

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

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
ADMINISTRATION BUILDING, BOAS AVENUE JOONDALUP,
ON WEDNESDAY, 28 AUGUST 1991

ATTENDANCES AND APOLOGIES

Councillors:	W H MARWICK - Mayor	Central Ward
	G A MAJOR - Deputy Mayor, from 7.35 pm	South-West Ward
	H M WATERS	North Ward
	C P DAVIES	North Ward
	A V DAMMERS	Central Ward
	A M CARSTAIRS	Central Ward
	P NOSOW	South Ward
	C G EDWARDES	South Ward
	B J MOLONEY	South Ward
	W S SMITH	South Ward
	N RUNDLE	South-West Ward
	F D FREAME	South-West Ward
	R F JOHNSON	South-West Ward

Acting Town Clerk:	A ROBSON
City Treasurer: J B TURKINGTON	
City Planner:	O G DRESCHER
Acting City Engineer:	D BLAIR
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G A FLORANCE
Acting City Librarian:	N CLIFFORD
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Security Administrator:	T TREWIN
Public Relations Officer:	A DAVIDSON
Committee Clerk: M THURSTON	
Minute Clerk:	D GOWER

There were 42 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

F90801 MINUTES OF SPECIAL COUNCIL MEETING HELD ON 23 JULY 1991 - [006-3]

Correction

Item F80703 was incorrectly recorded and should be amended as follows:

"4 provides funds of \$217,000 in the Budget for the construction of a skateboard park, in conjunction with the Craigie Regional Recreation facility."

MOVED Cr Freame, **SECONDED** Cr Edwardes that the Minutes of Special Council Meeting held on 23 July 1991, amended as above, be confirmed as a true and correct record.**CARRIED**

Correction

Item F40701 was incorrectly recorded and should be amended as follows:

"**MOVED** Cr Freame, **SECONDED** Cr Rundle that, in accordance with the provisions of Section 246L of the Health Act 1911, Council instigates legal proceedings against Franlori Pty Ltd, 1 Abney Place, Trigg, trading as Cheapfoods Supermarket, Wanneroo, in respect of food sample 29092.

CARRIED"

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that the Minutes of Council Meeting held on 24 July 1991, amended as above, be confirmed as a true and correct record.**CARRIED**

F90803 MINUTES OF SPECIAL COUNCIL MEETING HELD ON 29 JULY 1991

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that the Minutes of Special Council Meeting held on 29 July 1991, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

LAND FOR CIVIC AND CULTURAL FACILITIES - JOONDALUP CITY CENTRE

The Wanneroo City Council is to receive three parcels of land in the heart of the Joondalup City Centre.

The land, which when serviced will have an estimated commercial market value of two million dollars, has been offered to the City for civic and cultural facilities by the Joondalup Development Corporation.

The sites were identified by a joint working party consisting of officers and members of the Council and the Joondalup Development Corporation. The working group has met regularly over the past 18 months.

The land offer means the City of Wanneroo can confidently plan and develop major cultural and civic facilities in the heart of the Joondalup City Centre.

MEETING WITH LEADER OF THE OPPOSITION AND SHADOW MINISTERS

Mr Barry MacKinnon, Leader of the Opposition and Shadow Ministers, Mr George Cash, Mrs Cheryl Edwardes and eleven (11) other members of the Liberal Party, met with Councillors and Officers in a working luncheon on 12 August.

BOOK INTO THE FUTURE WEEK

The City of Wanneroo was co-sponsor of Book Into the Future Week held at the Warwick Leisure Centre during the period 12 to 16 August.

Various activities were featured, including paper making, paper marbling, clay sculpting, story telling and dancing and the week concluded with a concert on the Friday - a wonderful week and congratulations to all involved.

LOCAL GOVERNMENT STUDENTS' TOUR OF FACILITIES

On 23 August, more than 25 local government students, undertaking a Shire Clerks Course, met with the Mayor and senior officers of the City of Wanneroo and went on a conducted tour of our three major leisure centres.

CIVIC RECEPTION - SHELLEY TAYLOR-SMITH

On Friday, 13 September, Wanneroo's Shelley Taylor-Smith, World Champion Long Distance Swimmer, will be honoured at a Civic Reception to be held at Aquamation by the City of Wanneroo. Local primary and secondary schools have been invited to attend and to take part in relay races, with two prizes of \$500 each for the winning teams, and medals to be presented to all entrants.

The Wanneroo Times is producing a colour poster of Shelley for students to take along to the Civic Reception for Shelley to sign.

Entry to Aquamotion will be free on that day between the hours of 4.00 and 7.30 pm. We invite all members of the public to participate in this reception and congratulate Shelley, who won another gold medal at Edmonton, Canada, last week.

LOCATION OF LANDCORP OFFICES

On Monday, 26 August the offices of Landcorp were re-located on the Ground Floor, Joondalup House in Davidson Terrace, Joondalup. All sixteen of the Department's officers will be working out of that office.

Cr Major entered the Chamber at this point, the time being 7.35pm.

PETITIONS, MEMORIALS AND DEPUTATIONS

F90804 PETITION REQUESTING RESTRICTION OF VEHICULAR ACCESS TO STORMWATER SUMP SITE - NELLIGAN AVENUE/BURGLAND DRIVE, GIRRAWHEEN - [510-1122]

Cr Edwardes tabled a 44-signature petition requesting the erection of a low pine pole barrier around the stormwater sump site on the corner of Nelligan Avenue and Burgland Drive, Girrawheen, to restrict vehicular access to the sump site and protect the young seedlings planted therein.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that the petition requesting the restriction of vehicular access to the sump site on the corner of Nelligan Avenue and Burgland Drive, Girrawheen be received and referred to Technical Services Committee.
CARRIED

F90805 PETITION SEEKING STATE GOVERNMENT LEGISLATION TO MAKE THE STERILISATION OF PET DOGS AND PET CATS COMPULSORY - [009-3]

Cr Freame tabled a 640-signature petition, co-ordinated by The Ruby Benjamin Animal Foundation for Sterilization Inc, asking the State or Federal Government to legislate to make the sterilization of pet dogs and pet cats (male and female) compulsory, with registered breeders being the only exception and high penalties being imposed for non-compliance.

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

- 1 the petition requesting Government legislation to make the
sterilisation of pet dogs and pet cats compulsory, be received;
- 2 Council forwards the petition to the State Government, indicating
its support for the proposed legislation.

CARRIED

F90806 PRESENTATION OF CHEQUE FROM WANNEROO AGRICULTURAL SOCIETY - [301-9]

Cr Dammers presented a cheque for \$20,000 to Council, on behalf of the Wanneroo Agricultural Society, as a further contribution from the Society towards the improvements being made by the City of Wanneroo to the Wanneroo Showgrounds.

MOVED Cr Dammers, **SECONDED** Cr Moloney that Council receives the contribution of \$20,000 from Wanneroo Agricultural Society towards improvements being made to the Wanneroo Showgrounds.

CARRIED

F90807 PETITIONS REQUESTING COUNCIL SUPPORT OF THE RETENTION OF HEPBURN HEIGHTS - [490-517]

Cr Major tabled two petitions, one with 523 signatures requesting that Council publicly states its support for the retention of the remnant forest known as Hepburn Heights in Padbury, and one containing 111 signatures, to be included with the multi-signature petition presented to Council in 1988/89.

MOVED Cr Major, **SECONDED** Cr Rundle that the petitions requesting Council support for the retention of Hepburn Heights, be received.

CARRIED

PRESENTATION OF JAPANESE DOLL DECORATION

The City was host to three groups of visiting Japanese students and teachers on 31 July. More than 200 students, teachers and host families from around the City of Wanneroo attended a Mayoral Reception for the Japanese students.

Mr Murakami presented Council with a Japanese doll decoration used to announce the arrival of a baby girl. Last year, Mr Murakami presented us with a decoration used by Japanese families for the announcing of a new baby boy.

PRESENTATION FROM CITY OF ROCKINGHAM

On 1 August 1991, Rockingham Mayor, Cr Laurie Smith and other Councillors and Department Heads from the City of Rockingham, paid a one day visit to confer with their counterparts here at the City of Wanneroo.

PRESENTATION FROM CITY OF KASTORIA

The Mayor of Kastoria, Mr Andreas Economides, has presented to the City a beautiful book of sketches of some of the historic buildings in the City of Kastoria.

A little note accompanying this book said "Thank you for making my wife and I feel very welcome during our visit to Wanneroo City. From now on we are going to regularly keep in touch and discuss the futures between our City and your City."

PRESENTATION FROM THE LORD MAYOR OF PLYMOUTH

The Wanneroo City Council has been presented with a book and Medallion of Plymouth by that City's Lord Mayor, Betty Easton.

Lord Mayor Easton entrusted the book and medallion in the care of Mr Gerald Pain and his son, Simon, a member of the Girrawheen Naval Cadet Unit.

Mr Pain and Simon visited Plymouth and Simon took part in some military exercises during his stay.

F90808 PETITION REQUESTING LIMESTONE WALK PATH - EDGEWATER DRIVE DOWN TO HERITAGE TRAIL AROUND LAKE JOONDALUP - [055-2]

A 6-signature petition has been received requesting a Limestone Walk Path leading from Edgewater Drive down to the Heritage Trail around Lake Joondalup.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Moloney that the petition requesting a limestone walk path leading from Edgewater Drive down to the Heritage Trail around Lake Joondalup, be received and referred to Technical Services Committee. **CARRIED**

F90809 PETITION REQUESTING ERECTION OF COLOURBOND SHED - KINGSWAY SPORTING COMPLEX - [061-198-6]

A 105-signature petition has been received from members of Whitford Junior Football Club requesting permission to erect a colourbond building to be used as an Administration/Meeting facility, at the Kingsway Sporting Complex.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Moloney that the petition requesting permission for the Whitford Junior Football Club to erect a colourbond Administration/Meeting facility, at the Kingsway Sporting Complex, be received and referred to Technical Services Committee.

CARRIED

F90810 PETITION REQUESTING BICYCLE PATHS ON MAIN ROADS - [502-4]

An 18-signature petition has been received from school children requesting bicycle paths on Main Roads to Schools.

The Mayor advised that this petition would be handled administratively. He would forward a letter to the petitioners outlining Council's Cycleways Programme.

MOVED Cr Freame, **SECONDED** Cr Moloney that the petition from school children requesting bicycle paths on Main Roads to Schools, be received.

CARRIED

**F90811 PETITION SUPPORTING THE ESTABLISHMENT OF THE HOMESWEST, RSL
RETIREMENT VILLAGE - WATERFORD DRIVE AND WEST COAST HIGHWAY,
HILLARYS - [790-574]**

A 25-signature petition has been received from the Ocean Ridge Senior Citizens' Club Inc, supporting the establishment of the Homeswest RSL Retirement Village on land between Waterford Drive and West Coast Highway, Hillarys.

This petition will be considered in conjunction with other submissions made in relation to Amendment 574 to Town Planning Scheme No 1.

MOVED Cr Freame, **SECONDED** Cr Moloney that the petition supporting the establishment of the Homeswest RSL Retirement Village on land between Waterford Drive and West Coast Highway, Hillarys, be received and considered in conjunction with other submissions made in relation to Amendment 574 to Town Planning Scheme No 1.

CARRIED

**F90812 PETITION OBJECTING TO PROPOSED MEDICAL ROOMS IN LINEAR AVENUE,
MULLALOO - [30/662]**

An 11-signature petition has been received objecting to the proposed medical rooms in Linear Avenue, Mullaloo.

This petition will be considered in conjunction with Item F20804.

MOVED Cr Freame, **SECONDED** Cr Moloney that the petition objecting to the proposed medical rooms in Linear Avenue, Mullaloo, be received and considered in conjunction with Item F20804.

CARRIED

**F90813 PETITION REQUESTING RETENTION OF PARKLAND - OAKAPPLE DRIVE, DUNCRAIG
- [061-415]**

A 4-signature petition has been received requesting upgrading of the public open space in Oakapple Drive, Duncraig, by virtue of slashing of undergrowth, planting of grass, retention of tall trees and maintenance of the area as parkland.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Moloney that the petition requesting retention of parkland in Oakapple Drive, Duncraig, be received and referred to Technical Services Committee.

CARRIED

MEMORIAL - OVERSEAS CONFERENCES AND STUDY TOURS - [202-1-3]

A memorial has been received from Ms A Whitehouse of 29 Marine Terrace, Marmion, objecting to Councillors having overseas trips at the expense of ratepayers.

This has been handled administratively; the Town Clerk has advised Ms Whitehouse of Council's Resolution F90598 imposing a moratorium on Interstate and Overseas travel by Councillors.

ANY BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

Nil

REPORTS OF COMMITTEES

F90815 TOWN PLANNING COMMITTEE

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that the Report of the Town Planning Committee Meeting, held on 14 August 1991 be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	W H MARWICK - Mayor	Central Ward
	C P DAVIES	North Ward
	P NOSOW	South Ward
	N RUNDLE	South-West Ward
	F D FREAME - Observer from 6.33 pm	
	deputy for Cr Rundle	
	from 6.45 pm to	
	6.47 pm	South-West Ward
	R F JOHNSON - Observer	South-West Ward
	G A MAJOR - Observer from 5.44 pm	South-West Ward
Town Clerk:	R F COFFEY	
City Planner:	O G DRESCHER	
Committee Clerk:	M THURSTON	
Minute Clerk:	D GOWER	

CONFIRMATION OF MINUTES

The Minutes of Town Planning Committee Meeting held on 10 July 1991 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

MARTIN GOFF AND ASSOCIATES AND THE R & I BANK OF WA

Mr Peter Goff of Martin Goff and Associates, Mr Ian Archibald, Divisional Manager and Mr Mario Claudio, Manager, Land Development of the R & I Bank, addressed the Committee on the rezoning of Portion Swan Loc 10147 corner Marmion Avenue and Burragah Way, Duncraig - Item F20815 refers.

Mr Claudio gave the Committee a brief summary of the history of their original proposal which was 17,000m² of retail floorspace together with associated services. This proposal received a large number of objections mainly due to the size of the shopping centre component.

Mr Claudio outlined the new proposal which now comprises around 300 single residential and group housing sites, 450 lots for a retirement village and a shopping precinct of 1200m² gla. The centre would comprise a Super-deli and several specialty shops and service the needs of the local residents, many of whom will be aged persons. He stated that 100 residents of the estate affected by the proposal have been canvassed and no objection has been lodged.

Mr Goff supported the comments made by Mr Claudio and reported that research carried out over a number of years has shown that there is a need for a shopping centre in the locality, especially with the establishment of a retirement village, other aged persons housing and the growing population of the area.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee and advised that the matter would be considered later in the meeting. A recommendation would be formulated for consideration at the Council meeting later this month.

DEPUTATION REFUSED

A deputation has been refused for Mr A Cerinich to address the Committee concerning the proposed service station on Lot 76 Gngangara Road, Landsdale - Item F20832 refers.

DECLARATIONS OF PECUNIARY INTEREST

Cr Nosow declared an interest in item F20806.

Cr Dammers declared an interest in item F20832.

Cr Marwick declared an interest in item F20834.

MEETING TIMES:

Commenced: 5.34 pm

Closed: 8.10 pm

F20801 DEVELOPMENT ASSESSMENT UNIT - JULY 1991 - [290-1]

CITY PLANNER'S REPORT F20801

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit in July 1991.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report F20801. **CARRIED**

Appendix IV refers

F20802 DEVELOPMENT ENQUIRIES - JULY 1991 - [290-0]

CITY PLANNER'S REPORT F20802

The City Planner submits a schedule of enquiries received during July, together with a resumé of advice given by the Department.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F20802 be received. **CARRIED**

F20803 PROPOSED CONSULTING ROOMS, LOT 82 (8) BLACKALL DRIVE, GREENWOOD - [30/3677]

CITY PLANNER'S REPORT F20803

J Haygarth and Richard Leavy Nominees seek Council approval to use an existing single dwelling at Lot 82 (8) Blackall Drive, Greenwood, as consulting rooms for Kingsley Physiotherapy. The practice currently operates from the Kingsley Medical Centre in Cockman Road.

The City Planner reports on a similar proposal (Item F20406) which was withdrawn following considerable public objection. He sets out Council's policy regarding Medical Consulting Rooms, stating that Lot 82 is in contravention to the 800m² minimum lot size requirement, and does not meet the locational requirements of Council's policy.

RECOMMENDATION

That Council refuses to grant approval for the establishment of consulting rooms on Lot 82 (8) Blackall Drive, Greenwood as submitted by J Haygarth and Richard Leavy Nominees because the proposal:

- 1 does not comply with Council's policy for Medical Facilities/Consulting Rooms in terms of lot size and location;
- 2 represents an intrusion of commercial activity into a residential area without fulfilling any additional need of the residents of the area;
- 3 is not in accordance with the expectations of the residents of the area.

MOVED Cr Smith, **SECONDED** Cr Edwardes that consideration of the application for the establishment of consulting rooms on Lot 82 (8) Blackall Drive, Greenwood as submitted by J Haygarth and Richard Leavy Nominees be deferred and referred back to Town Planning Committee. **CARRIED**

F20804 PROPOSED CONSULTING ROOMS, LOT 276 (28) LINEAR AVENUE, MULLALOO -
[30/662]

CITY PLANNER'S REPORT F20804

S Gunning, on behalf of R J Randell, seeks Council approval for the establishment of medical consulting rooms on Lot 276 (28) Linear Avenue, Mullaloo. The subject site of 929m², with a frontage of nearly 44m, is situated close to the intersection of Linear and Marmion Avenues.

The City Planner reports that the proposal plans to convert an existing residence to consulting rooms, with provision for a six-bay on-site carpark. He advises that during the advertising period, three submissions and an eleven signature petition were received, all objecting to the proposal. He summarises their concerns which include increased traffic flow, current residential zoning, the number of existing medical practices in the area, and potential residential property devaluation.

He concludes that, in addition to contravening Council's three metre minimum setback requirement, the proposal represents ad hoc development and could create an undesirable precedent.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council refuses the application submitted by Mr S Gunning on behalf of Mr R S Randell for the establishment of medical consulting rooms on Lot 276 (28) Linear Avenue, Mullaloo on the grounds that:

- 1 the proposal does not comply with the locational or setback criteria outlined in Council's Consulting Room Policy;
 - 2 the proposal represents ad hoc development contrary to local residential expectations;
 - 3 an approval in this instance would set a further undesirable precedent.
- CARRIED**

F20805 ADDITIONAL CONSULTING ROOM : LOT 54 (121) MOOLANDA BOULEVARD,
KINGSLEY - [30/1370]

CITY PLANNER'S REPORT F20805

Mr Joe Spiccia, on behalf of the Strata Company (Mr J Spiccia, Dr A Vickery and Dr P McGonigle), seeks Council approval to accommodate a dentist in an unoccupied unit in the office half of the building on Lot 54 (121) Moolanda Boulevard, Kingsley.

In August 1990 (Item E20806) Council conditionally approved the occupation of half of the building (150m²) by two doctors and a pathologist. The premises had previously been approved for office purposes with an 18-bay car park.

The City Planner comments on the requirement for additional car bays to be provided for a fourth practitioner, the resulting shortfall of Council's standard under Town Planning Scheme No 1, and the suggested conditions to be attached to such approval.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council refuses the application submitted by Mr J Spiccia for an additional consulting room at Lot 54 (121) Moolanda Boulevard, Kingsley, on the grounds that:

- 1 the proposal constitutes an over-use of the site;

2 insufficient car parking could be provided to cater for the additional patients. **CARRIED**

Cr Edwardes dissented.

F20806 PROPOSED RETAIL NURSERY ON LOT 62 (28) RANGEVIEW ROAD, LANDSDALE - [30/2313]

CITY PLANNER'S REPORT F20806

S Filippou seeks Council approval to establish a retail nursery on Lot 62 (28) Rangeview Road, Landsdale. The subject site is zoned "Rural" and under Town Planning Scheme No 1, a retail nursery is classified "AA", ie a use not normally permitted but can be permitted with Council approval.

The City Planner reports that during the advertising period, no submission was received. He comments that the application area is not affected by the Department of Planning and Urban Development's Draft North West Corridor Structure Plan insofar as proposed road alignments are concerned. He adds that a wholesale nursery already exists on-site, and that the development complies with all Council requirements regarding setbacks and provision for parking, with the exception of a 3.0m landscaping strip to road frontages.

He concludes that a retail nursery is unlikely to detrimentally affect adjoining landowners or the locality in general.

Cr Nosow declared an interest in this item and abstained from voting.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council:

1 grants approval to the application submitted by S Filippou for a retail nursery on Lot 62 (28) Rangeview Road, Landsdale, subject to:

- (a) a 3.0 metre landscaping strip to road frontages;
- (b) standard and appropriate conditions;

2 advises the applicant that plans for urbanising land east of Wanneroo Road are in the process of preparation by the Department of Planning and Urban Development and his attention is therefore drawn to the proposed North West Corridor Structure Plan. **CARRIED**

F20807 MARKET GARDEN SALES RENEWAL : G MACRI, LOT 32 (10) CNR MENCHETTI/WANNEROO ROADS, NEERABUP - [30/2363, 470/32/10]

CITY PLANNER'S REPORT F20807

In July (Item F20720) Council deferred consideration of renewal of approval for market gardening sales at Lot 32 (10), cnr Menchetti and Wanneroo Roads, for one month, in order to clarify the conditions of licence in relation to building extensions currently being undertaken on the lot.

The City Planner reports that the applicant wishes to use all of the previous building and half of that now being built for storage purposes only. He advises that from a planning point of view there appears to be no reason why the renewal should not be conditionally approved.

RECOMMENDATION

That Council renews its approval for Market Garden Sales at Lot 32 (10) cnr Menchetti and Wanneroo Roads, Neerabup, subject to the following conditions:

- 1 a two year time limit from the date of issue;
- 2 market gardening remaining the predominant use of Lot 32 (10) cnr Menchetti and Wanneroo Roads, Neerabup;
- 3 market gardening sales being confined to a portion of the new building as shown on the plan submitted and approval dated 24 July 1991 (B/L 91-1628) and the sales area not to exceed 100m²;
- 4 no vehicular egress to Wanneroo Road and all vehicular access and egress being confined to Menchetti Road to the satisfaction of the City Engineer;
- 5 car parking and on-site disposal of all stormwater to the satisfaction of the City Engineer;
- 6 compliance with the Food Hygiene Regulations, to the satisfaction of the City Environmental Health Manager.

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

- 1 consideration of the application for renewal of Market Garden Sales at Lot 32 (10) cnr Menchetti and Wanneroo Roads, Neerabup, be deferred;
- 2 a report be submitted to the Town Planning Committee giving details of possible reconsideration by the Minister for Planning.

CARRIED

F20808 **PROPOSED FRUIT AND VEGETABLE MARKET, LOT 16 (34) WINDSOR ROAD, WANGARA - [30/3748]**

CITY PLANNER'S REPORT F20808

Messrs V and E Vulin seek Council support for a retail fruit, vegetable and flower market on Lot 16 (34) Windsor Road, Wangara. A three stage development is proposed, incorporating the provision of:

- (a) retail fruit, vegetable, florist and warehouse areas;
- (b) research and development centre laboratory, engineering workshop, process control room and propagation houses;
- (c) green houses and shade houses.

The City Planner advises on the rezoning considered appropriate for such a large development, and the ramifications of the alternative plan for East Wanneroo which currently awaits a response from the Minister.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council defers consideration of the application submitted by V and E Vulin for a Retail, Fruit, Vegetable and Flower Market on Lot 16 (34) Windsor Road, Wangara until the Minister's response has been received on the urbanisation proposals for East Wanneroo, and structure planning is completed.

CARRIED

F20809 PROPOSED QUICKLIME FACILITY, NOWERGUP - [30/3595]

CITY PLANNER'S REPORT F20809

In June (Item F20604) Council considered the Consultative Environmental Review (CER) of a proposal by Swan Portland Cement Ltd, to construct a quicklime plant at Pt Lot 7 Wesco Road, Nowergup and resolved to forward its concerns to the Environmental Protection Authority.

The City Planner reports that, due to public concern, the company now proposes to relocate the plant to the south-east corner of its lease area. The suggested location falls within the Regional Reserve for State Forest No 65, and there has been a positive public response to this proposed relocation.

He advises that the Company seeks comments from Council before preparing a formal Application to Commence Development.

RECOMMENDATION

That Council advises Swan Portland Cement Ltd that it will support the new site for its proposed quicklime plant on Reserve 2522 and reminds the Company of the need to:

- 1 formalise a groundwater licence with the Water Authority of Western Australia;
- 2 seek a general industrial zoning for the plant on a site slightly further south, adjacent to Wattle Avenue;
- 3 ensure continuing management programmes (in particular social impact monitoring).

MOVED Cr Waters, **SECONDED** Cr Davies that consideration of the proposal by Swan Portland Cement Ltd, to construct a quicklime plant at Pt Lot 7 Wesco Road, Nowergup be deferred and referred back to Town Planning Committee.

CARRIED

F20810 PROPOSED SHOP EXTENSIONS/PETROL FILLING STATION, LOT 80 (121) QUINNS ROAD, QUINNS ROCKS - [30/2908]

CITY PLANNER'S REPORT F20810

BSD Consultants, on behalf of Messrs Berbatis and Atzemis, seek Council approval to extend the Quinns Estate Shopping Centre on Lot 80 (121) Quinns Road, Quinns Rocks. The proposal would extend the current retail floorspace from 1487m² gla to 2015m² gla, the maximum specified under Town Planning Scheme No 1. The extension also proposes to accommodate a liquor store, retail and fast food outlets, a hardware shop and petrol filling station.

The City Planner comments on the history of development of the shopping centre and the parking and access points adjacent to the site. He reports that from a planning point of view there is no objection to the proposed petrol filling station and that, subject to specified modifications, the proposed shopping centre extensions are considered acceptable and comply with Council's Town Planning Scheme No 1.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council approves the application submitted by BSD Consultants Pty Ltd, on behalf of Messrs Berbatis and Atzemis, for extensions to the Quinns Estate Shopping Centre and construction of a petrol filling station at Lot 80 (121) Quinns Road, Quinns Rocks, subject to:

- 1 modified plans being prepared to the satisfaction of the City Planner/City Engineer, accommodating, inter alia, the following requirements:
 - (a) elimination of the access point to Lynas Way;
 - (b) elimination of the proposed service station concept from the plans;
 - (c) amendments to the carpark design and access to and through the site;
- 2 a cash-in-lieu of parking payment being made to Council in accordance with Clause 9.4 of Town Planning Scheme No 1, should there be a shortfall of car parking bays;
- 3 the applicant referring the proposal to the Water Authority of WA to ensure compliance with the Water Authority of WA By-laws relating to underground storage tanks, and aimed at the prevention of contamination of groundwater;
- 4 confirmation being received that the development does comply with WAWA requirements;
- 5 standard and appropriate development conditions. **CARRIED**

F20811 **PROPOSED INDOOR GO-KART CENTRE: UNITS 1 AND 2, LOT 208 (41)
DELLAMARTA ROAD, WANGARA - [30/623]**

CITY PLANNER'S REPORT F20811

Mr F Spera seeks Council approval to operate an indoor Go-Kart Centre from Units 1 and 2, Lot 208 (41) Dellamarta Road, Wangara. Existing development on this site comprises an office/showroom, four factory units and a 61-carbay parking area.

The City Planner reports that the centre proposes to operate eight go-carts at any one time. In addition, seven amusement machines (including two pool tables) and a small kiosk are proposed, with a maximum of 15 persons attending at any one time.

He advises that during the on-site advertising period, no submission was received in relation to the proposal.

In conclusion, the City Planner advises that the applicant should satisfy the requirements of the relevant legislation pertaining to noise and exhaust gas ventilation, provide adequate safety barriers, and obtain approval to use the premises as a public building from the Health Department of Western Australia.

RECOMMENDATION

That Council grants approval to the application submitted by Mr F Spera for an Indoor Go-Kart Centre within Units 1 and 2 of Lot 208 (41) Dellamarta Road, Wangara, subject to:

- 1 the submission of a building licence application to the City Building Surveyor for all proposed building modifications;
- 2 approval being granted by the Health Department of Western Australia - Public Buildings Section prior to commencement of operations;
- 3 provision of an exhaust gas ventilation system to the satisfaction of the City Environmental Health Manager;
- 4 provision of safety barriers to the satisfaction of the City Planner;
- 5 amusement machines (including pool tables) not exceeding seven (7) in number;
- 6 the premises being under adult supervision at all times;
- 7 the amusement machines (including pool tables) being arranged in such a way as to enable supervision from a central control point;
- 8 all amusement machines being contained within the premises;
- 9 standard and appropriate conditions, including noise attenuation.

ADDITIONAL INFORMATION

The Acting Town Clerk submitted the following memorandum on behalf of the City Planner:

"At the close of advertising, one anonymous submission was received. The submitter objected to the proposal on the basis that an indoor go-kart centre would increase the number of youth in the Wangara Industrial area at night and therefore the amount of vandalism. The submitter felt that a recreation complex would be a more appropriate location for this type of facility. The centre, if approved, would need to be adequately supervised at all times.

If behavioural problems do occur, this would be a matter for the centre manager to address rather than Council. I do not believe this application should be refused on the basis of problems that may never eventuate and therefore consider that this application can still be supported.

RECOMMENDATION:

THAT Council grants approval to the application submitted by Mr F Spera for an Indoor Go-Kart Centre within Units 1 and 2 of Lot 208 (41) Dellamarta Road, Wangara subject to:

- 1 the submission of a building licence application to the City Building Surveyor for all proposed building modifications;
- 2 approval being granted by the Health Department of Western Australia - Public Buildings Section prior to commencing operations;
- 3 provision of an exhaust gas ventilation system to the satisfaction of the City Environmental Health Manager. Plans of the proposal submitted to the City for approval;
- 4 provision of safety barriers to the satisfaction of the City Planner;

5 amusement machines (including pool tables) not exceeding seven (7)
in number;
6 the premises being under adult supervision at all times;
7 the amusement machines (including pool tables) being arranged in
such a way to enable supervision from a central control point;
8 all amusement machines must be contained within the premises;
9 standard and appropriate conditions including noise attenuation."

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

- 1 CITY PLANNER'S MEMORANDUM be received;
- 2 Council grants approval to the application submitted by Mr F Spera
for an Indoor Go-Kart Centre within Units 1 and 2 of Lot 208 (41)
Dellamarta Road, Wangara subject to:
- (a) the submission of a building licence application for all
proposed building modifications;
 - (b) approval being granted by the Health Department of Western
Australia - Public Buildings Section prior to commencement
of operations;
 - (c) provision of an exhaust gas ventilation system to the
satisfaction of the City Environmental Health Manager;
 - (d) provision of safety barriers to the satisfaction of the City
Planner;
 - (e) amusement machines (including pool tables) not exceeding
seven (7) in number;
 - (f) the premises being under adult supervision at all times;
 - (g) the amusement machines (including pool tables) being
arranged in such a way as to enable supervision from a
central control point;
 - (h) all amusement machines being contained within the premises;
 - (i) standard and appropriate conditions including noise
attenuation.
- CARRIED**

F20812 **OCCASIONAL CHILD CARE: LOT 318 (46) PARNELL AVENUE, MARMION -**
[20/318/46]

CITY PLANNER'S REPORT F20812

Mrs S B Clark seeks Council approval to provide occasional child care in the form of a Home Occupation, at Lot 318 (46) Parnell Avenue, Marmion. The proposed use is for three hours per day (0930 to 1230) on Mondays to Fridays during the school term only.

The City Planner comments on the current interpretation of home occupations and on the formulation of a proposed new Home Occupation Policy which has yet to be considered by Council.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 defers the application by Mrs S B Clark for a Home Occupation to conduct occasional child care at Lot 318 (46) Parnell Avenue, Marmion, pending adoption of a Home Occupation Policy;
- 2 investigates the statutory requirement for the child care operator to obtain appropriate licensing from the State authority.

CARRIED

F20813 PROPOSED THIRD DWELLING: LOT 500 OLD YANCHEP ROAD, CARABOODA - [456/500/260]

CITY PLANNER'S REPORT F20813

Mr B Philp seeks Council approval for a third house on Lot 500 Old Yanchep Road, Carabooda which comprises 20.3680 ha and is partly developed as a market garden.

The City Planner reports on similar previous applications which have been rejected as Council is empowered by the Uniform Building By-laws to approve a maximum of two dwellings on one rural lot. He concludes that in the absence of any justification for the three dwellings on planning grounds, Council would be setting an undesirable precedent with such an approval.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not grant approval to Mr Philp for a third single dwelling house to be located on Lot 500 Old Yanchep Road, Carabooda as this would represent a contravention of Clause 5.41(b) of Town Planning Scheme No 1.

CARRIED

F20814 PROPOSED TWO GROUP DWELLING, LOT 63 NICHOLAS ROAD, WANNEROO - [270/63/50]

CITY PLANNER'S REPORT F20814

Mrs Bakranich seeks Council approval to build a two-group dwelling on Lot 63 Nicholas Road, Wanneroo, which is a horse property of 3.4373 ha. A single residential house already exists on the property which therefore results in the current request seeking approval for a second and third dwelling.

The City Planner reports on the provisions of Town Planning Scheme No 1 and the ramifications of approving grouped dwellings in a Rural Zone.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 refuses the application for a two grouped dwelling on Lot 63 Nicholas Road, Wanneroo;

2 advises Mrs Bakranich that grouped dwellings in the Rural Zone are prohibited by Town Planning Scheme No 1; however, an application may be made for two single dwellings on the rural lot. **CARRIED**

F20815 PROPOSED REZONING, PORTION LOC 10147 MARMION AVENUE, DUNCRAIG - [790-587]

CITY PLANNER'S REPORT F20815

Martin Goff and Associates, on behalf of the R & I Bank, seek to rezone a portion of Location 10147 on the corner of Burragah Way and Marmion Avenue, Duncraig from "Residential Development" to "Commercial".

The City Planner comments on the history of similar rezoning applications including the original structure plan for the site. He reports that the current proposal seeks to rezone 6350m² of land on the corner of Marmion Avenue and Burragah Way to accommodate a 1200m² shopping centre, in addition to a 1840m² medical centre. The shopping centre would accommodate a 500m² super deli, a 280m² pharmacy and a 450m² area for specialty shops. The overall design is to give a residential appearance.

The City Planner concludes that in consideration of the local need for the centre identified by the applicant, the several petitions in support of the proposed rezoning, together with increased population in the area, it would be appropriate for Council to first consider a subdivision plan for the remainder of Lots 10147 and 10148.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 prepares, adopts and signs Amendment No 587 to Town Planning Scheme No 1 to rezone portion of Swan Location 10147 corner Marmion Avenue/Burragah Way, Duncraig from Residential Development to Commercial;
- 2 restricts the gross leasable floor area for retail purposes to 1200m² in Schedule 5 of the Scheme Text;
- 3 submits the amendment to the Department of Planning and Urban Development for approval to advertise;
- 4 advises the applicant that final approval of Amendment No 587 will not be granted until a subdivision plan for the remainder of the Lots 10147 and 10148 has been approved by Council.

CARRIED

F20816 PROPOSED REZONING : BELGRADE ROAD, HIGH ROAD AND ANNA PLACE ADJACENT TO WANNEROO TOWNSITE - [790-585]

CITY PLANNER'S REPORT F20816

In July (Item F20715) Council resolved to defer consideration of the rezoning of Lots 42 to 45 Belgrade Road, Lots 64 and 65 Anna Place and Lots 66 and 67 High Road, Wanneroo from "Rural" to "Residential Development" and "Commercial (R20)", pending consideration of the outcome of its deputation with the Minister regarding urbanisation east of Wanneroo Road.

Following the deputation Council reconsidered the application (Item F80748) and resolved to again defer the application in order to resubmit a revised report to Council's Town Planning Committee.

The City Planner comments on the zoning history of the subject site which directly abuts the Wanneroo Townsite, and the various structure plans which have incorporated the area. He reports that a Town Planning Scheme will be required to be in place prior to subdivision approval, or alternatively, a legal agreement be executed with regard to the headworks charges for provision of public facilities within East Wanneroo.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that, subject to Ministerial adoption of Plan C as modified by the City of Wanneroo, Council:

- 1 supports the application submitted by Chapman Glendinning and Associates on behalf of Hagen Corp, N S Bennetts and C Coppolina, for the rezoning of Lots 42-45 Belgrade Road, Lots 64 and 65 Anna Place and Lots 66 and 67 High Road, Wanneroo;
- 2 prepares, adopts and signs Amendment 585 to Town Planning Scheme No 1 to rezone the subject land from Rural to Residential Development R20;
- 3 requests the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to rezone the subject land from "Rural" to "Urban";
- 4 forwards the amendment to the Department of Planning and Urban Development for approval to advertise;
- 5 advises the applicants that:
 - (a) it is not prepared to consider a Commercial zoning within the subject land until district level structure planning has adequately progressed and a revised retail study has been prepared;
 - (b) it will not grant final approval to Amendment No 585 until the applicants have entered into a legal agreement with Council, at their expense, with regard to payment of the relevant headworks charges to be determined by the proposed Town Planning Scheme for East Wanneroo.

CARRIED

F20817 ZONING RATIONALISATION, EDDYSTONE AVENUE, HEATHRIDGE/ JOONDALUP - [319-7-1, 790-589]

CITY PLANNER'S REPORT F20817

The City Planner reports on the Department of Planning and Urban Development's instigation of two separate amendments to the Metropolitan Region Scheme to rationalise the road boundaries for Eddystone Avenue between Ocean Reef Road and Joondalup Drive, Heathridge/Joondalup.

He comments that following the finalisation of the amendment for the area east of the Freeway Reserve, and the amendment including the remainder of Eddystone Avenue, it will be necessary to amend Council's Town Planning Scheme to accord with the Metropolitan Region Scheme.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 prepares, adopts and signs Amendment No 589 to Town Planning Scheme No 1 to zone those portions of Eddystone Avenue, Heathridge/Joondalup, excluded from Controlled Access Highway/Important Regional Road, as outlined on Attachment 1 and 2

to Report F20817, to "Residential Development" and "Joondalup City Centre";

2 submits the amendment to the Department of Planning and Urban Development for approval to advertise. **CARRIED**

F20818 **PROPOSED SPECIAL RESIDENTIAL ZONE: LOT 1 NOWERGUP ROAD, NOWERGUP - [303-1]**

CITY PLANNER'S REPORT F20818

Rowe, Koltasz Smith and Partners, on behalf of Sunrise Investments Pty Ltd, seek Council approval to rezone Lot 1 Nowergup Road, Nowergup from "Rural" to "Special Residential". The proposal, which includes the creation of 37 Special Residential Lots as part of a structure plan for the land bounded by Gibbs Road, Wanneroo Road, Lake Nowergup Reserve and Nowergup Road, has subsequently been withdrawn.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F20818 be received. **CARRIED**

F20819 PROPOSED RECODING, LOTS 10, 11 AND 12 ENDEAVOUR ROAD/COOK AVENUE, HILLARYS TO R40 - [790-576]

CITY PLANNER'S REPORT F20819

Silverton Ltd, on behalf of Whitfords Beach Pty Ltd, seeks Council support to recode Lots 10, 11 and 12 Endeavour Road/Cook Avenue, Hillarys from R25 to R40. The total area comprises 3.4 ha.

The City Planner comments on the history of the site and reports that the current application now proposes a residential use providing a mix of housing types including villas, town houses and small single residential lots. He recommends the submission of concept plans of the development prior to public advertisement.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council advises the applicants Silverton Ltd, on behalf of Whitfords Beach Pty Ltd, that prior to consideration of the proposal to recode Lots 10, 11 and 12 Endeavour Road/Cook Avenue, Hillarys, Council requires the submission of concept plans outlining the proposed development which could be utilised during the advertising period. **CARRIED**

F20820 PROPOSED ADDITIONAL ACCOMMODATION: LOT 359 (8) ROE COURT, PADBURY - [341/359/8]

CITY BUILDING SURVEYOR'S REPORT F20820

The City Planner reports on a request for Council to approve a "Granny Flat" addition at Lot 359 (8) Roe Court, Padbury. The proposal exceeds the maximum 45 square metres permitted by Council's Policy by 22 square metres.

He advises, however, that the combined areas of the dwelling and the proposed addition conform with Council's Residential Code requirement for 50% open space per lot.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council approves the proposed additional accommodation at Lot 359 (8) Roe Court, Padbury, subject to the structure being constructed strictly in accordance with the approved plans.

CARRIED

F20821 PROPOSED ADDITIONS: LOT 55 (7) CARLUKE PLACE, WARWICK - [341/359/8]

CITY BUILDING SURVEYOR'S REPORT F20821

The City Building Surveyor reports on a request for Council approval to construct additions at Lot 55 (7) Carluke Place, Warwick, which significantly affects the adjoining property.

He advises that the adjoining owners have strongly objected to the proposed additions on grounds that their habitable rooms will be overshadowed by the

parapet wall, inhibiting the flow of fresh air. In addition, he observes that there will be a loss of natural light.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 refuses the application for the proposed additions at Lot 55 (7) Carluke Place, Warwick;
- 2 advises the applicant that amended plans could be considered, or an appeal may be lodged with the Minister for Planning.

CARRIED

F20822 SUBDIVISION CONTROL UNIT FOR THE MONTH OF JULY - [740-1]

CITY PLANNER'S REPORT F20822

The City Planner submits a resumé of the Subdivision Applications processed by the Subdivision Control Unit since July. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted in December 1982.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report F20822.**CARRIED**

Appendix V refers

F20823 PROPOSED SUBDIVISION PT SWAN LOCATION 1315 SEACREST DRIVE, SORRENTO - [740-84943]

CITY PLANNER'S REPORT F20823

Chapman Glendinning and Associates, on behalf of Paltara Pty Ltd, seek Council approval to subdivide portion of Swan Location 1315 cnr Seacrest and Lacepede Drives, Sorrento.

The City Planner comments on the history of the site and reports that the current proposal intends to create 41 residential lots varying in size between 700m² and 1050m², but does not include a public open space contribution. A condition to make a 10% cash-in-lieu contribution is therefore suggested together with the provision of uniform fencing along the boundary of all lots abutting the public open space reserve.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council supports the proposed subdivision of Pt Swan Location 1315, corner Seacrest and Lacepede Drives, Sorrento, as requested by Chapman Glendinning and Associates, on behalf of Paltara Pty Ltd, subject to:

- 1 a cash-in-lieu contribution being provided in place of the 3502.9m² public open space requirement;
- 2 provision of uniform fencing along the boundary of all lots that abut the public open space reserve;
- 3 standard conditions of subdivision. **CARRIED**

F20824 SUBDIVISION, LOT 145 LANDSDALE ROAD, LANDSDALE - [740-85017]

CITY PLANNER'S REPORT F20824

Messrs A and F Scarvaci seek Council approval to subdivide Lot 145 Landsdale Road, Landsdale into two lots of 1.0277 ha and 1.0321 ha respectively.

The City Planner reports that the lot is located in a 4.0 ha minimum lot size area and further subdivision would contravene Council's Rural Subdivision Policy and establish an undesirable precedent.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not support the application submitted by A and F Scarvaci for the subdivision of Lot 145 Landsdale Road, Landsdale for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4.0 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality. **CARRIED**

F20825 **PROPOSED SUBDIVISION, SWAN LOCATION 887 SYDNEY ROAD, GNANGARA - MINISTER FOR ENVIRONMENT'S CONCERNS - [790-550]**

CITY PLANNER'S REPORT F20825

The City Planner reports on correspondence from the Minister for the Environment seeking Council's view on a proposed subdivision/rezoning for Swan Location 887, Sydney Road, Gnanagara, in relation to an alternative subdivision design which would meet environmental requirements for the area.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council advises the Minister for the Environment that:

- 1 it would support a revised subdivision design which alleviates any environmental concerns that he has with regard to Swan Location 887 Sydney Road, Gnanagara;
- 2 the design should provide for a parks and recreation reserve boundary to Lake Gnanagara to satisfy the Department of Planning and Urban Development's proposal in relation to Planning Control Area No 16.**CARRIED**

F20826 **SUBDIVISION, LOT 9 HONEY ROAD, MARIGINIUP - [740-84994]**

CITY PLANNER'S REPORT F20826

Mr E C Sorensen seeks Council approval to subdivide Lot 9 Honey Road, Mariginiup, currently 5.5518 ha, into three lots ranging from 1.0 ha to 2.4057 ha. An area of 1.0558 ha which abuts Mariginiup Lake has also been designated as future Public Open Space.

The City Planner comments on the ramifications of the proposed Parks and Recreational Land Requirement formulated by the Department of Planning and Urban Development for Planning Control Area 16, and reports that further subdivision of the lot would contravene the 4.0 ha minimum lot size for the area as prescribed by Council's Rural Subdivision Policy.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not support the application submitted by E C Sorensen for the subdivision of Lot 9 Honey Road, Mariginiup for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4.0 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality. **CARRIED**

F20827 SUBDIVISION, LOT 3 WELLS STREET, MARIGINIUP - [740-84980]

CITY PLANNER'S REPORT F20827

Mr A G Powley seeks Council approval to subdivide Lot 3 Wells Street, Mariginiup into two lots of 2.0348 ha each. The applicant proposes to retain an existing mushroom farm on one lot and sell the other.

The City Planner reports that since the lot is located in a 4.0 ha minimum lot size area, further subdivision of the lot would contravene Council's Rural Subdivision Policy.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not support the application submitted by A G Powley for the subdivision of Lot 3 Wells Street, Mariginiup for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4.0 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality. **CARRIED**

F20828 SUBDIVISION, LOT 5 CAPORN STREET, MARIGINIUP - [740-85055]

CITY PLANNER'S REPORT F20828

Mr R G Lindsay seeks Council approval to subdivide Lot 5 Caporn Street, Mariginiup, into two lots of 0.4042 ha and 3.7641 ha respectively.

The City Planner comments on the ramifications of the proposed Parks and Recreation Land Requirement formulated by the Department of Planning and Urban Development for Planning Control Area 16, and reports that further subdivision of the land would contravene the 4.0 ha minimum lot size area specified under Council's Rural Subdivision Policy.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not support the application submitted by R G Lindsay for the subdivision of Lot 5 Caporn Street, Mariginiup for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4.0 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality. **CARRIED**

F20829 SUBDIVISION, LOT 5 TRANQUIL DRIVE, NEERABUP - [740-84927]

CITY PLANNER'S REPORT F20829

J and L Morrison seek Council approval for a battleaxe subdivision of Lot 5 Tranquil Drive, Neerabup into two lots of approximately 1.0 ha each. The site currently contains a single dwelling.

The City Planner comments on the special provisions of the Development Guide Plan for the Carramar Park Special Rural Zone No 1 and reports that in view of the 2.0 ha minimum lot size for the area, further subdivision would contravene the Special Provisions for this zone and create an undesirable precedent.

RECOMMENDATION

That Council does not support the application submitted by J and L Morrison for the proposed subdivision of Lot 5 Tranquil Drive, Neerabup for the following reasons:

- 1 the subdivision is contrary to the Special Provisions for this zone which prescribe a minimum lot size of 2.0 hectares;
- 2 support for the proposal would result in an undesirable precedent being set for the further fragmentation of lots in the area, contrary to the Scheme provisions.

AMENDMENT MOVED Cr Davies, **SECONDED** Cr Dammers that the applicant be advised in writing of the reasons for Council's refusal to support this application.

CARRIED

The **AMENDMENT** thus became the **SUBSTANTIVE MOTION**, viz:

"that Council:

- 1 does not support the application submitted by J and L Morrison for the proposed subdivision of Lot 5 Tranquil Drive, Neerabup for the following reasons:
 - (a) the subdivision is contrary to the Special Provisions for this zone which prescribe a minimum lot size of 2.0 hectares;
 - (b) support for the proposal would result in an undesirable precedent being set for the further fragmentation of lots in the area, contrary to the Scheme provisions;
- 2 advises the applicant of the reasons for Council's refusal to support the requested subdivision."

was **PUT** and

CARRIED

F20830 PROPOSED METROPOLITAN REGION SCHEME AMENDMENT, NEERABUP - RURAL TO URBAN - [319-7-1]

CITY PLANNER'S REPORT F20830

In May (Item F20504) Council resolved to defer consideration of the proposed Metropolitan Region Scheme Amendment for Neerabup for two months to allow

further discussions to take place regarding this amendment and urbanisation east of Wanneroo Road in general.

The City Planner reports that the land in question involves Lots 1, 2 and Swan Location 2579 bounded by Flynn Drive/Pinjar Road/Clarkson Avenue and Wanneroo Road, Neerabup. He adds that the Metropolitan Region Scheme Amendment involves the rezoning of this land from "Rural" to "Urban and Important Regional Roads". This major amendment incorporates, 8,000 - 9,000 dwellings, a district shopping centre, mixed business centre and a number of schools.

He comments on the future road width requirements for Flynn Drive, and the need for buffer zones between the proposed residential areas and the existing Special Rural Zones. He concludes that Council may wish to defer this and other amendments for the East Wanneroo area until such time as the Hon Minister for Planning has announced the extent of the future urbanisation east of Wanneroo Road.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 rescinds Clauses 2 and 3 of its resolution F90436 viz:
 - "2 Council objects to the Neerabup Urban Rezoning (MRS Ref 840/33) on the grounds that it would prejudice finalisation of the structure plan for the East Wanneroo District (finalisation of the plan is subject to the outcome of the working group being set up by the Department of Planning and Urban Development on the personal instruction of the Minister for Planning Mr David Smith, which working group will not report until 22 July 1991);
 - 3 Council writes to the Secretary of the Metropolitan Region Planning Authority, lodging its objection to the proposed major amendment in the terms described above."
- 2 supports the proposed amendment to rezone land at Neerabup from "Rural" to "Urban", subject to Ministerial adoption of Plan C, as modified by the City of Wanneroo, and the following conditions being met to the satisfaction of the City Engineer:
 - (a) modelling and assessment of ultimate traffic flows by the Main Roads Department;
 - (b) review of carriageway and future public transport road reserve requirements at the intersection of Burns Beach Road (EW7) extension with the Coogee Road extension;
 - (c) refinement of details of the intersection or junction of the Coogee Road extension with Flynn Drive (EW8);
 - (d) preparation of preliminary design details for Flynn Drive (EW8) and review of the earthworks and alignment implications on the adjoining landholdings;
 - (e) co-ordination with the final adopted major road network to the south of this amendment.
- 3 advises the Department of Planning and Urban Development that Council will be promoting Special Residential lots (minimum lot size of 5000m², Residential R2) abutting the southern and eastern perimeter of Carramar Park Special Rural Zone and on the southern

boundary of Pinjar Road abutting Lake Adams Special Rural Zone, as a buffer between those zones and the proposed residential zone.

CARRIED

F20831 CLOSE OF ADVERTISING: AMENDMENT NO 565 TO TOWN PLANNING SCHEME NO 1
- [790-565]

CITY PLANNER'S REPORT F20831

In December 1990 (Item E21203) Council initiated Amendment No 565 which proposed to rezone Lot 12 Marmion Avenue and the abutting portion of Reserve 35890 Jindalee from "Rural to "Residential Development R20, R30, R40, Commercial, Special Zone (Restricted Use) Shop and Single House" and to provide a Parks and Recreation Reserve.

The City Planner reports that during the advertising period no submission was received. He comments that the modified structure plan requested by Council has now been received. This reflects all the required modifications. It now awaits approval by the Ministry of Education.

RECOMMENDATION

That Council:

- 1 subject to approval by the Ministry of Education, adopts the structure plan (Drawing No 254/1) dated 18 January 1991 for 12 Marmion Avenue, Jindalee, prepared by Chappell and Lambert on behalf of Carine Nominees Pty Ltd;
- 2 finally adopts Amendment No 565 to Town Planning Scheme No 1;
- 3 following compliance with (e) below, authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 4 forwards Amendment No 565 to the Hon Minister for endorsement of final approval and publication in the Government Gazette;
- 5 advises the applicant that:
 - (a) adoption of the structure plan is subject to approval by the Ministry of Education in respect of the school site and this approval must be obtained before Council will affix the Common Seal to, and sign the amending documents;
 - (b) the road reserve width for the coastal road will need to be determined at the detailed subdivision stage.

ADDITIONAL INFORMATION

The Acting Town Clerk submitted the following memorandum on behalf of the City Planner:

"Further to Report F20831 in respect of the structure plan for Lot 12 Marmion Avenue, Jindalee, the Ministry of Education has advised that the proposed primary school site is unsatisfactory. It is likely that a relocation will have ramifications for both public open space distribution and the proposed zone boundaries. A revised structure plan will therefore be required and finalisation of this amendment should be deferred until final zone boundaries can be determined. Once a satisfactory structure plan has been received, a report will be submitted to the next available Town Planning Committee.

RECOMMENDATION

THAT Council defers Amendment No 565 to Town Planning Scheme No 1 pending the receipt of a satisfactory structure plan that would enable zone boundaries to be determined."

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

- 1 CITY PLANNER'S MEMORANDUM be received;
- 2 Council defers Amendment No 565 to Town Planning Scheme No 1 pending the receipt of a satisfactory structure plan that would enable zone boundaries to be determined.

CARRIED

F20832 CLOSE OF ADVERTISING: AMENDMENT NO 545 PT LOT 76 GNANGARA ROAD, LANDSDALE - [790-545]

CITY PLANNER'S REPORT F20832

In July 1990 (Item E20713) Council resolved to initiate Amendment No 545 to rezone a portion of Lot 76 Gngangara Road, Landsdale from "General Industrial" to "Service Station".

The City Planner reports that during the period of advertising, eight submissions were received, all objecting to the amendment. The objections covered a range of concerns including, inter alia, lack of justification for the additional zoning, environmental concerns regarding the Gngangara Water Mound, doubt concerning the support for an additional service station by existing passing trade, and the general lack of need for a further outlet, which could bring about a failure of existing business.

He comments, however, that under the North West Corridor Structure Plan, it is proposed that a link be constructed between Gngangara Road and Whitford Avenue, which would increase the importance of Gngangara Road.

RECOMMENDATION

That Council:

- 1 advises the Department of Planning and Urban Development that Council will require the applicant to obtain confirmation from the Water Authority of Western Australia that the proposed development complies with the Authority's requirements in relation to underground storage of petrol and oil products;
- 2 finally adopts Amendment No 545 to Town Planning Scheme No 1;
- 3 forwards the submissions received to the Hon Minister for consideration;
- 4 following advice that the Hon Minister is prepared to finally approve the amendment, authorises the affixation of the Common Seal to and endorses the signing of the amending documents;
- 5 forwards Amendment No 545 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

Cr Dammers declared an interest in this item and abstained from voting.

Cr Waters reported that it is anticipated that a statement from the Minister relating to the development of service stations on the Gngangara Mound, is forthcoming in the near future.

MOVED Cr Waters, **SECONDED** Cr Davies that consideration of Amendment No 545 to Town Planning Scheme No 1 to rezone a portion of Lot 76 Gngangara Road, Landsdale from "General Industrial" to "Service Station" be deferred and referred back to Town Planning Committee.

CARRIED

F20833 CLOSE OF ADVERTISING: AMENDMENT NO 560, LOT 1 JOONDALUP DRIVE, EDGEWATER - [790-560]

CITY PLANNER'S REPORT F20833

In November 1990 (Item E21116) Council initiated Amendment No 560 to Town Planning Scheme No 1 to rezone Lot 1 Joondalup Drive from "Special Zone (Restricted Use) Army Reserve Site", Pt Lot 6221 Joondalup Drive and Portion Swan Location Edgewater, from "Parks and Recreation", to "Mixed Business".

The City Planner reports on the thirteen submissions made during the amendment advertising period. Joondalup Development Corporation has requested that rezoning of the subject land be deferred pending completion of a detailed analysis of an appropriate range of land uses for the immediate surrounding localities.

Six separate submissions were received from nearby businesses or business associations objecting to the need for establishment of a further parcel of land wherein direct competition to existing business could be developed.

The City Planner reports that Amendment No 559 to Town Planning Scheme No 1, which proposes the introduction of the Mixed Business Zone into the Scheme, is currently with the Department of Planning and Urban Development awaiting final approval.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council defers Amendment No 560 to Town Planning Scheme No 1 until Amendment No 559 has been finalised and further discussions held with Joondalup Development Corporation regarding appropriate land uses in the strip of land between the Mitchell Freeway and Joondalup Drive extending south from Eddystone Avenue to Ocean Reef Road.

CARRIED

F20834 CLOSE OF ADVERTISING: AMENDMENT NO 453 - VARIOUS LOTS MARY STREET, WANNEROO - [790-453]

CITY PLANNER'S REPORT F20834

In October 1988 (Item C21028) Council initiated Amendment No 453 to Town Planning Scheme No 1 to rezone portions of Lots 52, 51 and 5 Mary Street, Wanneroo, from "Rural" to "Light Industrial". Final approval for the amendment was dependent on the acquisition of land for the future Ocean Reef Road extensions and these acquisitions are now complete.

The City Planner reports that the lots concerned in this amendment would be alienated from the remainder of the rural area by virtue of the Ocean Reef Road extension and would form a logical addition to the Wangara Industrial area.

Three submissions were received during the amendment advertising period - one being from the Water Authority of Western Australia advising that it had no

objecting to the proposal. The City Planner outlines the other two objections, one from persons living some distance from the proposed area, and the other objecting to the site of the proposed drainage sump north of the Ocean Reef Road alignment.

Cr Marwick declared an interest in this item and abstained from voting.

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

- 1 finally adopts Amendment No 453 to Town Planning Scheme No 1;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 3 forwards Amendment No 453, and the submissions received, to the Hon Minister for endorsement of final approval and publication in the Government Gazette. **CARRIED**

F20835 **MINISTER'S RECONSIDERATION: AMENDMENT NO 547, PT LOT 32 MENCHETTI ROAD, NEERABUP - [790-547]**

CITY PLANNER'S REPORT F20835

In May (Item F20537) Council deferred consideration of Amendment No 547 to Town Planning Scheme No 1, pending the outcome of a meeting between the Minister, North Ward Councillors, and the applicants. This follows a request from Council (Item F20247) for the Minister to reconsider Amendment No 547.

Amendment No 547 proposed to rezone a portion of Lot 32 Menchetti Road, Neerabup from "Rural" to "Special Zone (Additional Use) Corner Store not exceeding 50m²".

The City Planner reports that the Minister for Planning has advised that, based upon the reasons for the previous Minister's refusal to advertise the amendment, and the amount of information provided by Council in support of the proposal, he could see no reason to rezone the land "Commercial". He considered, therefore, that nothing would be gained from an on-site meeting.

RECOMMENDATION

That Council discontinues Amendment No 547 to Town Planning Scheme No 1, which proposed to rezone a portion of Lot 32 Menchetti Road, Neerabup from "Rural" to "Special Zone (Additional Use) Corner Store not exceeding 50m²".

MOVED Cr Waters, **SECONDED** Cr Carstairs that consideration of Amendment No 547 to Town Planning Scheme No 1, which proposes to rezone a portion of Lot 32 Menchetti Road, Neerabup from "Rural" to "Special Zone (Additional Use) Corner Store not exceeding 50m²" be deferred and referred back to Town Planning Committee. **CARRIED**

F20836 **MINISTER'S REFUSAL TO PERMIT ADVERTISING: AMENDMENT NO 553, LOT 10 (289) SYDNEY ROAD, GNANGARA - [790-553]**

CITY PLANNER'S REPORT F20836

In September 1990 (Item E20908) Council initiated Amendment No 553 to Town Planning Scheme No 1 to rezone a portion of Lot 10 (289) Sydney Road, Gnangara to accommodate a corner store.

The City Planner reports that Department of Planning and Urban Development has advised that the Minister has withheld consent for the amendment to be advertised on the grounds that the caravan park shop is an existing use approved by Council and does not therefore require rezoning; approval to the zoning would be seen to support unplanned retail development and cause a precedent for further applications for commercial uses in rural zoned areas.

In the light of the Minister's advice and the consistent refusal to approve corner stores in rural areas, the City Planner concludes that Council should discontinue this Amendment.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 discontinues Amendment No 553 to Town Planning Scheme No 1 which proposed to rezone a portion of Lot 10 Sydney Road, Gngara to accommodate a corner store;
- 2 advises Mr C Glenister, the owner of Lot 10 (289) Sydney Road, that the kiosk is to only provide a service for the caravan park users and no advertising for passing trade is permitted.

CARRIED

F20837 EGLINTON BEACH RESORT - CONDITIONS IMPOSED BY THE MINISTER FOR THE ENVIRONMENT - [790-536, 30/3665]

CITY PLANNER'S REPORT F20837

The Minister for the Environment has issued a statement that the proposed Eglinton Beach Resort, Lots 6 and 9 Pipidinny Road, Wanneroo, may be implemented, subject to compliance with a number of conditions.

The City Planner reports that Council's submission in response to the Eglinton Beach Resort Public Environmental Review (November 1990 Item E21148) advised the Environmental Protection Authority that the subject area was used as a Field and Firing Range in the past, and as such there was a possibility that some unexploded ordnance (UXO) may remain in the sand dunes.

The proponent responded by liaising with the State Emergency Service and stated that the area may have been a strafing and rifle range only, with no large ordnance.

Since then, however, the State Emergency Service has indicated that this is no longer the case and that large unexploded ordnance may exist in the area. This should be brought to the attention of the Environmental Protection Authority and the proponent.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council advises the Environmental Protection Authority, the developers of the Eglinton Beach Resort project, and their consultants, that the State Emergency Service has indicated that Lots 6 and 9 Pipidinny Road, Wanneroo, the subject area of the Eglinton Beach Resort, may not be clear of large unexploded ordnance. **CARRIED**

F20838 STATE GOVERNMENT DECISION, HEAVY INDUSTRY SITES STUDY - [730-1]

CITY PLANNER'S REPORT F20838

The City Planner reports that on 4 August 1991 the Minister for State Development, Ian Taylor, announced that plans to establish an alternative heavy industrial site near the metropolitan area have been abandoned in favour of regional sites.

The alternative metropolitan heavy industry site study had identified Breton Bay north of Perth as the most suitable site. Instead Cabinet had approved a policy of regional heavy industry sites based primarily on Kemerton, the Pilbara, Geraldton, Kalgoorlie and Northam.

In his media release the Minister justified the Government's decision stating that it was concerned with current projections which show that Western Australia's population will grow by between 360,000 and 430,000 in the next decade. Especially alarming is the prediction that this growth will be heavily concentrated in Perth and this is a trend which should be slowed.

The Minister stated that the location of the new heavy industry site at Breton Bay commanded substantial infrastructure costs to the community. It is the

Government's view that it is in the best interests of the State as a whole to spend the money on locating the infrastructure in the regional areas. Another important factor in the location of heavy industry is that the communities where it is to be located must want it. Many people in Perth are saying they do not want another heavy industry site while people outside the metropolitan area have vigorously pursued the idea of heavy industry being located in their area.

This decision by Government eliminates one of the future major employment centres adjacent to Wanneroo which will have a major impact in terms of limiting employment opportunities for the residents of Wanneroo especially within the northern areas. It is also likely to slow down the City's rapid expansion, especially as the urban corridor extends further north.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F20838 be received. **CARRIED**

F20839 IMPLICATIONS OF THE HERITAGE ACT ON EAST WANNEROO - [308-5]

CITY PLANNER'S REPORT F20839

In July (Item F20748) Council resolved that a report be submitted to Town Planning Committee on the implications of the Heritage Act on preservation of selected areas east of Wanneroo Road.

The City Planner reports that the Heritage of Western Australia Act, which was proclaimed earlier this year, gives the Heritage Council the authority to consider places of historical, scientific or social importance.

The Shire of Swan has initiated an amendment to its Town Planning Scheme No 9 to declare conservation precincts in areas where the prime horticultural soils can be preserved and the uses not jeopardised by incompatible development.

Swan Council believes that in the Swan Valley there are elements of historic, cultural and landscape significance yet the controls currently in place, ie the Swan Valley Policy and the Swan Valley Rural Zone provisions are often viewed as regulatory controls. In addition to these aspects Swan Council believes this is where the guidelines for a conservation precinct come into their own and would complement existing strategies and policies already in place.

The Shire of Swan has a second approach to the conservation of its unique features. The Heritage Act allows for grants and loans to be made to owners for conservation works and can, via the implementation of conservation orders, limit potentially destructive activities and impose penalties on offenders.

The City Planner outlines the relevant sections of the Heritage Act and suggests that it may be utilised for areas east of Wanneroo considered to be of cultural significance.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council does not proceed with the establishment of Heritage precincts at this time.

CARRIED

F20840 ENVIRONMENTAL ADVISORY COMMITTEE RECOMMENDATIONS - [702-3]

CITY PLANNER'S REPORT F20840

Council's Environmental Advisory Committee, at its meeting on 18 June 1991, was advised that at the Joondalup Development Corporation's launch for

Joondalup City Centre, the Minister for Planning outlined plans for an environmental centre funded by the Government and the Joondalup Development Corporation.

The Environmental Advisory Committee resolved that a letter be prepared and sent to the Minister for Planning indicating strong support from the Committee for the proposed environmental centre.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council forwards a letter to the Hon Minister for Planning lending its strong support for the proposed environmental centre at Joondalup.**CARRIED**

**F20841 ROYAL AUSTRALIAN PLANNING INSTITUTE/LOCAL GOVERNMENT PLANNERS'
INSTITUTE WINTER SCHOOL - [202-1-2]**

CITY PLANNER'S REPORT F20841

The Annual Planning Winter School, organised by the Western Australian Branches of the Royal Australian Planning Institute and Local Government Planners' Association, was held on 3 August 1991. The Seminar theme was "Housing" and was attended by Cr Nosow and two officers from Town Planning Department.

The City Planner gives details of the Seminar content, including the opening address by the Minister for Planning, a summary of the findings of a Green Street Joint Venture Market Research Study on community housing attitudes in Australia, housing delivery (Homeswest) and housing designed for small blocks.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F20841 be received. **CARRIED**

F20842 UNAUTHORISED BUSINESSES WITHIN WANGARA LIGHT INDUSTRIAL ZONE - [30/1771]

CITY PLANNER'S REPORT F20842

A member of the business community at Wangara has complained that a number of commercial enterprises have established within the Wangara Light Industrial Zone which, in his opinion, are inappropriately located and should be established within a commercial zone.

The City Planner reports that almost all of the businesses mentioned are concerned with sales of clothing, a form of activity prohibited within the Light Industrial Zone unless the clothing is manufactured on the premises and retail sales represent only a minor/incidental part of the business.

The proliferation of unauthorised businesses normally expected to be found within commercial zones, now appears to be gathering momentum within Wangara Light Industrial Zone and must now be addressed.

The City Planner outlines the actions taken by Council to rezone these particular sites in Ismail Street and Prindiville Drive and suggests that further action may be deferred pending finalisation of the amendments to Town Planning Scheme No 1.

RECOMMENDATION

That Council:

- 1 advises the proprietors of Supre North Fashion Factory, Savoie Faire Unisex Hair Salon, Multicare Clothing and Wangara Dental Centre, that they are inappropriately located and should relocate;
- 2 seeks legal advice as to whether or not a prosecution could be sustained against Go West Fashions in the light of the duration of time the business has been operating from that site.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that:

- 1 consideration of action in relation to unauthorised businesses within Wangara Light Industrial Area be deferred;
- 2 a report be submitted to Town Planning Committee giving details of the history of the introduction of commercial uses into the Wangara Light Industrial Zone.**CARRIED**

F20843 ILLEGAL STRUCTURE/USE AT LOT 10 (7) GLENROTHES CRESCENT, YANCHEP - [30/3262]

CITY PLANNER'S REPORT F20843

Mr S M Bastion seeks Council approval to add a "removable wash/rub-down room" onto an established motor vehicle spray painting business at Lot 10 (7) Glenrothes Crescent, Yanchep.

The City Planner reports on the ramifications of this addition and the current status of Amendment No 561 to Town Planning Scheme No 1 which proposes adoption of a more flexible approach for permitted uses in the Yanchep Industrial area.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and allows a reduced setback for the "removable wash/rub-down room" at the established factory at Lot 10 (7) Glenrothes Crescent, Yanchep;
- 2 exercises its discretion under Clause 9.1(1) of Town Planning Scheme No 1 and allows a reduced number of car parking bays at this location;
- 3 approves the factory extension of Lot 10 (7) Glenrothes Crescent, Yanchep, subject to:
 - (a) payment of cash in lieu of parking of \$8,850.00 for a three bay shortfall in accordance with Clause 9.4 of Council's Town Planning Scheme No 1 and adopted Policy;
 - (b) standard and appropriate development conditions.

CARRIED

F20844 PROPOSED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN GABELL WAY AND KOONDOOLA AVENUE, KOONDOOLA - [510-843, 510-872]

CITY PLANNER'S REPORT F20844

In May (Item F20531) Council deferred consideration of closure of the pedestrian accessway between Gabell Way and Koondoola Avenue, Koondoola, pending an overall study being undertaken into accessways generally throughout the City. It has subsequently been resolved (Item F50708) that the closure of each accessway be considered on its own merits.

The City Planner reports that in February (Item F20249) Council gave preliminary approval to close the subject accessway and advertising was undertaken. The validity of the submissions made, both in favour of and objecting to, the closure has been assessed and the City Planner considers the arguments not to close the accessway to be stronger.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council resolves not to proceed with the closure of the pedestrian accessway between Gabell Way and Koondoola Avenue, Koondoola. **CARRIED**

F20845 PROPOSED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN CONNELL WAY AND FERRARA RESERVE, GIRRAWHEEN - [510-503]

CITY PLANNER'S REPORT F20845

In June (Item F20531) Council deferred consideration of closure of the pedestrian accessway between Connell Way and Ferrara Reserve, Girrawheen, pending an overall study being undertaken into accessways generally throughout the City. It has subsequently been resolved (Item F50708) that the closure of each accessway be considered on its own merits.

Council resolved in March (Item F20327) to close the subject accessway and the proposal was advertised.

The City Planner reports on the two petitions received, one in support of the closure, the other objecting. He examines the validity of the arguments for and against the closure and concludes that the case against is the stronger.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council resolves not to proceed with the closure of the pedestrian accessway between Connell Way and Ferrara Reserve, Girrawheen.**CARRIED**

F20846 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MORGAN PLACE AND WATERFORD DRIVE HILLARYS - [510-802, 510-728]**

CITY PLANNER'S REPORT F20846

In February 1991, a request was received for closure of the pedestrian accessway between Morgan Place and Waterford Drive, Hillarys. This request was deferred pending an overall study being undertaken into accessways generally throughout the City. It has subsequently been resolved (Item F50708) that the closure of each accessway be considered on its own merits.

The City Planner reports on the ramifications of closure of the subject accessway in terms of its effect on the general public. The request for closure was made on the grounds that the accessway is generally dirty and unpleasant and the users of it behave in an unruly and antisocial manner.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the pedestrian accessway between Morgan Place and Waterford Drive, Hillarys.

CARRIED

F20847 **PLANNING CONTROL AREA 16 DRAFT PARKS AND RECREATION LAND REQUIREMENT - [319-7-3]**

CITY PLANNER'S REPORT F20847

In May (Item F20550) Council resolved to seek from the Minister for Planning, an updated status report on Planning Control Area No 16.

The City Planner reports that Department of Planning and Urban Development has forwarded for officer comment, a draft report which describes the selection criteria and rationale for the Parks and Recreation land requirement and identifies the location of the reserve boundaries around Lakes Jandabup, Mariginiup and Gngangara.

He outlines the proposed parks and reserve boundary and confirms that landowners enquiring at the Department of Planning and Urban Development how the reservation is likely to affect them, can be shown the location of the reserve boundary.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 refers the discussion report on Planning Control Area No 16 parks and recreation land requirement to the Lakes Management Committee for discussion;
- 2 writes to the Hon Minister for Planning seeking his advice on how the parks and recreation land requirement for Planning Control Area 16 will be acquired. **CARRIED**

F20848 LEASE OF LAND AT LOT 1 WADE COURT, GIRRAWHEEN - [1410/1/6]

CITY PLANNER'S REPORT F20848

In August 1990 (Item E20812) Council resolved to sell approximately 1617m² from Lot 1 Wade Court, Girrawheen, to the adjoining Girrawheen Catholic Primary School for playground extensions and to either sell or lease a further area of 1042m² in Koman Way to the Aboriginal Evangelical Fellowship for a recreation centre. It was reported to Council that two leases and a licence to occupy were then current for the balance area of Lot 1.

The City Planner reports that two of the aforementioned tenancies have since expired and the lessees wish to renew their occupancy for further terms. The first of these is the Koondoola and Girrawheen Youth (Inc) which was incorporated under the auspices of the Sisters of the Good Shepherd. It has operated a youth drop-in centre on 464m² since November 1986 and is seeking a renewal of its lease until August 2006.

The second tenancy is a licence to the Lions Club of Girradooolea (Inc) which has occupied 300m² on Koman Way as a site for a storage shed for the charitable distribution of used furniture and clothing since August 1989 and it is seeking an extension of two years. The annual rental in both cases is \$1.00 on the basis of the community welfare nature of the operations.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council:

- 1 renews the lease of part of Lot 1 Wade Court to the Koondoola and Girrawheen Youth (Inc) for a term of fifteen years from 1 August 1991 at an annual rental of \$1.00;
- 2 renews the licence to occupy part of Lot 1 Wade Court to the Lions Club of Girradooolea (Inc) for a term of two years from 1 August 1991 at an annual rental of \$1.00;
- 3 authorises the affixation of the Common Seal to and endorses the signing of the Lease and Licence documents.

CARRIED

F20849 YELLAGONGA REGIONAL PARK, VACANT BUILDING AT LOT 18 (74) GOOLLELAL DRIVE, KINGSLEY - [061-408]

CITY PLANNER'S REPORT F20849

In 1975, Lot 18 (74) Goollelall Drive, Kingsley was purchased by the Department of Planning and Urban Development for Parks and Recreation purposes. The Department has now asked Council whether it would consider leasing back the building located on this lot, for community uses associated with the Regional Park.

This matter was deferred in July (Item F20724) pending inspection by interested Councillors.

The City Planner reports that the property was inspected by Councillors Marwick, Dammers, Rundle and Nosow in the company of officers and was found to be in a dilapidated, unclean and vandalised condition. Since inspection the property has suffered further vandalism.

There was an interest expressed by the Wanneroo Community Arts Council in the possibility of using the building for its activities. However, given the state of disrepair of the building and current proposals for the ongoing operations of the Arts Council, it is considered that the City could not effectively utilise the premises.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council advises the Department of Planning and Urban Development that it does not require the buildings at Lot 18 (74) Goollelal Drive, Kingsley for community purposes.

CARRIED

F20850 COASTAL RESERVES, EROSION AND VESTING - [755-5]

CITY PLANNER'S REPORT F20850

The City Planner reports on a resolution of the Western Australian Municipal Association Coastal Management Group which proposes:

"that WAMA advise the Coastal Management Co-ordinating Committee (CMCC) that in future WAMA will be advising all coastal land authorities to:

- 1 not accept vesting of any coastal reserves containing sea or dune erosion hazards;
- 2 to divest themselves of vesting of any reserves containing those hazards;

until such time as both State and Federal Governments recognise their responsibilities as Crown Land owners and provide an adequate subsidy base for necessary and agreed works to contain and mitigate erosion hazards and measures to prevent the future occurrence of same."

He outlines the ramifications of this proposal and the advantages of accepting or rejecting vesting of coastal lands for management purposes.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council advises the Western Australian Municipal Association that:

- 1 it does not support the motion contained in Report F20850;
- 2 it agrees with the Western Australian Municipal Association's position that the State and Federal Governments should provide special funding programmes for erosion control and mitigation.

CARRIED

Appendix VI refers

F20851 UNDERGROUNDING OF PROPOSED POWER LINE IN OCEAN REEF ROAD AND HODGES DRIVE - [510-1700, 510-1288]

CITY PLANNER'S REPORT F20851

In October 1990 (Item E11016), Council agreed to make a pro rata contribution to the cost of installing an underground 22 KV high tension power line in Ocean Reef Road and Hodges Drive. Council's contribution was conditional upon pro rata contributions for the balance cost being made by SECWA and the owners of adjoining land, Esanda Corporation Ltd, and the Ministry of Education, and Council's contribution was set at \$38,621.

The City Planner reports that the provision of this underground line is considered to be of considerable benefit to the development of Council's landholding at Lot 1029 Ocean Reef Road adjacent to the Ocean Reef Boat Harbour. It will enhance the value of that property by assisting in an aesthetically pleasing design for the overall development of the land as a recreation and tourist complex.

The undergrounding proposal requires two switching stations, one of which is to be located within grounds of the Ocean Reef High School and the second in the south-eastern corner of the City's Lot 1029. SECWA is seeking Council's consent to the excision of approximately 40m² from that land to accommodate the switching station. It is considered that Council should agree to the provision of this site without cost to SECWA because of the benefits the project will bestow on its land.

Correction

The City Planner advised that the size of the switching station site has now been identified as 18m² not 40m² as outlined in paragraph 2 of the report.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council consents to the transfer of the site for an underground power switching station from the south east corner of Lot 1029 Ocean Reef Road, Ocean Reef to SECWA, at SECWA's cost.

CARRIED

F20852 GREENHOUSE STRATEGY FOR WESTERN AUSTRALIA - [305-5]

CITY PLANNER'S REPORT F20852

The City Planner reports that in May 1989 the Western Australian Government established the Greenhouse Co-ordination Council to provide advice on the best way to ensure that efforts to address the Greenhouse Effect by Government, industry and the community were co-ordinated.

The Greenhouse Co-ordination Council has prepared a report "Greenhouse Strategy for Western Australia" and its recommendations have been approved in principle by Cabinet. A new Greenhouse Co-ordination Council has been appointed to implement the recommendations and to continue Western Australia's response to climatic change.

The main purpose of the Greenhouse Co-ordination Council is to determine how the community might look at the possibility of climatic change and ways of dealing with it, ie risk assessment. The Council will also continue to increase public awareness of the Greenhouse Effect by collating existing information and information as it arises and disseminating it to local government, business, public interest groups and government, by seminars, workshops, reports and other services. The Greenhouse Co-ordination Council's role will not be to assess everyday planning applications. This technical advice will continue to be channelled through the Environmental Protection Authority (which has a section that specifically deals with climate change) and the Department of Planning and Urban Development (ie coastal branch) when Council refers certain applications to those agencies for advice.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT F20852 be received.

CARRIED

MAINTENANCE OF SHOPPING CENTRE CAR PARKS - [505-1]

Cr Davies raised the problem of maintenance of shopping centre car parks generally, and Wanneroo Shopping Centre specifically. He requested that Council imposes maintenance of car parks as a development condition on new developments.

The City Planner reported that this requirement has been applied, in recent months, to new developments.

F20853 BUFFER ZONE AROUND INDUSTRIAL LAND - LANDSDALE - [730-6]

Cr Nosow requested the inclusion of a buffer zone around the industrial land in Landsdale.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council requires the developers of urban land in Furniss Road, Landsdale, to establish a buffer zone between their land and adjacent industrial land.

CARRIED

F20854 GOLDEN GROVE, SOUTH AUSTRALIA - [727-11]

Cr Major asked whether Council could obtain information from the developers of the high density English style Rose Garden Estate, Golden Grove, South Australia on whether the original purchasers are still happy with the development, following a period of residence.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council obtains information from the local authority (Tea Tree Gully) and the developers of the Golden Grove Rose Garden Estate in South Australia, on the acceptability of that particular type of high density housing to both residents and service authorities. **CARRIED**

RADIO MAST - 14 ENDEAVOUR ROAD, HILLARYS - [389/201/14]

Cr Major reported that the resident of 12 Endeavour Road, Hillarys, is experiencing interference with his sound reception, subsequent to the erection of a radio mast on the adjacent property. He asked whether Council had given approval for this mast and whether an investigation could be undertaken.

The City Planner advised that he would investigate this matter.

REPORT OF OCCASIONAL COMMITTEES

F90818 EXPENDITURE CONTROL

MOVED Cr Nosow, **SECONDED** Cr Edwardes that the Report of the Expenditure Control Occasional Committee Meeting, held on Monday, 12 August 1991, be received. **CARRIED**

ATTENDANCES

Councillors:	W S SMITH - Chairman from 4.33 pm	South Ward
	W H MARWICK - Mayor	Central Ward
	C P DAVIES - from 4.36 pm	North Ward
	A M CARSTAIRS	Central Ward
	R F JOHNSON	South-West Ward
	P NOSOW - Observer	South Ward

Town Clerk:	R F COFFEY
City Treasurer:	J B TURKINGTON
Committee Clerk:	M THURSTON

APPOINTMENT OF CHAIRMAN

Cr Smith was elected unopposed.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	4.32 pm
Closed:	5.35 pm

TERMS OF REFERENCE

The Committee identified and adopted its Terms of Reference, as outlined in Council resolution F90597, considered detailed information provided by the City Treasurer on Operating Expenditure for the major accounting programs for the 1991/92 financial year, whereby Council subsidises the municipal, community and recreation facilities provided under these programs.

The Committee requested that, for the next meeting, the City Treasurer identifies those areas that Council has the opportunity to address, which could generate additional funds and/or reduce expenditure.

F90819 SWIMMING POOLS

MOVED Cr Freame, **SECONDED** Cr Nosow that the Report of the Swimming Pool Occasional Committee Meeting held on Tuesday, 20 August 1991, be received.

CARRIED

ATTENDANCES

Councillors:	F D FREAME - Chairman	South-West Ward
	W H MARWICK - Mayor	Central Ward
	C P DAVIES - from 4.33 pm	North Ward
	A V DAMMERS	Central Ward
	P NOSOW	South Ward
Town Clerk:		R F COFFEY

City Treasurer:	J B TURKINGTON
City Recreation and Cultural Services Manager:	R BANHAM
City Building Surveyor:	R G FISCHER
Recreation Facilities Co-ordinator:	D INGARFIELD
Aquatic Centre Manager, Wanneroo Water World:	C HASSELL
Aquatic Centre Manager, Aquamotion:	J FONDACARO
Public Relations Officer:	A DAVIDSON
Committee Clerk:	M THURSTON
Minute Clerk:	D GOWER

CONFIRMATION OF MINUTES

The Minutes of Swimming Pools Occasional Committee Meeting held on Tuesday, 16 July 1991 were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 4.31 pm
Closed: 5.31 pm

F70801 MONTHLY REPORT FOR JULY 1991 - WANNEROO WATER WORLD - [680-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70801

The City Recreation and Cultural Services Manager provides details of the operation of Wanneroo Water World during the month of July 1991. He notes that attendances generally have decreased over the month.

MOVED Cr Dammers, **SECONDED** Cr Davies that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70801 be received. **CARRIED**

F70802 MONTHLY REPORT FOR JULY 1991 - AQUAMOTION - [690-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70802

The City Recreation and Cultural Services Manager provides details of the operation of Aquamotion during the month of July 1991. He notes that, as a result of the marketing strategies now in place, attendances during the month increased slightly.

MOVED Cr Dammers, **SECONDED** Cr Davies that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70802 be received. **CARRIED**

F70803 TRAINING GUARANTEE LEGISLATION - ELIGIBILITY OF FITNESS PROGRAMMES - [404-8]

DEPUTY TOWN CLERK'S REPORT F70803

In July (Item F70715) Council resolved that a report be submitted to the Swimming Pools Occasional Committee on the eligibility of the courses run in the Fitness Rooms at Council's aquatic centres for inclusion in the Training Guarantee Scheme.

The Deputy Town Clerk reports that the principal objective of the Training Guarantee Legislation is the improvement or enhancement of employment related skills. These skills include any which are or may be used in a workplace, any that result in more productive, more flexible or safer work and any that could be used by someone as an employee or in carrying on a business, occupation, trade or profession.

Any courses run in the Fitness Rooms at Council's aquatic centres, eg aerobic classes, are strictly "recreational" in content and do not qualify as eligible expenditure programmes.

The Australian Taxation Office, which is responsible for the administration and monitoring of the Legislation, has confirmed that courses organised within Fitness Centres do not meet the requirements of the Act.

MOVED Cr Dammers, **SECONDED** Cr Davies that Council writes to the Australian Taxation Office requesting reconsideration of the decision not to include fitness centres in the Training Guarantee Legislation.

CARRIED

F70804 REVIEW OF OPERATIONS - MELVILLE AQUATIC CENTRE - [260-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70804

In July (Item F70708) Council resolved that a comprehensive report be submitted to Swimming Pools Occasional Committee, following a visit to Melville by the Recreation Facilities Co-ordinator, giving further details of facilities, services and associated costs of the municipal pool operated by Melville City Council.

The City Recreation and Cultural Services Manager outlines the facilities contained within the Melville Aquatic Centre. These comprise one 50 metre 8-lane outdoor pool, with diving pool, and one 25 metre 6-lane heated indoor pool. Both pools operate seven days per week, except for the period May to September when the outdoor pool is drained and maintained.

The Melville Centre does not have a creche, kiosk or dry activity areas; therefore it is only possible to compare the pool component of Melville and Wanneroo.

Correction

The Recreation Facilities Co-ordinator advised that on Page 2, Attachment 1 to Report F70804 the amount "-3,793" should only appear once in column two against "Insurance", not four times as shown.

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

- 1 Council holds an open workshop for Councillors and staff from both municipal pools to discuss the staffing structure, management style, marketing strategies and future prospects for Aquamotion and Wanneroo Water World, with the items raised in Cr Smith's submission being considered;
- 2 an inspection of the Melville Aquatic Centre be undertaken by members of the Swimming Pools Occasional Committee and other interested Councillors. **CARRIED**

F70805 **AQUATIC, LEISURE AND RECREATION FACILITIES STUDY - JUNE/JULY 1991 - UK - [680-1]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70805

The City Recreation and Cultural Services Manager reports on the findings of the Aquatic Centre Manager, Wanneroo Water World, during annual leave in the UK and Europe. During his leave, the Manager visited twelve aquatic, leisure and recreation facilities and his comments on the operations of each of these facilities is attached to the report.

One centre in particular addressed the issue of marketing and promotions in an extremely professional and effective manner. The Coral Reef Aquatic and Recreation facility (City of Bracknell) is situated well off the beaten track, approximately 5 kilometres away from the City Centre - in a similar location to Aquamotion. Without very eye-catching signage, one would not know of its existence or location. Bracknell Council has placed signs in a 13 kilometre radius of the facility. The first sign is approximately 40mm in size and every half mile the sign gets larger and larger, drawing you like a magnet to the final sign, which is approximately 5 metres in size.

The City Recreation and Cultural Services Manager reports that there is no significant housing development within walking distance of this recreational facility and public transport is poor. The centre, however, attracts 450,000 patrons per year.

MOVED Cr Dammers, **SECONDED** Cr Davies that a report be submitted to Community Services Committee to determine whether the Urban Art Programme currently being initiated could produce a blanket signage campaign similar to that described for Coral Reef, City of Bracknell in Report F70805. **CARRIED**

Appendix XXI refers

F70806 **ROY GILLESPIE - SPONSORSHIP - [680-1, 690-1]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70806

Mr Roy Gillespie, a member of the Wanneroo Water World Triathlon Club, has requested free entry to Council's aquatic facilities for triathlon training purposes.

The City Recreation and Cultural Services Manager outlines the request, which could amount to \$1390.00 per annum, and gives details of the promotional benefits which could accrue, if the recipient agreed to promote the facilities used.

MOVED Cr Dammers, **SECONDED** Cr Davies that a report be submitted to Policy and Resources Committee on the ramifications of development of a policy of offering use of municipal facilities to local sporting stars in return for endorsement and publicity. **CARRIED**

F70807 MEMBERSHIP PROPOSAL FOR AQUAMOTION - [690-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F70807

In June (Item F70606) Council endorsed a number of strategies aimed at increasing patronage of Aquamotion, Wanneroo. Amongst these was the implementation of memberships for the functions provided at the facility.

The City Recreation and Cultural Services Manager reports on a structure developed by the Aquatic Centre Manager for implementing both individual and corporate memberships. The corporate packages will be offered to business houses, organisations and sporting bodies and will allow access to all public areas of the facility.

The aim of offering memberships is to generate a regular cash flow and ensure return business. Credit facilities with Bankcard, MASTERCARD and VISA have been established to accommodate this proposal and links are being forged with the established fitness industry to assist in effecting smooth implementation of the strategy.

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

1 Council:

- (a) adopts the schedule of charges for individual and corporate membership at Aquamotion Wanneroo outlined in Attachment 1 of Report F70807;
- (b) endorses the use of credit facilities at Aquamotion Wanneroo;
- (c) approves the expenditure of the credit fee on all Bankcard, MASTERCARD and VISA transactions;
- (d) invites a deputation of local members of the Fitness Industry Association to address the next meeting of Swimming Pools Occasional Committee;

2 the charging of memberships to Aquamotion, Wanneroo be referred to Finance and Administrative Resources Committee for budget reallocation. **CARRIED**

Appendix XXII refers

MARKETING UPDATE - AQUAMOTION - [690-1]

The Recreation Facilities Co-ordinator gave a verbal report to the Committee on the deliberations of the Marketing Sub-Committee.

He advised that there has been an increase in income at Aquamotion over May, June and July which has created a change in focus for the marketing strategy.

Originally marketing had been aimed at bringing groups into the facility at the peak times, but due to the increased response, overcrowding has occurred and marketing is now being directed at less attractive times, such as during the day.

The Public Relations Officer reported to the Committee that a questionnaire had been circulated and results collated so far showed that the people using the pool were from the suburbs closest to the facility, for example, Wanneroo and Heathridge, but there had been quite a few from Yanchep and Quinns Rocks.

The other questions in the survey sought information on how people knew about Aquamotion (word of mouth being the largest response); whether the name "Aquamotion" describes the facility; how much money does the family spend on sport and fitness and whether there would be any interest in memberships.

The response to the questionnaire had been positive, albeit with almost twice as many female responses to male.

The Public Relations Officer advised that two brochures are currently being written - a general brochure on Aquamotion and a more comprehensive one dealing with corporate and individual memberships.

The Public Relations Officer gave details of the Civic Function for Shelley Taylor-Smith. She advised that this event will be combined with Aquamotion's first birthday, and be held on Friday, 13 September.

It is proposed that the event would incorporate utilisation of a joint advertising campaign with the Wanneroo Times, an Interscholar Relay Race with monetary prizes, free entry to the facility between 4.00 and 7.30 pm, rescheduling of regular programmes and use of promotional free refreshment.

Discussion ensued over the use of the word "free" entry as opposed to "open for public inspection".

PROVISION OF LOCKERS - AQUAMOTION - [680-1, 690-1]

Cr Davies enquired as to whether lockers could be provided at Aquamotion.

The Aquatic Centre Manager, Wanneroo Water World advised that lockers had been purchased for Wanneroo Water World and would be installed within the next month. This would be used as a trial before installing them at Aquamotion.

MONTHLY REPORTS - AQUAMOTION AND WANNEROO WATER WORLD - [680-1, 690-1]

Cr Nosow enquired as to whether the financial reports for Aquamotion and Wanneroo Water World could be provided in the form of bar graphs.

The City Treasurer advised that he would investigate the matter.

F70814 PROVISION OF FENCING - AQUAMOTION - [690-1]

The Public Relations Officer raised the question of fencing off the area to the eastern side of Aquamotion for use as a sunbathing area.

MOVED Cr Dammers, **SECONDED** Cr Davies that a report be submitted to Swimming Pools Occasional Committee on the cost and feasibility of providing fencing around the area to the eastern side of Aquamotion for use as a sunbathing area.**CARRIED**

F70815 AQUAMOTION - A BUSINESS APPROACH - [690-1]

A discussion paper on this topic, written by Cr W Smith, has been circulated under separate cover.

MOVED Cr Dammers, **SECONDED** Cr Davies that the Report written by Cr W Smith, Aquamotion - A Business Approach, be received. **CARRIED**

F90820 PUBLIC RELATIONS

MOVED Cr Edwardes, **SECONDED** Cr Davies the Report of the Public Relations Occasional Committee Meeting held on Tuesday, 20 August 1991, be received.

CARRIED

ATTENDANCES

Councillors:	R F JOHNSON - Chairman	South-West Ward
	W H MARWICK - Mayor, from 6.33 pm	Central Ward
	H M WATERS - from 6.35 pm	North Ward
	W S SMITH - to 7.10 pm	South Ward
	A V DAMMERS	Central Ward
	P NOSOW - Observer, from 6.34 pm, deputising for Cr Smith from 7.10 pm	South Ward
	A M CARSTAIRS - Observer, to 7.20 pm	Central Ward
	F D FREAME - Observer, from 6.55 pm	South-West Ward
Town Clerk:	R F COFFEY	
Deputy Town Clerk:	A ROBSON	
Public Relations Officer	A DAVIDSON	
Committee Clerk: M THURSTON		
Minute Clerk:	D GOWER	

CONFIRMATION OF MINUTES

The Minutes of Public Relations Occasional Committee Meeting held on Tuesday, 18 July 1991 were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 6.32 pm
Closed: 8.22 pm

F70808 POST COUNCIL MEETING REFRESHMENTS - [702-0, 703-1-9]

DEPUTY TOWN CLERK'S REPORT F70808

The Deputy Town Clerk reports that, in response to an expression of concern from a number of ratepayers at the costs associated with the provision of light refreshments following Council's monthly meetings, he has given details of the current situation.

He outlines the cost of the current practice whereby Council's caterer provides a variety of hot and cold finger foods and Council's Stewardess serves alcoholic and soft drinks, and suggests a number of options should Council decide that it cannot sustain the present practice in the current economic climate.

Corrections

The Deputy Town Clerk advised that the following amendments should be made to the Report:

Para 3 The total average cost of \$871.71 should read "\$686.44"
The average cost per person should read "\$9.80"

Para 5 The average cost of \$620.00 should read "\$448.67"
The average cost per person should read "\$6.41"

Page 2 The approximate cost of \$235.00 should read "\$126.64"
The cost per person should read "\$1.80".

RECOMMENDATION

That Council includes the catering for Council suppers in the work schedule of its Stewardess, at an average cost per person of \$6.41.

MOVED Cr Carstairs, **SECONDED** Cr Rundle that:

- 1 recommendation of the Committee not be adopted;
 - 2 Council provides tea, coffee and biscuits for public refreshment following the monthly Council meeting, at an estimated cost of \$1.80 per person.
- CARRIED**

F70809 WANNEROO INFORMATION DIRECTORY 1991 - [705-4]

DEPUTY TOWN CLERK'S REPORT F70809

The sale of advertising space in the 1991/92 Wanneroo Information Directory closed on 11 August 1991 and \$38,800 was raised at that time.

The Deputy Town Clerk reports that the selling agent, Doug Durbidge has advised that he is expecting a number of clients contacted over the past weeks to also confirm further bookings and so take the sales to the \$40,000 figure.

Based on these sales, the publishing of the directory is now proceeding with copy being provided to the printers, Vanguard Press. It is anticipated that the publication will be ready for circulation early in September.

MOVED Cr Edwardes, **SECONDED** Cr Dammers that DEPUTY TOWN CLERK'S REPORT F70809 be received.**CARRIED**

F70810 CATERING CONTRACT - [208-4]

DEPUTY TOWN CLERK'S REPORT F70810

The current contract for the provision of Council's catering requirements expires on 30 October 1991.

The Deputy Town Clerk reports on a proposal to base the tender and subsequent contract on the current conditions and specifications but provide the option to twice extend the term on an annual basis, by mutual consent with the successful tenderer. This would present a more viable proposition for both parties.

MOVED Cr Edwardes, **SECONDED** Cr Dammers that Council invites tenders in relation to its catering requirements for the period 31 October 1991 to 30 October 1992, such period to be extended by mutual consent on an annual basis, terminating no later than 30 October 1994.

CARRIED

F70811 CIVIC DINNER 1991 - [703-1-6]

PUBLIC RELATIONS OFFICER'S REPORT F70811

In July (Item F70720) Council resolved that a report be submitted to Public Relations Occasional Committee on various options for the 1991 Annual/Civic Dinner.

The Public Relations Officer reports on a proposal whereby a City of Wanneroo Charity Dinner be held at Observation City on 29 November 1991. It is proposed that numbers be restricted to 350 guests. Council could sell tickets to the function and use the profit proceeds to contribute to disabled children within the City of Wanneroo.

The cost of the function could be underwritten by two methods. Firstly by inviting Council's creditors or major landowners to purchase tables and secondly, asking invited guests to subsidise the cost of their tickets. An auction and tombola would be held to raise further funds for charity.

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

- 1 Council does not hold its Annual Civic Dinner for 1991;
- 2 consideration of the feasibility of Council hosting a sponsored Charity Dinner during 1991 be deferred pending the outcome of an investigation by the Chairman of Public Relations Occasional Committee and the Public Relations Officer into the amount of support amongst the business sector for such an event;
- 3 a report be submitted to the Public Relations Occasional Committee giving details of proposals for a sponsored Charity Dinner, including venue, format, costs, sponsorship proposals, the requirements of the Local Government Accounting Directions and suggested charities.

CARRIED

F70812 CIVIC PROTOCOL - [702-3-2]

PUBLIC RELATIONS OFFICER'S REPORT F70812

In July (Item F70719) Council resolved that a report be submitted to Public Relations Occasional Committee on the formulation of an official Civic Protocol policy.

The Public Relations Officer reports on suggestions made by the Chairman of the Public Relations Occasional Committee in relation to appropriate treatment to be meted out to the Mayor of the City on civic occasions, whether these be hosted by the City of Wanneroo or other organisations.

RECOMMENDATION

That Council adopts the following policy and amends its Policy Manual accordingly:

"Civic Protocol

WHEN THE MAYOR IS AN INVITED GUEST AT ANY FUNCTIONS

- 1 Host should be advised of the manner in which the Mayor is to be treated.
- 2 Mayor should be received by the leader of the host organisation or body.

- 3 Mayor should be attended at all times, never left on his/her own.
- 4 Mayor should be referred to as either "His/Her Worship the Mayor" or "Mr/Madam Mayor".
- 5 A specific seat should be reserved for the Mayor at any function to which he/she is invited.

CITY OF WANNEROO FUNCTIONS

- 1 When the Mayor attends a City of Wanneroo function, he/she may wear the Chain of Office, unless the function is regarded as "casual".
- 2 In greeting VIPs, the Mayor may wear his/her Chain of Office.

GENERAL

- 1 A detachable coat of arms badge be obtained for the Mayoral vehicle.
- 2 A member of the Security staff may double as the Mayor's chauffeur for major civic functions.
- 3 The Mayor's spouse be designated the title of Mayoress of the City of Wanneroo, or in the case of a Lady Mayor, the title Escort be applied."

MOVED Cr Major, **SECONDED** Cr Rundle that consideration of a Civic Protocol Policy be deferred and referred to Policy and Resources Committee.

CARRIED

F70813 RETIRING COUNCILLORS' DINNER - [702-3]

The Town Clerk sought Committee guidance as to whether Council wished to hold a Councillor Dinner for those Councillors who retired from office in 1991.

MOVED Cr Edwardes, **SECONDED** Cr Dammers that Council holds a Retiring Councillors' Dinner on a mutually acceptable date in October 1991 for the presentation of gifts purchased for those Councillors who retired from office in May 1991, viz W W Bradshaw, W D Duffy and D A King.

CARRIED

F90821 REPORT OF THE TOWN CLERK

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

F90822 SCHEDULE OF DOCUMENTS REQUIRING THE COMMON SEAL - [200-0-1]

The documents listed below require the endorsement of the City of Wanneroo Common Seal:

Document: Transfer of Land
Parties: R M Godecke Pty Ltd and City of Wanneroo
Land Description: Part of Candlewood Boulevard, Joondalup

Document: Transfer of Land
Parties: City of Wanneroo and A D'Orazio, C E R D'Orazio, F D'Orazio, G D'Orazio
Land Description: Lot 3 Gngara Road, Wangara

Document: Deed of Assignment and Assumption
Parties: Jayshore Pty Ltd, Foodland Property Holdings Pty Ltd and City of Wanneroo
Land Description: Portion Swan Loc 1879 Woodvale Shopping Centre

Document: Lessors Consent to Security Over Lease
Parties: Burns Beach Caravan Resort, Commonwealth Bank and City of Wanneroo
Land Description: Burns Beach Caravan Park

MOVED Cr Freame, **SECONDED** Cr Dammers that Council authorises the affixation of the Common Seal to, and endorses the signing of, the documents listed above.

CARRIED

F90823 NATIONAL CONFERENCE - LOCAL GOVERNMENT COMMUNITY SERVICES ASSOCIATION OF AUSTRALIA - [880-1]

The Fourth National Conference of the Local Government Community Services Association of Australia will be held in Perth from 4-7 November 1991. The theme of the conference is "Local Government - The Key to Community Development". The conference will focus on three main issues, namely:

Inter Government Relations
Local Area Planning
Social Justice

It is felt that these areas are particularly relevant given the present issues under debate between the States and Commonwealth which will continue at the Premier's Conference in Perth in November. The Conference organisers feel that it is crucial for Local Government to have a voice in any national changes in policy which will affect local communities particularly in the area of grant funding.

The conference will be held at Observation City but will move to metropolitan Local Authorities for workshops and technical tours on Wednesday, 6 November 1991. The workshop on Multiculturalism will be held at the City of Wanneroo. The full programme for the conference is included. (Attachment 1 refers).

The registration fee for the conference is \$450 with provision for an early bird rate of \$390 if registration is made before 31 August 1991. A discount of 10% is allowed for Councils registering four or more full delegates.

Cr Rundle nominated Cr Freame.

MOVED Cr Rundle, **SECONDED** Cr Waters that Council nominates Cr Freame to attend the Fourth National Conference of the Local Government Community Services Association of Australia to be held in Perth from 4-7 November 1991. **CARRIED**

**F90824 WATER SENSITIVE URBAN DESIGN - ONE DAY SEMINAR TO BE HELD WEDNESDAY,
11 SEPTEMBER 1991 - [202-1-5]**

The Australian Institute of Urban Studies in association with the WA Water Resources Council will be hosting a one day seminar on Wednesday, 11 September 1991 at the City of Wanneroo. The Theme of the seminar is "Water Sensitive Urban Design".

This seminar will be covering concerns about water quality, wetland preservation and water conservation. Speakers coming from backgrounds of administration, engineering, planning, landscape architecture and horticulture will address the role of water in the planning, design and management of urban and regional development. New initiatives in the fields of water management, water sensitive design and dry landscaping will be outlined and discussed to expose the important new dimensions of this growing field of inquiry.

As the City of Wanneroo has offered the facilities of its Function Area for the Seminar, there will be no registration fee payable by Councillors and Officers of the City.

A leaflet giving full details of the Seminar content has been circulated to Councillors under separate cover.

Cr Edwardes nominated Crs Carstairs, Dammers and Major
Cr Nosow nominated Cr Rundle

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council nominates Councillors Carstairs, Dammers, Major and Rundle to attend the Australian Institute of Urban Studies Seminar entitled "Water Sensitive Urban Design" to be held at the City of Wanneroo on 11 September 1991.

CARRIED

F90825 JOONDALUP SPORTING COMPLEX - [310-1]

In February (Item F30246) Council agreed to contribute a further \$210,000 over and above its original commitment of \$1.250 million, ie making a total contribution of \$1.46 million towards the provision of athletics and hockey facilities within the Joondalup Sporting Complex to be constructed by the Joondalup Development Corporation.

The Corporation had originally intended to commence earthworks and servicing of the complex during the 1990/91 financial year. However, as a prelude the Corporation undertook a detailed survey of all the principal sporting codes throughout Perth and established a working group on which Council was represented by the City Planner.

In addition, a strong level of interest has been expressed by the West Perth Football Club to relocate to Joondalup to take advantage of the recent rezoning of the WAFL.

The Corporation also points out that many factors throughout the past six months have drawn attention to the need for a very thorough analysis of both the financial requirements of the sporting complex and the most satisfactory future management arrangements before any construction commitments could be realistically made. It is also important to ensure the initial stages of the complex are financially realistic and not driven by particular interest

groups, bearing in mind that many sporting groups wish to have access to first-rate facilities but have little or no ability to make a financial contribution or pay their way.

To this end, the Corporation has commissioned consultants LRM Australia to undertake a detailed financial analysis and recommend management options over the next 20 weeks. Council will be invited to join this exercise and will be fully consulted. Whether or not athletics or hockey are the most viable facilities to be included in the initial stage of the project will be determined by the study.

Nevertheless, the Corporation has made provision in its Capital Works Budget for a preliminary start to the sporting complex in the second half of the current financial year.

Accordingly the study will allow Council the opportunity, should it wish to reassess its position in respect of this project. In the meantime, however and pending the completion of the study, no decision should be taken to recommit the funds although the Corporation should be advised that Council reserves the right to take such a decision.

MOVED Cr Freame, **SECONDED** Cr Dammers that Council thanks the Joondalup Development Corporation for this advice, indicates its support for the study and appreciates the offer for Council continuing involvement but ensures the right to reassess its position to contribute funds based on the findings of the study.

CARRIED

F90826 CIVIC AND CULTURAL FACILITIES - PROPOSED SITES - [310-1]

Councillors will recall that at the recent launch of the Joondalup City Centre development sites, the Premier, Hon Carmen Lawrance and the Minister responsible for the Joondalup Development Corporation, Hon David Smith, announced that the City of Wanneroo was to receive a grant of land in the heart of the City Centre for the development of Civic and Cultural facilities.

The Joondalup Development Corporation has now confirmed the grant of land and the location and size of the three initial sites.

These sites are in accordance with the joint report of the Council and Corporation officers for the establishment of Civic and Cultural facilities.

The sites are subject to a subdivision application and the boundaries should therefore be regarded as preliminary only at this stage.

The Corporation suggests a more formal function be organised for the handing over of the titles document when this becomes available.

Attachment 2 (plans dated August 1991) show details of the proposed sites.

MOVED Cr Freame, **SECONDED** Cr Dammers that the information relating to the proposed sites for the establishment of Civic and Cultural facilities in Joondalup City Centre be received.

CARRIED

F90827 REQUEST FOR APPROVAL FOR RESTRICTED CLUB LIQUOR LICENCE - OCEAN RIDGE CRICKET CLUB - [061-270-2]

Ocean Ridge Cricket Club is seeking Council approval for an application for a Restricted Club Liquor Licence.

As Council is aware, for a Restricted Club Liquor Licence to be granted, the Liquor Licensing Division requires written endorsement from Council, stating that the Club in question has full and exclusive tenure of the premises during the times and dates stated on the Licence application.

The Ocean Ridge Cricket Club is requesting approval for a Restricted Club Liquor Licence at the new Ocean Ridge Clubrooms for the coming summer sporting season - 12 October 1991 to 29 April 1992. The times requested are Tuesdays and Thursdays, 5.00 pm to midnight and Saturday, 12 noon to 1.00 am.

The Club will not be storing alcohol on the premises.

MOVED Cr Freame, **SECONDED** Cr Dammers that Council approves the application by the Ocean Ridge Cricket Club for a Restricted Club Liquor Licence in the Ocean Ridge Clubrooms during the period from 12 October 1991 to 29 April 1992, on Tuesdays and Thursdays, from 5.00 pm to midnight, and on Saturdays, from noon to 1.00 am.

CARRIED

F90828 LOCAL GOVERNMENT ASSOCIATION OF WESTERN AUSTRALIA (INC) - COMMITTEE
VACANCIES - NATIONAL TRUST OF WA AND HERITAGE COUNCIL OF WA -
[312-2]

Council has previously resolved to nominate Cr Norma Rundle for appointment as Local Government member to the National Trust of WA and Heritage Council of WA.

The Western Australian Municipal Association has advised that, following ballots for nomination of members the following appointments have been made:

National Trust of WA -	Cr Cameron Schuster, City of Melville
Heritage Council of WA -	Cr Geoff Holmes, Town of Albany
	Cr Terry Tyzack, City of Stirling
	Mayor Helen Passmore, City of Subiaco.

MOVED Cr Freame, **SECONDED** Cr Dammers that the information relating to appointment of the Western Australian Municipal Association members to the National Trust of WA and the Heritage Council of WA, be received. **CARRIED**

F90829 ANNUAL AWARDS: IMPROVEMENT AND MAINTENANCE OF BUSINESS PREMISES -
[701-3]

At its meeting in August 1990 (Item E20830) authority was granted for the fourth time permitting the presentation of awards to property owners from the industrial zones for the best kept and most improved premises.

Winners in the 1990 competition were:

Best Maintained Premises

- 1 Mr K Keans, 6 Packard Street, Joondalup
- 2 Mr D Lyttleton, Wanneroo Auto Transmissions, Wangara
- 3 Mr D Elsegood, Combined Metal Industries, Landsdale
- 4 Messrs E Taylor and R Elliott, Elliotts Irrigation, Canham Way, Greenwood

Most Improved Premises

- 1 Messrs S McKenzie and C Fowler, Northern Garden Supplies, Joondalup
- 2 Messrs D Wilson, A Alder and R Hansen, Barretta Square, Wangara
- 3 Mr G Rawson, Kestral Homes, Landsdale

* The judging committee declined to nominate a business in this category at Canham Way.

Reaction from the business community indicates that this annual event has proved to be a worthwhile event and looked forward to by most members of the business community in the industrial zones.

The competition has to date been a combined City of Wanneroo, Wanneroo Chamber of Commerce and Wanneroo Times venture and the continuance of this arrangement is recommended.

It is again proposed this year to advertise the event in the local newspaper, the reasons for it, and to invite all business proprietors within the Wangara, Landsdale, Canham Way and Joondalup Business Park areas to participate.

The suggested date for the Industrial Sites Evaluation Committee to inspect the properties is on Tuesday 24 September 1991. Its recommendations will be reported to Council at its meeting on the following day. The suggested date for the presentation of awards at a formal luncheon is Wednesday 13 November 1991, to take place at the Council Administration Centre.

Cr Edwardes nominated Cr Rundle.

MOVED Cr Waters, **SECONDED** Cr Nosow that Council:

- 1 nominates Cr Rundle to the Industrial Sites Evaluation Committee;
- 2 approves the presentation of commemorative plaques at a function on Wednesday, 13 November 1991;
- 3 invites the President of the Wanneroo Chamber of Commerce, and the Editor of the Wanneroo Times to each nominate a representative from their respective organisations to the Evaluation Committee. **CARRIED**

F90830 MATTERS ARISING FROM CHILDREN'S SERVICES ADVISORY COMMITTEE -
[303-9-10]

The Acting Town Clerk submitted the following memorandum on behalf of the City Environmental Health Manager:

"The Children's Services Advisory Committee is presently examining issues relating to children's services which have been highlighted in the recent research and development report "A Challenge in Diversity". To this end the Advisory Committee has established a sub committee to examine ways of improving access to Council's Family Day Care service by families of non English speaking background.

As highlighted in the research document, the group experiencing most difficulty in accessing services is the Vietnamese community. It has been established by the sub committee that though there is an urgent need to provide affordable child care for this group there is a lack of interest by Vietnamese women to become licenced care givers. This may be attributed to:

- . the lengthy and complicated licencing procedures;
- . difficulties in making the necessary adjustments to the home;
- . lack of awareness in the Vietnamese community of family day care as being an affordable child care option, as well as being a form of viable employment.

It is an established fact that pre school children of non English speaking background have a particular problem when cared for by a carer who speaks a language foreign to the child.

At this particular stage of their development it is crucial that children develop a proficiency in their "mother tongue". Problems have arisen where parents, anxious for their children to learn English have neglected to communicate in their "mother tongue". This results in serious learning difficulties when children commence school because they have not developed a proficiency in either English or their own language.

There is a concern amongst child care workers that due to the above difficulties many families are resorting to "informal" types of child care which may be putting children at risk as well as exploiting "low cost" unlicensed care givers.

The sub committee is proposing that funds be sought to enable an intensive recruiting exercise to be carried out. This will involve three main areas, namely:

- 1 Training
The Commonwealth Employment Service is prepared to fund an Introduction to Child Care course for Vietnamese women. The City would be expected to provide a venue and promote the project.
- 2 Assistance with Licencing
Most of the aspects of licencing would be covered in the course but assistance and advice may be needed in home modification and regulations with the Department for Community Services.
- 3 Promoting the Service
This would involve negotiating with known Vietnamese groups and through the media and service agencies.

It is envisaged that the project which would be carried out on a pilot basis would take twelve weeks to complete and would target approximately twelve prospective care givers. It has been brought to the attention of the sub committee that funds for such a project are available through the Federal Department of Community Services, Housing and Health's Special Monies Programme.

The closing date for applications to this programme is Friday, 30 August 1991.

To enable the City to take advantage of this funding programme I am seeking approval to register an expression of interest in the form of this proposal. Any funding approved would be used to employ a project officer for approximately twelve weeks and to offer small grants to prospective care givers for minor home modifications. Cost to Council would be in the form of administration costs which would be minimal and could be absorbed into the existing infrastructure.

RECOMMENDATION

That Council seeks Federal Department of Community Services and Health funding to provide for a Project Officer to co-ordinate a twelve week pilot course to introduce Vietnamese women to Licensed Child Care within the City of Wanneroo."

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

- 1 CITY ENVIRONMENTAL HEALTH MANAGER'S MEMORANDUM be received;
- 2 Council seeks Federal Department of Community Services and Health funding to provide for a Project Officer to co-ordinate a twelve week pilot course to introduce Vietnamese women to Licensed Child Care within the City of Wanneroo.

CARRIED

F90831 **APPOINTMENT OF DELEGATE - WARWICK LEISURE CENTRE RECREATION MANAGEMENT ADVISORY COMMITTEE - [745-3-3]**

The Acting Town Clerk submitted the following memorandum on behalf of the City Recreation and Cultural Services Manager:

"In November 1990 (Item E41123) Council considered the draft Terms of Reference for the Joint Warwick Leisure Centre Recreation Management Advisory Committee. The Churches of Christ have endorsed the Terms of Reference, subject to clarification of one or two areas.

Now that the Centre is fully operational and the Greenwood/Warwick Recreation Management Committee disbanded, the Recreation Management Advisory Committee will be convening its first meeting within the near future. Council is required to appoint a delegate to that Committee, in accordance with the Terms of Reference.

Details of meeting dates, times and venue will be forwarded to the appointed delegate in due course.

RECOMMENDATION

That Council appoints a South Ward Councillor as its delegate to the Warwick Leisure Centre Recreation Management Advisory Committee."

Cr Moloney nominated Cr Edwardes.

MOVED Cr Moloney, **SECONDED** Cr Smith that:

- 1 CITY RECREATION AND CULTURAL SERVICES MANAGER'S MEMORANDUM be received;
- 2 Council appoints Cr Edwardes as its delegate to the Warwick Leisure Centre Recreation Management Advisory Committee. **CARRIED**

F90832 **PROPOSED ENTRY STATEMENT - WANGARA ENTERPRISE PARK - JUNCTION OF MOTIVATION DRIVE AND CHALLENGE BOULEVARD, HOWLETT AND BAILEY ARCHITECTS FOR INDUSTRIAL LAND DEVELOPMENT AUTHORITY - [30/3762]**

The Acting Town Clerk submitted the following memorandum on behalf of the City Planner:

"To assist with the marketing of Enterprise Park, the Industrial Lands Development Authority (ILDA) proposes to construct an entry statement in the roundabout at the junction of Motivation Drive and Challenge Boulevard. The Authority selected this particular proposal from a number of entries and is anxious to proceed as quickly as possible.

The proposal consists of a steel spire standing 15 metres tall on a single footing, carrying six, six metre steel laterals, five metres above ground level, holding tensioned fabric.

Important issues relating to this proposal include its location in the road reserve (the centre of the roundabout), its structural integrity, maintenance, and ultimate removal.

RECOMMENDATION

That Council grants approval to commence development of the proposed entry statement subject to:

- 1 the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencing any works whatsoever;
- 2 the proposed structure shall be designed by a practising Structural Engineer to withstand a wind loading of Wind Terrain category 2;
- 3 maintenance of the entry statement and its ultimate removal by the Industrial Lands Development Authority or its successor;
- 4 a written undertaking from the Authority that all works and re-instatement of land will be carried out to the satisfaction of the City Planner, City Engineer and City Parks Manager at no cost to Council and indemnifying Council against any claims relating to the proposed structure."

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

- 1 CITY PLANNER'S MEMORANDUM be received;
- 2 Council grants Approval to Commence Development of the proposed entry statement for Wangara Enterprise Park, at the junction of Motivation Drive and Challenge Boulevard, subject to:
 - (a) the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencement of any works whatsoever;
 - (b) the proposed structure being designed by a practising Structural Engineer to withstand a wind loading of Wind Terrain category 2;

- (c) maintenance of the entry statement and its ultimate removal by the Industrial Lands Development Authority or its successor;
- (d) a written undertaking from the Authority that all works and re-instatement of land will be carried out to the satisfaction of the City Planner, City Engineer and City Parks Manager at no cost to Council and indemnifying Council against any claims relating to the proposed structure.

CARRIED

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

F90833 NOTICE OF MOTION - CR WATERS - RESCISSION OF RESOLUTION F20726 - SUBDIVISION LOT 3 PERRY/ZIATAS/CHITTY ROADS, PINJAR - [740-84818]

Cr Waters had given notice of her intention to move the following motion at the next Ordinary Meeting of Council, to be held on Wednesday, 28 August 1991:

"That Council rescinds its Resolution F20726 and refers the application from C J Mather for separate titles for the two dwellings on Lot 3 Perry, Ziatas and Chitty Roads, Pinjar to the Town Planning Committee."

MOVED Cr Waters, **SECONDED** Cr Dammers that

1 Council rescinds its Resolution F20726 viz:

"Council does not support the application submitted by C J Mather for the proposed subdivision of Lot 3 Perry, Ziatas and Chitty Roads, Pinjar for the following reasons:

- 1 the proposal does not conform with the minimum lot size of 20 hectares for the area as prescribed by the Council's Rural Subdivision Policy;
- 2 support for the proposal would create an undesirable precedent for further subdivision in the locality."

2 the application submitted by C J Mather for the proposed subdivision of Lot 3 Perry, Ziatas and Chitty Roads, Pinjar be referred back to Town Planning Committee for further consideration. **CARRIED**

F90834 NOTICE OF MOTION - CR MAJOR - RESOLUTION F50707 - POLICY ON MEDIA STATEMENTS - [702-1]

Cr Major had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 28 August 1991:

"That Council rescinds its amended policy on Media Statements, as passed by Council on 24 July 1991.

The wording of the amendment which was finally adopted was not the same as that which the majority of Councillors indicated as their preferred option only seconds before the vote.

This rescission notice gives Council the opportunity to correct the unintentional mistake."

MOVED Cr Major, **SECONDED** Cr Moloney that:

1 Council rescinds its resolution F50505, viz:

"that Council amends its policy on Media Statements as follows:

'Statements to the media, on behalf of Council, can only be made by the Town Clerk, Mayor, Committee Chairperson or Public Relations Officer. In the Town Clerk's absence the Deputy Town Clerk has this authority and in the Mayor's absence, the Deputy Mayor has this authority. The Town Clerk or the Mayor have the power to delegate a Department Head to answer a query from the media.'

2 consideration of the policy on "Media Statements" be referred to the Policy and Resources Committee. **CARRIED**

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

INDUSTRIAL DEVELOPMENT IN PRIORITY 1 AND 2 WATER RESOURCE AREAS - GNANGARA MOUND - [322-18-1, 770-15]

Cr Rundle gave notice of the following motion, for consideration at the Ordinary Meeting of Council to be held on Wednesday, 25 September 1991:

"That Council outlaws petrol filling stations, service stations and any industrial development whatsoever on Priority 1 and 2 Water Resource areas on the Gngangara Mound."

NOTICE OF MOTIONS FOR CONSIDERATION BY AN APPROPRIATE COMMITTEE, WITHOUT DISCUSSION

F90835 COST OF VANDALISM - [907-0]

MOVED Cr Edwarded, **SECONDED** Cr Dammers that a report be submitted to Technical Services Committee detailing the cost of vandalism to the ratepayers of Wanneroo during the last five years, such report to identify areas of greatest cost. **CARRIED**

F90836 COST OF RESOLUTION OF AFTER HOURS SERVICE FROM DUPLEX - [645-2]

MOVED Cr Waters, **SECONDED** Cr Carstairs that a report be submitted to Finance and Administrative Resources Committee on the costs associated with resolution of the After Hours Service from Council's Duplex, as follows:

(a) legal fees;

(b) all staff time involved.

CARRIED

F90837 COST TO COUNCIL OF HEPBURN HEIGHTS AMENDMENT - [790-517]

MOVED Cr Waters, **SECONDED** Cr Carstairs that a report be submitted to Finance and Administrative Resources Committee on the cost of the challenge on the legality of the Metropolitan Region Scheme Amendment related to Hepburn Heights, in terms of:

(a) legal fees;

(b) all staff and consultants' time.

CARRIED

PUBLIC QUESTION TIME

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

CONFIDENTIAL BUSINESS

Nil.

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY, 25 SEPTEMBER 1991.**

CLOSE OF MEETING

There being no further business the Mayor declared the Meeting closed at 8.35 pm, the following Councillors being present at that time:

COUNCILLORS:	W H MARWICK
	G A MAJOR
	H M WATERS
	C P DAVIES
	A V DAMMERS
	A M CARSTAIRS
	P NOSOW
	C G EDWARDES

B J MOLONEY
W S SMITH
N RUNDLE
F D FREAME
R F JOHNSON