impact of the proposed change of use and this will need to be addressed prior to the finalisation of the amendment.

The applicants have noted that prior to disposal of the subject land, the Police Department are seeking to gain approval for the 'highest and best use' in accordance with the Government Asset Disposal guidelines. As such the proposed Residential Development R20 zoning currently proposed via Amendment 753 to the City's Town Planning Scheme No 1 would facilitate the development of aged persons housing, however marketing advice suggests the site would generate insufficient yield for an integrated retirement village. It has therefore been requested by the applicant for the City to initiate a recoding of Swan Location 11982 Fernwood Square, Padbury from R20 to R40.

COMMENT

The proposed amendment is generally consistent with Amendment 753 which is proposing to rezone the subject land from Controlled Access Highway Reservation to Residential Development R20.

Although it may appear pre-emptive of the City to initiate an amendment to recode the subject land to R40, given that the base zoning of the site is yet to be finalised, a recoding of a site can occur independent of a rezoning.

The proposed future use of Swan Location 11982 Fernwood Square, Padbury for grouped housing would complement the existing urban fabric of the Hepburn Heights residential estate provided there is no adverse traffic impact. In these circumstances, it is recommended that the proposed amendment be initiated and adopted to recode the subject land to R40.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners, in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No 1 to recode Swan Location 11982 Fernwood Square, Padbury to R40 and adopt Amendment No 830 accordingly.

The Motion was Put and

CARRIED

CJ17-07/98 AMENDMENT NO 833 TO TOWN PLANNING SCHEME NO 1 - PROPOSED REZONING OF GREENWOOD PRIMARY SCHOOL (RESERVE 31790) TO RESIDENTIAL R20 AND PARKS AND RECREATION - [02419]

METRO SCHEME:	Urban
LOCAL SCHEME:	Local Reserve - Public Use
APPLICANT/OWNER:	Prime Projects
CONSULTANT:	Richard Pawluk and Associates
REPORT WRITTEN:	24 June 1998

SUMMARY

The Greenwood Primary School site, Peppermint Drive, Greenwood, has recently been sold by the State Government. The proponents now seek approval from Council and the Western Australian Planning Commission (WAPC) to initiate an amendment to the former City of Wanneroo Town Planning Scheme No. 1 to rezone the school site for residential development at an R20 density. In order to rationalise the Public Open Space for the proposed development, it has also been necessary to cancel Reserves 30598 and 31016, and to include provision for Parks and Recreation zoning within the subject site. The issue of Reserve cancellations has been addressed to the Joint Commissioners in a separate report at the July 1998 meeting, and it is suggested that these reports be considered in conjunction with each other.

The location of the former Greenwood Primary School site is ideally suited to low density residential development, and on this basis the initiation of an amendment to rezone the site to Residential R20 and Parks and Recreation is supported.

BACKGROUND

The former Greenwood Primary School is located south of Peppermint Drive, Greenwood, (Attachment 1) and was recently disposed of by the Minister for Works as it was surplus to the requirements of the Ministry for Education.

Peppermint Drive was the only vehicular access point when the school was in operation. Mamo Place also adjoins the school in the south-west corner, however vehicular access has never been permitted from this point.

DETAILS

Vehicular access within the proposed development will be served via an internal road design. A reduced road width has been proposed where the road reserve forms an interface with the proposed public open space.

A land exchange has also been proposed whereby Council would swap the existing Reserves 30598 and 31016 in lieu of the provision of Public Open Space for the proposed development in the north east section nearest Blackall Reserve, in order to rationalise the open space in the area. The details are contained within a separate report presented to Council for consideration this month, and this proposal has the support of the City's Park Manager and the Ministry for Planning.

The proponent has also indicated that it wishes to retain several trees throughout the site. These trees of significance have been shown on a subdivision concept plan (Attachment 2) presented with the proposed Amendment No. 833. The proponent has also shown that it is prepared to meander the road paving around some significant trees whilst retaining one pedestrian link, located to the east of the subject site, that connects Blackall Reserve with Greenwood Village. The dual use path on the western side of the subject site is not proposed to be retained.

The surrounding residential area has been developed in accordance with the R20 requirements of the Residential Planning Codes, and as such, the scale of the proposed development should be similar to that of the existing residential development area.

COMMENT

The proposed rezoning of the former Greenwood Primary School to Residential R20 has merits, particularly considering the subdivision concept plan proposes a development of a nature similar to that of the adjacent residential areas.

In light of the above, it is recommended that Council support the application to rezone the former Greenwood Primary School to Residential R20 and initiate Amendment No. 833 accordingly.

REPORT RECOMMENDATION: That the Joint Commissioners, in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No. 1 to rezone Reserve 31790 (former Greenwood Primary School) from Local Reserve - Public Use to Residential R20 and Local Reserve (POS) and adopt Amendment 833 accordingly.

MOVED Cmr Rowell, **SECONDED** Cmr Morgan that the Joint Commissioners, in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No. 1 to rezone Swan Loc 8809 (former Reserve 31790 Greenwood Primary School), and portions of Reserves 30958 and 31016 from Local Reserve - Public Use to Residential R20 and Local Reserve (POS) and adopt Amendment 833 accordingly.

Discussion ensued.

The Motion was Put and

CARRIED

Items CJ18-07/98 to CJ23-07/98 inclusive were Moved by Cmr Rowell and Seconded by Cmr Morgan.

CJ18-07/98 **PROPOSED AMENDMENT NO 836 TO TOWN PLANNING SCHEME NO 1 RECODING OF PORTION OF SWAN LOCATION 12008, ELLERSDALE AVENUE, WARWICK FROM R20 TO R40 - [10840]**

METRO SCHEME:	Urban
LOCAL SCHEME:	Local Reserve - Public Use
APPLICANT/OWNER:	Fetherstone Holdings Pty Ltd
CONSULTANT:	The Planning Group
REPORT WRITTEN:	23 June 1998

SUMMARY

An application has been received seeking Council approval to recode a portion of Swan Location 12008 (the former Warwick Primary School site) to Residential R40. Amendment No. 819 is currently being progressed seeking to rezone the whole site from Local Reserve - Public Use to Residential. The WAPC has approved the subdivision plan and the current request is to recode some of the lots that are to be created.

The portion of land proposed to be recoded to R40 is ideally situated, located opposite the Warwick Shopping Centre and ancillary commercial and community uses. On this basis, the recoding proposal is supported.

BACKGROUND

The Education Department has decided to close the Warwick Primary School and dispose of the site.

Swan Location 12008 (formerly Reserve 32334) comprises an area of 4.082 hectares and has frontages to Ellersdale Avenue to the south and Eddington Road to the north. The site is the location of the former Warwick Primary School which is now vacant. Reserve 32334 has been cancelled and the vesting order revoked. Most of the land proposed to be recoded to R40 fronts on to Ellersdale Street.

The site in question is subject to a previous Amendment No. 819, which has been supported by Council and is currently under consideration by the WAPC for rezoning from Local Reserve - Public Use to Residential R20.

DETAILS

The consultants have prepared a subdivision plan approved by the WAPC. The subdivision concept plan submitted involves the creation of 58 lots of 500m² and larger, with the lots being accessed via an internal loop road off Eddington Road at the north west corner of the land, except for those lots having direct frontage to Ellersdale Avenue. Almost all of the fifteen lots proposed to be recoded to R40 front on to Ellersdale Avenue and are marginally in excess of 500m². The subdivision plan remains unaffected by the proposal, since the applicant has indicated in their proposal to Council that the proposed R40 lots will be developed as grouped dwelling sites.

Issues such as Public Open Space (POS) provision and vehicular access have been addressed by the applicant and Council during the statutory processes of Amendment No. 819.

It is not considered that the proposal will have a significant impact on the amount of traffic in the area, particularly considering that the previous use of the site as a primary school attracted dense traffic at peak times.

The suburb of Warwick is uniformly zoned Residential R20 and the surrounding land is characterised by single residential housing. However, it is not envisaged that the addition of 13 lots zoned Residential R40 will have an adverse affect on the amenity of the immediate area, since the proposed lots front on to Ellersdale Avenue opposite the Warwick Shopping Centre, and have commercial and community land uses to either side. The only portion of R20 land abutting the proposed R40 land development is to the rear of the site.

COMMENT

The proposal to accommodate 13 grouped dwelling sites on the former Warwick Primary School site has merits, particularly since it would provide the locality with a greater variety of housing alternatives without compromising the amenity of the area. The proposed R40 coding is also ideally situated near the Warwick Shopping Centre and a number of community and commercial sites, as well as major private and public transport arteries.

It is therefore recommended that Council support the application to recode a portion of the former Warwick Primary School to Residential R40 by initiating Amendment No. 836.

A separate request has been received from the proposed owners of Lots 34 and 35 to allow the development of a 3 unit group housing development over the combined site. The inclusion of the lots in the R40 code area will allow the development of five units and satisfy this request.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No. 1 to recode portion of Swan Location 12008 Ellersdale Avenue, Warwick from R20 to R40 and adopt Amendment No 836 accordingly.

The Motion was Put and

CARRIED

**CJ19-07/98 PROPOSED PARAPET WALL: LOT 1491 (16) AILSACRAIG
RAMBLE, KINROSS - [15427]**

METRO SCHEME: Urban
 LOCAL SCHEME: Residential Development
 APPLICANT: Ashmy Pty Ltd
 OWNER: Mr C Drew & Ms F Pagano
 APPLICATION RECEIVED: 8 June 1998
 REPORT WRITTEN: 24 June 1998

SUMMARY

A building licence application has been received from Ashmy Pty Ltd to construct a single storey dwelling with a parapet wall on the eastern boundary of Lot 1491 (16) Ailsacraig Ramble, Kinross. In accordance with the Residential Planning Codes the owners of the affected adjoining property were contacted and following a letter of objection from the affected adjoining owner, the matter is required to be placed before Council for consideration.

The proposal is considered acceptable in terms of the objectives of the Residential Planning Codes particularly in relation to the impact on amenity. An approval is therefore recommended.

BACKGROUND

Clause 1.5.10 (a) of the Residential Planning Codes requires that adjoining owners' comments be sought where it is considered that amenity may be affected. Should objections be received, the matter is to be presented to Council for consideration.

DETAILS

The subject lot is 602 m² is zoned R20, is undeveloped and is generally level. The proposed parapet wall is to be constructed on the eastern boundary, with a setback of 3.6 metres from the front boundary, is 7.3 metres long and varying in height between 3 and 3.5 metres. The proposal complies with Clause 1.5.8 (f) of the Residential Planning Codes which states that "walls not exceeding 4 metres in height can be built to a maximum of one quarter of the length of the boundary". However, Clause 1.5.10 of the Codes requires the proposal to be advertised.

SUMMARY OF SUBMISSIONS

	FROM	RELATIONSHIP	SUMMARY
1	Owner 18 Ailsacraig Ramble	Affected owner	Totally against it. Could affect resale

COMMENTS

The proposed parapet wall will be to a large extent adjacent to an existing carport on the adjoining property, with the main part of this dwelling being approximately 7.0 metres from the proposed parapet wall. It is therefore considered that the proposed parapet wall will have little impact on the amenity of the adjoining property. It will need to have the front nib wall removed so that it does not exceed 7 metres in length.

MOVED Cmr Rowell, **SECONDED** Cmr Morgan that the Joint Commissioners, having considered the submission, are of the view that the proposal does not significantly affect the amenity of the adjoining property, and therefore authorise the issue of a building licence for a dwelling with a parapet wall on the eastern boundary of Lot 1491 (16) Ailsacraig Ramble, Kinross subject to the front nib wall being deleted.

The Motion was Put and

CARRIED

CJ20-07/98

**REDUCED FRONT SETBACK - CARPORT: LOT 304 (18)
WALCHA STREET, MULLALOO - [16805]**

METRO SCHEME: Urban
 LOCAL SCHEME: Residential R20
 APPLICANT: Heritage Outdoor
 OWNER: R J & R J Heeley
 APPLICATION RECEIVED: 24/ 04/98
 REPORT WRITTEN: 25/06/98

SUMMARY

A building licence application has been received from Heritage Outdoor for the construction of a carport forward of the existing dwelling with a reduced front setback of 1.50 metres at Lot 304 (18) Walcha Street, Mullaloo. The proposal requires the approval of Council under the Residential Planning Codes (R-Codes) and it is considered to be satisfactory under the objectives of the R-Codes as the average setback is maintained and the proposed structure will be partially obscured by native trees.

BACKGROUND

According to the Residential Planning Code requirements eight affected property owners were contacted, for which one reply was received. However no objection was raised.

DETAILS

The details of the proposed carport are as follows;

- The dimensions of the carport are 5.30 x 5.40 metres, or 28.62m²
- The proposed carport setbacks are 1.50 metres from the front boundary, and a minimum of 2.30 metres from the southern boundary.

- The proposed carport is of all steel construction, and to be constructed over an existing paved drive way.

The proposed carport is an addition to an existing dwelling, which is located in an Residential R20 Zone. In accordance with the Residential Planning Codes, the average setback from the primary street frontage in this zone is required to be 6 metres which would be achieved in this instance.

The original carport, which was approved under the roof of the original dwelling, was approved by the City to be converted into a habitable room in 1984.

Currently the residence does not have a covered area for vehicle parking, and the existing topography of the site would not favour a carport construction to the southern side of the dwelling.

COMMENTS

The R-Codes provide Council discretion to allow a lesser setback having regard to the objectives of the Codes and the effect on the amenity of the surrounding lots and streetscape. In this instance it is considered that the local amenity is not affected.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 **pursuant to Clause 1.5.5(b) of the Residential Planning Codes approve the construction of a carport with a reduced front setback of 1.5 metres on Lot 304 (18) Walcha Street, Mullaloo;**
- 2 **authorise the issue of a building licence.**

The Motion was Put and

CARRIED

CJ21-07/98 REDUCED FRONT SETBACK - GARAGE: LOT 135 (47) WILLOW ROAD, WARWICK - [13122]

METRO SCHEME:	Urban
LOCAL SCHEME:	Residential Development (R20)
APPLICANT:	Montague Grant Architects
OWNERS:	Mr & Mrs W J Holdman
APPLICATION RECEIVED:	24/03/98
REPORT WRITTEN:	26/06/98

SUMMARY

A building licence application has been received from Montague Grant Architects on behalf of the owners Mr & Mrs W J Holdman of Lot 135 (47) Willow Road for the construction of a garage forward of the existing dwelling with a reduced front setback of 1.5 metres. The proposal is considered acceptable in terms of the objectives of the Residential Planning Codes (R-Codes) particularly in relation to the impact on the amenity and streetscape.

DETAILS

The subject lot of 698m² is zoned R20 and is developed with an existing house and garage. A total of six affected adjoining owners were contacted, all of whom have indicated that they have no objection to the proposed garage being located forward of the minimum 3.0 metres front setback (see attachments).

COMMENT

Section 1.5.5 of the R-Codes states that Council may allow a lesser setback, providing objectives, amenity and streetscape have been considered. In this instance, it is clear the objectives have been addressed, and the neighbours have echoed that thought.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 exercise discretion under Clause 1.5.5 of the Residential Planning Codes to permit a reduced front setback of 1.5 metres to the proposed garage at Lot 135 (47) Willow Road, Warwick;**
- 2 authorise the issue of a building licence.**

The Motion was Put and

CARRIED

**CJ22-07/98 REDUCED FRONT SETBACK - CARPORT: LOT 332 (9)
BACKHOUSE ROAD, KINGSLEY - [16286]**

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development (R20)
APPLICANT/OWNER: Mr & Mrs N & J Hamilton
APPLICATION RECEIVED: 25 May 1998
REPORT WRITTEN: 24 June 1998

SUMMARY

A building licence application has been received from Ellery's Renovations on behalf of Mr & Mrs N & J Hamilton at Lot 332 (9) Backhouse Road, Kingsley for the construction of a carport forward of the existing dwelling with a reduced front setback of 1.5 metres. The proposal is considered acceptable in terms of the objectives of the Residential Planning Codes (R-Codes) particularly in relation to the impact on the amenity and streetscape.

DETAILS

The subject lot of 683m² is zoned R20 and is developed with an existing house, garage and swimming pool. A total of six affected adjoining owners were contacted, all of whom have indicated that they have no objection to the proposed carport being located forward of the minimum 3.0 metres front setback (see attachments). The overall primary street setback is in accordance with the requirements of the Residential Planning Codes (R-Codes).

COMMENT

The R-Codes provide Council discretion to allow a lesser setback having regard for the objectives of the Codes and the effect on the amenity of the surrounding lots and streetscape. In this instance, it is considered that the amenity is not unduly affected, and the adjoining owners are in favour of the proposal.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners exercise discretion under clause 1.5.5(b) of the Residential Planning Codes and authorise the issue of a building licence for the proposed carport at Lot 332 (9) Backhouse Road, Kingsley with a reduced front setback of 1.5 metres.

The Motion was Put and

CARRIED

**CJ23-07/98 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN INDOOROOPILLY PLACE AND FAIRWAY CIRCLE,
CONNOLLY - [03142]**

METRO SCHEME:	URBAN
APPLICANT/OWNER:	ADJOINING PROPERTY OWNERS/CROWN
REPORT WRITTEN:	18 JUNE 1998

SUMMARY

The owners of the two properties adjoining the pedestrian accessway between Indooroopilly Place and Fairway Circle, Connolly have requested the closure of the accessway on the grounds of anti social behaviour and a recent burglary. The proposed closure was advertised to gauge the opinions of the local residents and at the close of the advertising period a petition and three letters were received objecting to the closure.

BACKGROUND

The owner of lot 580 has advised that objects have been thrown into his property from the accessway and children have climbed over the fence to gain access to his property. He has also been burgled on one occasion and he claims access to his property was gained through the accessway. The other adjoining property owner has supported the closure and both owners have agreed to purchase the land within the accessway and to meet all of the associated costs.

The proposed closure was referred to the servicing authorities, the Ministry for Planning and the Department of Transport for their comments. The Ministry for Planning objected to the closure on the grounds that pedestrian access from Indooroopilly Place to the bus stop on Shenton Avenue, west of Fairway Circle, Connolly would be inconvenienced by the longer road route. The Department of Transport has advised that it has no objection to the closure of the accessway. Western Power has a cable within the accessway which will need to be encased in concrete and protected by an easement. The Water Corporation has a sewer line and water main within the accessway which will need to be protected by an easement. The City has a stormwater drain within the accessway which will also need to be protected by an easement.

DETAILS

The proposed closure was advertised for a period of thirty days by way of on site signs and a notice in the local newspaper. At the close of the advertising period three letters and a petition were received objecting to the closure. The petition is signed by 22 residents representing 13 households. The location of the objectors is shown on Attachment No 1.

The objectors use the accessway frequently to walk to the bus stop on Shenton Avenue. One of the objectors uses the bus at night and is concerned about walking the extra distance in the dark. The accessway is also used by school children to access the bus service. One of the objectors has acknowledged that there has been some minor vandalism and graffiti associated with the accessway, however he feels that the closure of the accessway is excessive and will not solve the problems being experienced.

COMMENT

The accessway provides access to a well patronised bus stop on Shenton Avenue and a school bus service on Fairway Circle. Residents in Indooroopilly Place use the accessway frequently and are not prepared to walk the extra distance along Indooroopilly Place, Congressional Crescent and Fairway Circle. Based on the number of objections received closure of the accessway should not be supported.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners do not support the closure of the pedestrian accessway between Indooroopilly Place and Fairway Circle, Connolly.

Discussion ensued, with Cmr Ansell querying the feasibility of officers considering how ratepayers objecting to the closure of pedestrian accessways can assist those affected by antisocial behaviour conducted in the laneways.

Cmr Rowell advised that this matter will be considered.

The Motion was Put and

CARRIED

CJ24-07/98 UNLICENSED SIGNS: LOT 13 (57) JOONDALUP DRIVE, AND LOT 53 JOONDALUP DRIVE, EDGEWATER - [00202]

METRO SCHEME: Commercial/Industrial
 LOCAL SCHEME: Special Zone - Mixed Business
 PROPERTY OWNER: Joondalup Gate Pty Ltd
 SIGN ERECTOR: Cook and Letts
 REPORT WRITTEN: 25 June 1998

SUMMARY

Pylon-type signs have been erected on Lot 13 (57) and Lot 53 Joondalup Drive, Edgewater. They do not comply with specifications detailed in Local Law S3: Signs, Hoardings and Billposting, and have not been issued with licences. An application for a licence has been received subsequent to the sign installation but is not recommended for approval. It is recommended that legal proceedings be initiated to have the signs removed.

BACKGROUND

The above signs were erected without Council's knowledge or approval on or around 18 April 1998. They contravene the requirements of Local Law S3: Signs, Hoardings and Billposting in location and dimension:

COUNCIL LOCAL LAWS:

Local Law S3: Signs, Hoardings and Billposting, Section 3.1.5 states:

No owner or occupier of any land or building shall erect or maintain or permit to be erected or maintained any sign or hoarding in on or above such land or building (or any part thereof) except pursuant to a licence issued under these Local Laws.

Section 5.11.1 states:

A pylon sign shall not have any part thereof less than 2.75m or more than 6.0m above the level of the ground immediately below it, or exceed 2.5m measured in any direction across the face of the sign or have a greater superficial area than 4.0m².

Council received a number of telephone and written complaints from members of the public after that date concerning the content of the signs, indicating that the graphics and wording are seen as offensive.

DETAILS

The signs in question promote the leasing of units in the development located at Lot 53 Joondalup Drive and depict a classic pose of Marilyn Monroe with the caption "More exposure at Joondalup Gate". The signs are unlicensed, and maximum dimensional sizes detailed in Local Law S3 are exceeded in several respects - the overall height of signs exceeds 6.0m above the ground below; the area of each sign exceeds 4.0m²; maximum surface dimension of the signs exceeds 2.5m.

Correspondence with the property owner was sent on 28 April 1998 directing that the non-complying and unlicensed signs be removed and that a licence application be made for modified signs before any installation was made.

A letter of reply from a leasing agency on behalf of the property owner was received on 11 May 1998. Council's reply dated 22 May 1998 further clarified non-complying features of the signs, repeated the direction to have the signs removed, and indicated that failure to comply would result in legal proceedings being instituted.

Further correspondence received by Council on 22 June 1998 disputes sign classification, size compliance and the purpose of the sign. An application for a licence was included together with an application processing fee. Under Section 5.11.1(a) of Local Law S3, Council may issue a licence for one pylon sign that does not comply with standard dimensions as follows:

- “(a) In a business area or large shopping complex with the approval of Council if it complies with the following:
- (i) the sign is the motif or emblem of the centre
 - (ii) only one sign is erected
 - (iii) the sign does not exceed 20 metres in height
 - (iv) the sign does not exceed 10m² on any face
 - (v) the sign is not erected within its own overall height of any street or right of way.

COMMENT

It has been pointed out to the property owner and the agency acting on behalf of the property owner that content of the signs as erected have caused concern to some members of the public, do not conform to Local Law dimensional requirements and are unlicensed. Discussions with the owner's representative have indicated that further correspondence will be unproductive in obtaining removal of the signs and would be intentionally continued to enable the signs to remain for a period of time sufficient to provide rental promotion without licensing.

REPORT RECOMMENDATION: That the Joint Commissioners:

- 1 refuse the application for a licence to erect a sign made for Lots 13 and 53 Edgewater Drive, Joondalup on the grounds that the existing signs contravened the requirements of Section 5.11.1(a) and Section 3.1.4 of Local Law S3;
- 2 instruct Council's solicitors to issue a notice to the sign erector and to the property owner to remove the non-complying and unlicensed signs on Lots 13 and 53 Joondalup Drive, Joondalup;
- 3 instruct Council's solicitors to instigate prosecution proceedings against the sign erector and the property owner if the signs are not removed.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners defer consideration of refusing the application for a licence to erect a sign made for Lots 13 and 53 Edgewater Drive, Joondalup pending an interim report on Council's Local By-laws S3, Signs and Hoardings being submitted to the Joint Commissioners.

The Motion was Put and

CARRIED

**CJ25-07/98 PROPOSED CANCELLATION OF A PORTION OF RESERVES
30958 AND 31016, GREENWOOD PRIMARY SCHOOL,
GREENWOOD - [02419]**

SUMMARY

The Greenwood Primary School Site, Peppermint Drive, Greenwood has recently been sold by the State Government. The purchasers of the site are proposing to subdivide the lot into residential lots. The school site is surrounded by two public recreation reserves which will become remnant and possibly a security risk for the adjoining residents when the school site is subdivided. To rationalise the public open space in the area the purchaser has agreed to exchange an equal area of the school site with the remnant public recreation reserves to create one large usable area of public open space. The proposal will need to be extensively advertised to gauge the opinions of the local residents and it is recommended that the proposal is advertised for a period of thirty days.

BACKGROUND

Reserves 30958 and 31016 are both set aside for the purpose of public recreation and are vested in the City of Wanneroo. The reserves were created as a condition of subdivision under Section 20a of the Town Planning and Development Act and as such are subject to stringent conditions concerning their use and disposal.

Disposal of Section 20A Reserve

Where small reserves are of no practical value and their disposal will not disadvantage the local community the Crown will allow them to be sold at a price to be determined by the Minister for Lands. Before approval to dispose is given, Council must satisfy the Minister that the proposal has been widely publicised within the locality and is not objected to.

The Crown will also impose stringent accounting measures to ensure that the proceeds of sale will be applied to either purchasing other land within the general locality as replacement open space, or if it is more appropriate, to constructing capital improvements on existing reserves within the locality. Where the proceeds of sale are not sufficient by themselves to achieve either of those ends they may be placed in a trust account of pooled similar funds to be used when it has reached a sufficient level.

The proceeds of sale may not be used for reserves maintenance or for any other purpose.

DETAILS

With the sale of the Greenwood school site portions of reserves 30958 and 31016 have become remnant and are likely to create a security problem for neighbouring residents when the school site is subdivided. The reserves will become difficult to maintain and will only provide limited recreational use for residents in the vicinity.

In order to rationalise the public open space the land owner has agreed to exchange an equal area of public open space within the school site for the existing public recreation reserves. This will result in a more manageable and usable area for recreation. Attachment No 2 shows the proposed land exchange. The Ministry for Planning have supported the proposal and the City's Parks Manager has been actively involved in the proposal.

The proposal will need to be extensively advertised to gauge the opinions of the local residents. It is suggested that the proposal is advertised by way of on site signs and a notice in the local newspaper. It is also considered appropriate to write to all of the land owners adjoining the affected portions of reserve 30958 and 31016 to advise them of the proposal.

COMMENT

The subdivision of the school site and the portions of the public recreation reserves being exchanged will require an amendment to the City of Wanneroo Town Planning Scheme No 1. The subdividers have submitted a rezoning application and a report on the rezoning is being presented to the Commissioners this meeting. It is suggested that this report be considered in conjunction with that Report.

MOVED Cmr Rowell, **SECONDED** Cmr Clark-Murphy that the Joint Commissioners support in principle the proposal to cancel a portion of reserves 30958 and 31016, Greenwood and the subsequent exchange of an equal area of public open space within the former Greenwood Primary School Site and advertise the proposal to gauge the opinions of the local residents as outlined in Report CJ25-07/98.

The Motion was Put and

CARRIED

Appendix III refers.

CJ26-07/98 **STUDENT SCHOLARSHIP AWARDS 1998 - [00100]i**

SUMMARY

The Student Scholarship Award Panel has now completed the process of selecting 16 students to receive a scholarship and their recommendations are presented for the endorsement of the Joint Commissioners.

BACKGROUND

The Student Scholarship Award Program was established in 1981 to recognise the academic achievement and community contribution of Year 10 students residing in the City of Joondalup or Shire of Wanneroo who were progressing to Year 11 and 12 or to a Technical and Further Education course.

DETAILS

Each year, 10 full scholarships of \$2,000 over two years and 6 half scholarships of \$1,000 over two years are awarded. This year, 82 applications were received, mostly of an extremely high standard. These applications were shortlisted by the Student Scholarship Award Panel down to a number of 20 who were then interviewed by the Panel on 20 June 1998.

The 1998 Student Scholarship Award Panel comprised:

- Commissioner Marilyn Clark-Murphy
- Phil McQue, Office of the CEO
- Kelly Le Surf, Community Development
- Bev Alexander, Education Department
- Gary Carlin, Community Representative

The following students were selected by the Panel as worthy recipients of the Student Scholarship Awards 1998:

Full Scholarship (\$2,000 over 2 years)

Kate Newell - Churchlands Senior High School
Quyen Truong - Mercy College
Emily Sheridan - Churchlands Senior High School
Greg Jernakoff - Duncraig Senior High School
Sarah Mills - St Stephens High School
Bradley Parry - Sacred Heart College
Lauren Akesson - Warwick Senior High School
Jennifer Hill - Churchlands Senior High School
Tamaryn Harris - Duncraig Senior High School
Rianda Mills - Mater Dei College

Half Scholarship (\$1,000 over 2 years)

Conor Steadman - Prendiville Catholic College
Shelley Guy - St Marks Anglican Community School
Debbie Rybicki - Warwick Senior High School
Emma Bartle - St Marks Anglican Community School
Danielle Thompson - Lake Joondalup Baptist College
Abbey Bestall - Woodvale Senior High School

COMMENT/FUNDING

Funding is allocated in the draft 1998/99 budget, Scholarship Awards - Account 21966.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners endorse the following students selected by the Student Scholarship Award Panel for a 1998 Student Scholarship Award, (Account 21966 - Scholarship Awards, draft 1998/99 budget):

Full Scholarship (\$2,000 over 2 years)

**Kate Newell
Quyen Truong
Emily Sheridan
Greg Jernakoff
Sarah Mills
Bradley Parry**

Lauren Akesson
Jennifer Hill
Tamaryn Harris
Rianda Mills

Half Scholarship (\$1,000 over 2 years)

Conor Steadman
Shelley Guy
Debbie Rybicki
Emma Bartle
Danielle Thompson
Abbey Bestall

Discussion ensued, with Cmr Clark-Murphy commenting on the high standard of the applications.

The Motion was Put and

CARRIED

**CJ27-07/98 VACANCY - WESTERN AUSTRALIAN MUNICIPAL
ASSOCIATION MEMBERS - STATE EMERGENCY
MANAGEMENT ADVISORY COMMITTEE - [02011]**

SUMMARY

The Western Australian Municipal Association has invited member Councils to submit nominations to the State Emergency Management Advisory Committee.

Applicants should have significant experience/knowledge in strategic emergency management/emergency services.

The serving term will commence on appointment for a period of two years. Meetings are held bi-monthly (usually of 2 hours duration) at Department of Environmental Protection offices, 141 St George's Terrace, Perth.

A sitting fee and expenses will be paid.

DETAILS

Western Australian Municipal Association has invited member Councils to submit nominations for the above appointment.

Applicants should have significant experience/knowledge in strategic emergency management/emergency services.

The primary objective of the State Emergency Management Advisory Committee is the development and implementation of emergency management policy and the provision of an advisory service to the control and co-ordinating authorities.

The serving term will commence on appointment for a period of two years. Meetings are held bi-monthly (usually of 2 hours duration) at Department of Environmental Protection offices, 141 St George's Terrace, Perth.

A sitting fee and expenses will be paid.

Membership comprises:

- Commissioner of Police (Chair)
- Chief Executive Officer Fire and Emergency Services Authority (Deputy Chair)
- Representatives from:
 - WA Police Department
 - Bush Fires Service
 - Bureau of Meteorology
 - CALM
 - Department of Environment Protection
 - Department of Family & Children's Services
 - Fire and Rescue Service WA
 - Health Department of WA
 - Office of Energy
 - Department of Premier & Cabinet
 - St John Ambulance/WA Ambulance Services
 - Telstra
 - Treasury Department
 - Department of Transport
 - WASES
 - Department of Aboriginal Affairs
 - Agriculture WA
 - Defence Centre Perth
 - Department of Minerals & Energy
 - Water Corporation
 - WA Municipal Association

Nominations close 1 September 1998

Cmr Rowell nominated Cmr Morgan.

Cmr Morgan declared an interest in this Item as a sitting fee is paid to members.

Cmr Morgan left the Chamber at this point, the time being 1830 hrs.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners nominate Cmr Morgan as their representative on the State Emergency Management Advisory Committee.

The Motion was Put and

CARRIED

Cmr Morgan entered the Chamber at this point, the time being 1831 hrs.

CITY OF JOONDALUP

BUSINESS OUTSTANDING FROM PREVIOUS STANDING COMMITTEE MEETINGS

EX FORMER CITY OF WANNEROO POLICY COMMITTEE

COMMUNITY SERVICES

MEMBERSHIP - ANNUAL STUDENT SCHOLARSHIP AWARDS PANEL -

ex CS07-01/98

“a further report to reassess the future of the Student Scholarship programme.”

ESTIMATED REPORT COMPLETION DATE: A report was originally scheduled to be submitted in May 1998. A review of Awards Scheme will be carried out as part of the development of the Corporate Policy Grants, Donations, Award Scheme due to be completed by July.

POLICY ON HANDLING COUNCIL'S LIABILITY FOR EXPOSURE TO ULTRA-VIOLET RADIATION AT COUNCIL BUILT PLAY CENTRES - ex P34-05/98

“approve the development of a policy to handle Council's liability for exposure to ultra-violet radiation at Council built or owned play centres together with all procedures, work instructions, forms, reports and education strategies necessary to implement the policy.”

ESTIMATED REPORT COMPLETION DATE: August 1998

RANGER SERVICES

REVIEW OF INFRINGEMENT NOTICES AND FINES- ex P17-02/97

“a report be submitted to Policy Committee reviewing infringement notices and fines in the City of Wanneroo”

ESTIMATED REPORT COMPLETION DATE: A report was scheduled to be submitted in April 1998. A review is being conducted of all the City's Local Laws and the review of infringement notices and fines will be addressed in conjunction with that review.

TECHNICAL SERVICES

INFRASTRUCTURE DESIGN

REQUIREMENTS FOR DEVELOPERS TO MULCH - ex P95-10/97

“that Council formulates a policy prohibiting the burning of cleared vegetation from development sites and initiates the process to create a Local Law.”

A draft policy will be circulated to the UDIA for comment prior to a report being submitted to Council.

ESTIMATED REPORT COMPLETION DATE: A report was originally scheduled for May 1998. The draft policy is required to be submitted to the UDIA for comment prior to submission to Council. It is therefore proposed that a report will be submitted in October.

DEVELOPMENT SERVICES

APPROVAL SERVICES

EXTRACTIVE INDUSTRY BY-LAWS - ex P101-10/96

“that Council initiates a review with respect to the issue of Extractive Industry Licences and Development Approvals, with a further report submitted to Council for consideration.”

This issue is currently being reviewed by Engineering and Town Planning Department officers.

ESTIMATED REPORT COMPLETION DATE: This issue is currently being reviewed by Approval Services officers. The report which was scheduled to be submitted in April 1998. A working party has been established to review all of the City’s local laws as required by the National Competition Policy and the Local Government Act 1995. The review of this local law has been set as a priority and is not expected to be completed for several months.

URBAN DESIGN SERVICES

CASH-IN-LIEU CAR PARKING POLICY; REVIEW - ex I50414

“consideration of this matter be deferred and a further report submitted to the next Policy and Special Purposes Meeting incorporating flexibility into Council’s Cash-in-Lieu of car parking policy.”

ESTIMATED REPORT COMPLETION DATE: A consultant has been appointed to review TPS parking provisions and standards, including the Cash-in-Lieu policy - A report will be submitted to 28 July 1998 meeting.

ADVERTISING ON COUNCIL PREMISES - ex TS49-02/97

“defers consideration of the application submitted by the Sorrento Surf Life Saving Club until a policy has been established by the Signage, Hoardings and Bill Postings Review Working Party.”

ESTIMATED REPORT COMPLETION DATE: A consultant has been engaged to prepare draft provisions and a preliminary report has been submitted for consideration of the Working Party - A report will be submitted to 28 July 1998 meeting.

SINGLE DWELLING WITH ANCILLARY ACCOMMODATION: LOT 504 (322) BADGERUP ROAD, GNANGARA - ex DP161-08/97

“requires the preparation of a comprehensive draft policy relating to ancillary accommodation.”

ESTIMATED REPORT COMPLETION DATE: The report was originally scheduled to be submitted in April 1998. Due to other priorities this report was not able to be addressed and it is now proposed that a draft policy be presented in July 1998.

EX FORMER CITY OF WANNEROO FINANCE & COMMUNITY SERVICES COMMITTEE

STRATEGIC PLANNING

DEVELOPMENT PLANNING

JOONDALUP NIGHT MARKETS - ex FA21-02/98

agree to review the night markets project at the end of the Autumn season.

ESTIMATED REPORT COMPLETION DATE: 28 July 1998 Meeting

LEASE OF PROPERTY TO MINISTRY FOR EDUCATION - YAGAN PRE-SCHOOL CENTRE, POIMENA MEWS, KINGSLEY AND PRE-PRIMARY CENTRE, GIRRAWHEEN (BLACKMORE) ex - CS08-01/98 and ex CS09-01/98 respectively

“seek a further report on the Ministry for Education’s future requirements of Council’s pre-school centres as well as the current status of the building maintenance requirements.”

ESTIMATED REPORT COMPLETION DATE: A report will be submitted to 28 July 1998 meeting.

DEVELOPMENT SERVICES

DEVELOPMENT MANAGEMENT SERVICES

KINGSLEY COMMUNITY CENTRE - LEASE OR SALE OPTIONS - ex CS78-05/98

“that consideration of calling tenders for consultants to advise the City on the best way to achieve the optimum return on its asset at the Kingsley Community Centre be deferred pending a further report being submitted to the June 1998 meeting of the Finance and Community Services Committee on options for utilising the centre.”

ESTIMATED REPORT COMPLETION DATE: Investigative work is currently being undertaken. It is anticipated that a report will be submitted late August 1998.

EX FORMER CITY OF WANNEROO TECHNICAL SERVICES COMMITTEE

BUILDING & FLEET MAINTENANCE SERVICES

CONVERSION OF COUNCIL FLEET TO NATURAL GAS - ex C334-08/97

“that a report be submitted to Technical Services Committee on the conversion of Council’s passenger fleet to gas powered vehicles.”

Consultants will be engaged to investigate this matter and a report will be submitted to Technical Services Committee in due course.

ESTIMATED REPORT COMPLETION DATE: November 1998

INFRASTRUCTURE DESIGN

PARKING PROHIBITIONS - HOCKING PARADE, SORRENTO - ex TS271-10/96

“reviews the parking prohibitions, parent parking and traffic flow on Hocking Parade following the completion of the internal road works by the Sacred Heart College.”

The Sacred Heart College Principal has advised that construction of the internal road works and parking facilities will be completed within 18 months.

ESTIMATED REPORT COMPLETION DATE: December 1998. A report is to be submitted following completion of internal works which are under way.

PETITION REQUESTING FUNDS - EDDYSTONE AVENUE BRIDGE ex Meeting of Joint Commissioners (26 May 1998)

“This petition will be referred to Technical Services for a report to Technical Services Committee.”

ESTIMATED REPORT COMPLETION DATE: October 1998

PARKS LANDSCAPING SERVICES

MEDIAN AND ROAD RESERVE LANDSCAPING - ex P11-02/97

- (a) authorises review of the existing median strips and verge landscaping policy.

ESTIMATED REPORT COMPLETION DATE: Consultants report currently being reviewed by developers and community groups. Working party to meet to review comments and final report due for September 1998.

EX FORMER CITY OF WANNEROO DEVELOPMENT & PLANNING SERVICES COMMITTEE***STRATEGIC PLANNING SERVICES*****STRUCTURE PLANNING****ASSESSMENT OF REMNANT NATIVE VEGETATION WITHIN THE CITY OF WANNEROO** - ex TP310-12/96

“requests a further report on the detailed proposals for the protection of remnant vegetation arising from application of the conservation principles and criteria presented in the consultant’s report following:

- (a) completion of the draft Urban Bushland Strategic Plan and review of the System 6 recommendations;
- (b) release of the consultant’s report for public comment (for a two-month period) and completion of associated community consultation initiatives (eg public workshop or workshops, and correspondence with affected landowners)”

ESTIMATED REPORT COMPLETION DATE: The matters referred to in (a) above have still to be completed; the public comment period referred to in (b) above is to commence shortly. A report will be submitted in September 1998.

PERRY’S PADDOCK - ex DP216-10/97

“requires that the matter of whether an historical village of a type similar to that previously envisaged for Perry’s Paddock should be pursued for an alternative site, or not, be further considered by the Historical Sites Advisory Committee for formulation of a recommendation to Council on the matter.”

ESTIMATED REPORT COMPLETION DATE: A report is being prepared for the Historical Sites Advisory Committee for consideration, upon its reinstatement.

DEVELOPMENT SERVICES

APPROVAL SERVICES

UNAUTHORISED HOME OCCUPATION (GUITAR TUITION) LOT 651 (41) CHADSTONE ROAD, CRAIGIE - ex TP11-02/96

“defers consideration of:

- (a) requesting the owners/occupiers of Lot 651 (41) Chadstone Road, Craigie to cease the unauthorised use of Lot 651 (41) Chadstone Road, Craigie for music tuition within twenty eight days of notification by Council;
- (b) referring the matter to its solicitors for legal action should the owners/occupiers of Lot 651 (41) Chadstone Road, Craigie not cease the unauthorised use of the property within the time specified in (a) above”

Mr and Mrs Short have now advised that they see no purpose for a meeting, therefore a report will be presented to the Council on the resolution of Council’s home occupation policy.

ESTIMATED REPORT COMPLETION DATE: A development application has been received and a report will be submitted following advertising.

TOW TRUCK PARKING AND TOW TRUCK ACTIVITIES AT LOT 678 (163) CAMBERWARRA DRIVE, CRAIGIE - ex TP85-04/96

“Council defers consideration of the parking of two tow trucks and the operation of a tow truck business from Lot 678 (163) Camberwarra Drive, Craigie for one month.”

ESTIMATED REPORT COMPLETION DATE: Report to be submitted on completion of a new scheme recommendation following a meeting held with TRANSAG on 28 January 1998. A consultant has been engaged to prepare revised provisions for a report. A report scheduled for April 1998 will now be submitted in July 1998 following receipt of details from the consultants.

PETITION REQUESTING RESTRICTION TO VEHICLE ACCESS AND PARKING IN RELATION TO PROPOSED LIQUOR STORE, DUNCRAIG - ex Meeting of Joint Commissioners (26 May 1998)

“This petition will be referred to Development Services for a report to Development and Planning Services Committee.”

This matter will be dealt with administratively and therefore can be removed from the Agenda.

DEVELOPMENT MANAGEMENT SERVICES

CRAIGIE OPEN SPACE - PROPOSED GOLFING FACILITIES - CONSIDERATION OF SUBMISSIONS - ex DP119-04/98

“defer consideration of utilising the Craigie Open Space for further recreational facility pending further discussions to assess the possibility of vegetation retention for this project.”

ESTIMATED REPORT COMPLETION DATE: A meeting between Cmr R Rowell, Department Environmental Protection, Ministry for Planning and the Council officers has to be arranged prior to reporting the matter to the Joint Commissioners. The Department of Environmental Protection official has advised that he may not be free in May and therefore the meeting is likely to be held in June 1998. A report scheduled for July 1998 will now be submitted in August 1998, following the July meeting of the Environmental Advisory Committee.

URBAN DESIGN SERVICES

SIGNS & HOARDINGS BY-LAWS

“Cr Taylor requested a further review of Council’s Local By-laws S3, Signs and Hoardings, and in particular Clause 3.7.

He felt this Clause required to be reviewed in light of the problems that have occurred with Election signage recently.”

ESTIMATED REPORT COMPLETION DATE: This matter has been referred to the Working party and a report will be presented following the preparation of draft provisions. A consultant has been engaged to prepare the draft provisions and a preliminary report has been submitted for consideration of the Working Party - July 1998.

PROPOSED SUBDIVISION - PT LOT 503 (253) EDGEWATER DRIVE, EDGEWATER

“Cr Magyar requested a report on when it would be appropriate for Council to consider the possibility of initiating a minor amendment to the Planning Scheme regarding the small portion of Lakeside Drive road reserve.”

ESTIMATED REPORT COMPLETION DATE: A report on this matter will be provided after an appeal has been lodged and determined by the Hon Minister for Planning against the Western Australian Commission’s refusal of the subdivision.

PROPOSED CHANGES TO DRAFT AMENDMENT NO 761 TO TOWN PLANNING SCHEME NO 1 - COMMERCIAL VEHICLE PARKING AND TRANSPORT DEPOTS - ex DP287-12/97

“that consideration of proposed changes to draft Amendment No 761 to Town Planning Scheme No 1 - Commercial Vehicle Parking and Transport Depots be deferred to allow for further clarification and immediate action on this matter.”

ESTIMATED REPORT COMPLETION DATE: A meeting was held with representatives of TRANSAG on 28 January 1998. A consultant has been engaged to prepare revised provisions for a report. A report will be submitted to 28 July 1998 meeting.

PETITION EXPRESSION CONCERN IN RELATION TO CAR PARKING PROBLEMS, JOONDALUP CITY NORTH - ex Meeting of Joint Commissioners (26 May 1998)

“This petition will be referred to Development Services for a report to Development and Planning Services Committee.”

ESTIMATED REPORT COMPLETION DATE: Report to be submitted to July 1998.

MOVED Cmr Ansell, SECONDED Cmr Morgan, that the Outstanding Business Items be noted.

The Motion was put and

CARRIED

DATE OF NEXT MEETING

The next meeting of the Joint Commissioners has been scheduled for **5.30 pm on Tuesday, 28 July 1998.**

PUBLIC QUESTIONS

Mr K Zakrevsky:

- Mr Zakrevsky referred to the petition submitted earlier in the meeting regarding objections to the proposed dental surgery at 66 Koorana Road, Mullaloo, and expressed concern that someone associated with the surgery had been making false allegations concerning the number of orthodontists, dentists and dental aids at the proposed dental surgery. Mr Zakrevsky was concerned that residents had been misinformed and believed that this negated the petitions opposing the surgery.

Response by Cmr Rowell: I understand that the petition concerns traffic problems that might be created at the roundabout at that site. If it does refer to the number of people, Commissioners will take this into consideration when receiving the petition.

CLOSURE

There being no further business, the Chairman declared the Meeting closed at 1835 hrs, the following Commissioners being present at that time:

COMMISSIONERS: ANSELL
 ROWELL
 BUCKLEY
 MORGAN
 CLARK-MURPHY