

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, 18 DECEMBER 1991

ATTENDANCES AND APOLOGIES

Councillors:	W H MARWICK - Mayor	Central Ward
	G A MAJOR - Deputy Mayor	South-West Ward
	H M WATERS - to 1.06 am, 19 December	North Ward
	C P DAVIES	North Ward
	A V DAMMERS	Central Ward
	A M CARSTAIRS	Central Ward
	C G EDWARDES	South Ward
	B J MOLONEY	South Ward
	W S SMITH	South Ward
	P NOSOW	South Ward
	F D FREAME	South-West Ward
	N RUNDLE	South-West Ward
	R F JOHNSON	South-West Ward

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

There were 108 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.31 pm.

CONFIRMATION OF MINUTES

F91201 MINUTES OF COUNCIL MEETING HELD ON 27 NOVEMBER 1991

Correction

The Town Clerk reported that Clause 4 of Resolution F31125 should be amended by the inclusion of the following words:

"with the items relating to the Charity Dinner, referred by Item F71109, being deleted from the Addendum."

MOVED Cr Dammers, **SECONDED** Cr Moloney that the Minutes of Council Meeting held on 27 November 1991, amended as above, be confirmed as a true and correct record.**CARRIED**

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Nil

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

NEW APPOINTMENT - CITY LIBRARIAN

I have great pleasure in welcoming to the Council meeting, our newly appointed City Librarian, Nerida Clifford. Nerida has attended Council meetings before, usually in her role as Acting City Librarian, but I would like to welcome her here tonight in her own right.

BADGERUP ROAD RECYCLING AND SORTING PLANT

Earlier this month, Council opened the Badgerup Road Recycling and Sorting Plant in Wangara. This plant will handle all the recyclable items collected from Council's kerbside recycling scheme which was introduced this month to about 18,000 homes in the municipality.

Results from this scheme are expected to give us a better insight into the subject of recycling and, hopefully, lead to the start of recycling for all suburbs in the City of Wanneroo.

PROVISION OF LIFEGUARDS - MULLALOO AND SORRENTO BEACHES

At the beginning of the month, Council presented the Surf Life Saving Association of WA with a cheque for \$17,120.00. The cheque is for the employment contract of two qualified lifeguards to patrol the Mullaloo and Sorrento beaches week days during summer.

This season marks the third year of Council's involvement in this scheme.

PANEL OF INQUIRY - CITY OF WANNEROO

Over the last holiday period in January this year, I was shown some documents which indicated there might have been some breaches of the Local Government Act regarding pecuniary interest. Three courses of action were available:

- 1 to walk away from the matters raised;
- 2 to refer these matters to this Council;
- 3 to refer the items to the Minister for Local Government.

In view of the significance of the items, it seemed to me most appropriate to refer them to the Minister for his consideration and for whatever action he considered necessary.

The Minister indicated that he thought the matters warranted formal investigation. However, no more was heard from him until a few weeks ago. He advised a recent deputation that had gone to seek information on the future of the Joondalup Development Corporation that he was now in a position to consider the investigation. The Minister advised he had been unable to order the investigation earlier because of a police investigation which may have affected the issues. The police investigation has now ended.

Some weeks later at a deputation on Ward Boundaries and Representation, he announced the issue of a Press Release on the investigation into Wanneroo.

If documents of a similar nature were presented to me again, I would do exactly the same thing. In the interests of the community of the City of Wanneroo, they must be placed over all other interests. I have been encouraged by the comments attributed to Councillors supporting the investigation in recent Press coverage.

PETITIONS, MEMORIALS AND DEPUTATIONS

F91202 PETITIONS SEEKING PROVISION OF SKATE PARK IN THE CITY OF WANNEROO - [250-7]

Cr Freame tabled two petitions, one of 21 signatures, the other of 214 signatures, seeking the provision of a skate park for the youth of the City of Wanneroo.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petitions seeking the provision of a skate park in Wanneroo be received and referred to Community Services Committee. **CARRIED**

F91203 PETITION FROM RESIDENTS OF LAKE ADAMS REQUESTING RECONSIDERATION OF DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT PROPOSALS FOR ROAD DEVELOPMENT EAST OF WANNEROO ROAD - [727-7]

Cr Davies tabled a petition of 84 signatures requesting Council to reconsider its acceptance of the Department of Planning and Urban Development's Option C proposal for Eastern Wanneroo.

MOVED Cr Davies, **SECONDED** Cr Waters that the petition requesting Council reconsideration of its acceptance of the Department of Planning and Urban Development's Option C proposal for Eastern Wanneroo, be received and referred to the Town Planning Committee.

CARRIED

F91204 PETITION OPPOSING THE BANNING OF ELECTION CAMPAIGN POSTERS ON ROAD VERGES - [509-0]

Cr Dammers tabled a 47-signature petition in favour of the retention of Council's policy allowing election campaign signs on street verges.

MOVED Cr Dammers, **SECONDED** Cr Rundle that the petition opposing the banning of election campaign posters on road verges be received and considered in conjunction with the notice of motion relating to Item F11123A **CARRIED**

F91205 PETITION SEEKING RELOCATION OF PARKING PROHIBITION SIGNS - KINGSLEY DRIVE - [510-1334, 910-4]

The Town Clerk tabled a 3-signature petition seeking the relocation of parking prohibition signs in Kingsley Drive. He advised that this matter would be handled administratively by the Engineering Department.

MOVED Cr Smith, **SECONDED** Cr Carstairs that the petition seeking relocation of parking prohibition signs in Kingsley Drive be received. **CARRIED**

F91206 PETITION SEEKING PROVISION OF A COMMUNITY CENTRE IN GLENELG PLACE, CONNOLLY - [730-8-1, 890-0]

The Town Clerk tabled a 241-signature petition seeking urgent provision of a community centre in Glenelg Place, Connolly from funds generated by the Joondalup Development Corporation.

MOVED Cr Smith, **SECONDED** Cr Moloney that the petition seeking urgent provision of a community centre in Glenelg Place, Connolly from funds generated by the Joondalup Development Corporation be received and referred to Town Planning Committee. **CARRIED**

F91207 PETITION SUPPORTING DINING ROOM FACILITY AT YANCHEP HOLIDAY VILLAGE
- [30/141]

A 19-signature petition has been received, in support of the opening of a dining room facility at Yanchep Holiday Village.

This petition will be considered in conjunction with Item 8 of the Town Clerk's Report.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that the petition in support of the opening of a dining room facility at Yanchep Holiday Village be received and considered in conjunction with Item 8 of the Town Clerk's Report (F91225).

CARRIED

F91208 PETITION IN SUPPORT OF THE DEVELOPMENT OF SMALL NEIGHBOURHOOD
SHOPPING CENTRE, CNR MARMION AVENUE AND BURRAGAH WAY, DUNCRAIG -
[790-587]

A 344-signature petition has been received, in support of the proposed neighbourhood shopping centre at the corner Marmion Avenue and Burragah Way, Duncraig.

This petition will be referred to Town Planning Committee for consideration with other submissions relating to Amendment No 587 to Town Planning Scheme No 1.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that the petition in support of the proposed neighbourhood shopping centre at the corner Marmion Avenue and Burragah Way, Duncraig be received and referred to Town Planning Committee for consideration with other submissions relating to Amendment No 587 to Town Planning Scheme No 1.

ANY BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

Nil

REPORTS OF COMMITTEES

F91209 COMMUNITY SERVICES COMMITTEE

MOVED Cr Freame, **SECONDED** Cr Carstairs that the Report of the Community Services Committee Meeting held on Monday, 2 December 1991 be received.

CARRIED

ATTENDANCES

Councillors:	F D FREAME - Chairman	South-West Ward
	W H MARWICK - Mayor - to 6.25 pm	Central Ward
	C P DAVIES	
North Ward		
A M CARSTAIRS		Central Ward
B J MOLONEY		South Ward
A V DAMMERS - Observer - to 6.23 pm		Central Ward
P NOSOW - Observer - from 5.40 pm		South Ward
N RUNDLE - Observer		South-West Ward
G A MAJOR - Observer - from		
5.34 pm, deputising		
for Cr Marwick from		
6.25 pm		South-West Ward

Deputy Town Clerk:	A ROBSON
City Environmental Health Manager:	G A FLORANCE
City Recreation and Cultural Services Manager:	R BANHAM
Security Administrator:	T TREWIN
City Librarian:	N CLIFFORD
Co-ordinator Welfare:	P STUART
Minute Clerk:	V GOFF

CONFIRMATION OF MINUTES

The Minutes of Community Services Committee Meeting held on 11 November 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

EDITH COWAN UNIVERSITY, JOONDALUP CAMPUS - ART DEPARTMENT - [429-1]

Cr Marwick tabled a letter addressed to Mrs Kay Hallahan MLC, Minister for Education, with a copy to the Mayor, City of Wanneroo, written by Fran Wallis, a resident and student attending the above course - Item F41232 refers.

DEPUTATION - OCEAN RIDGE RECREATION MANAGEMENT COMMITTEE

A deputation, comprising Mr Dave Smith, Mr Eric Wilson and Mr Frank Nelson, of the Ocean Ridge Recreation Management Committee, addressed the Committee.

Mr Wilson advised that policies set down by Council in the Manual of Operations for Recreation Management Committees were not being observed. In particular, the members of the Ocean Ridge Recreation Management Committee were not consulted on planning issues associated with the development of recreational facilities within the location, on changes to hire charges or advised when new projects are undertaken, eg new tennis courts at Heathridge.

Each year the Committee is asked to provide a list of items requiring Budget funds in order of priority. Information on what is included for funding is not passed on until the Budget has been adopted and printed.

The Management Committee is aware that with the appointment of a Manager at Ocean Ridge, it would be abolished. However, the Committee representatives would like to know if the Committee could continue in an advisory capacity, and still have a link with Council, as is the case at present.

Mr Wilson tabled a paper which highlighted the problems being experienced by the Committee and asked Council to give consideration to the future usefulness of the Recreation Association.

The Recreation and Cultural Services Manager advised that the issues raised by the deputation would be studied and a meeting arranged with the Ocean Reef Recreation Management Committee in the near future.

Following questions from Councillors, the Chairman thanked the deputation for their attendance and advised that, because Council would be in recess over Christmas and New Year, the matter would be brought to the February meeting.

DECLARATIONS OF PECUNIARY INTEREST

Cr Major declared an interest in Item F41215.

MEETING TIMES

Commenced: 5.31 pm
Closed: 7.50 pm

F41201 FOOD COMPLAINTS - SAMPLE NOS 29091, 29093, 29095 & 37603 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41201

The City Environmental Health Manager reports on a number of incidents involving the sale of adulterated food and seeks Council approval to instigate legal proceedings against the manufacturers and/or retailers, in accordance with the provisions of the Health Act.

RECOMMENDATION

That, in accordance with the provisions of the Health Act 1911 (as amended), Council instigates the following legal proceedings:

- 1 against Wardville Pty Ltd, C/- Page, Kirk & Jennings, 2nd Floor, Garland House, 52 Kings Park Road, West Perth, trading as "The Krusty Kob", Shop 31 Warwick Grove Shopping Centre, Beach Road, Warwick in respect of food Sample No 29091;
- 2 against Action Food Barns (WA) Pty Ltd, 18 Miles Road, Kewdale, trading as Action Food Barn, Warwick Grove Shopping Centre in respect of food Sample No 29093;
- 3 against Action Food Barns (WA) Pty Ltd, 18 Miles Road, Kewdale, trading as Action Food Barn, Ocean Reef in respect of food Sample No 29095;

ADDITIONAL INFORMATION

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

"I wish to report having received a deputation from Coles Myer Ltd and Heinz and Co Aust Ltd in relation to Recommendation Number 4 of Report F41201 of Council Agenda for 18 December 1991. Heinz and Co Food Technologist, Dr Kwhee, presented documented details on the manufacturing process of baby foods in the factory in Victoria. This information could not be made available prior to the Committee meeting. In addition, the Local Authorities' Analyst, Mr G Farrell has now advised that the glass fragments found in the baby food have been sent to the Government Chemical Laboratories for further examination. It is submitted that Council be requested to refer Number 4 of the Recommendation of Report F41201 back to the February 1992 meeting of the Community Services Committee to allow further information to be submitted."

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

- 1 CITY ENVIRONMENTAL HEALTH MANAGER'S MEMORANDUM be received;
- 2 in accordance with the provisions of the Health Act 1911 (as amended), Council instigates the following legal proceedings:
 - (a) against Wardville Pty Ltd, C/- Page, Kirk & Jennings, 2nd Floor, Garland House, 52 Kings Park Road, West Perth, trading as "The Krusty Kob", Shop 31 Warwick Grove Shopping Centre, Beach Road, Warwick in respect of food Sample No 29091;
 - (b) against Action Food Barns (WA) Pty Ltd, 18 Miles Road, Kewdale, trading as Action Food Barn, Warwick Grove Shopping Centre in respect of food Sample No 29093;
 - (c) against Action Food Barns (WA) Pty Ltd, 18 Miles Road, Kewdale, trading as Action Food Barn, Ocean Reef in respect of food Sample No 29095;
- 3 consideration of legal proceedings against Coles Myer Ltd be deferred and referred to the Community Services Committee;
- 4 Council invites a deputation of representatives of Heinz and Co and Coles Myer Ltd to address the February meeting of Community Services Committee. **CARRIED**

F41202 **FOOD COMPLAINT - SAMPLE NO 00593 - [851-7]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41202

The City Environmental Health Manager reports on an incident involving the sale of adulterated food, namely sausages that contained a wire staple. He seeks Council approval to instigate legal proceedings against the manufacturer upon receipt of acceptance of liability or the retailer, in accordance with the provisions of the Health Act.

MOVED Cr Freame, **SECONDED** Cr Rundle that, in accordance with the provisions of the Health Act 1911 (as amended), Council authorises prosecution proceedings in relation to food complaint Sample No 00593 against:

- 1 Windsor Foods Pty Ltd, 159 Vulcan Road, Canning Vale upon receipt of acceptance of liability; or
- 2 the proprietor/s of Cheap Foods, Shop 1 Craigie Plaza Shopping Centre, Eddystone Avenue, Craigie. **CARRIED**

F41203 DISPOSAL OF DISCARDED HYPODERMIC SYRINGES AND NEEDLES IN PUBLIC AREAS - [241-5-1, 508-1, 858-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41203

In October (Item F41024) Council resolved that a report be submitted to Community Services Committee on the handling and disposal of discarded hypodermic needles in the community.

The City Environmental Health Manager reports on the existing service in operation whereby discarded sharps are collected from shopping centres, schools and Council owned facilities, disposed of in Sharpsafe containers and incinerated or buried at Tamala Park. Staff collecting sharps are advised to use a remotely operated pickup tool to avoid needlestick injuries.

A pilot sharps disposal facility will soon be operating in the Koondoola area which will be monitored by Council's Youth Services Co-ordinator, with a view to providing other such tamperproof facilities if the service is warranted.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41203 be received. **CARRIED**

F41204 AIR POLLUTION - DOMESTIC SOLID FUEL HEATERS - [865-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41204

The Western Australia Municipal Association is seeking Member Council support on problems concerning pollution from domestic solid fuel heaters and whether complaints should be resolved by the local authority or by the Environmental Protection Authority.

The City Environmental Health Manager reports on efforts made to resolve this problem with the Local Government Association, the Health Department and Local Government Building Committee.

He suggests that two options may be considered - to require the Environmental Protection Authority to delegate authority to Local Government to control air pollution from domestic solid fuel heaters; or all complaints to be passed on to the Environmental Protection Authority for investigation.

MOVED Cr Nosow, **SECONDED** Cr Freame that Council advises the Western Australian Municipal Association that:

- 1 it considers that, in accordance with the provisions of the Environmental Protection Act, the Environmental Protection Authority should be requested to delegate the relevant authority to local governments to control smoke and odour nuisances caused by all forms of domestic heaters, including solid fuel;
- 2 should the Environmental Protection Authority reject the delegation of authority, all complaints of smoke/odour nuisance from domestic fuel heaters be referred to that Authority by local governments.

CARRIED

F41205 HIRE FEES FOR YANCHEP COMMUNITY BUS - [852-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT F41205

At the September meeting of the Yanchep Community Bus Management Committee it was recommended that changes be made to the bus hire fees to encourage greater bus utilisation.

The City Environmental Health Manager outlines the reasons behind the "fall off" in utilisation of the bus service by adult paying passengers - the service is too expensive; the school bus operator has made his vehicle available for hire outside of school hours - and reminds Council of the conditions of the community bus lease.

He suggests that it would be sound commercial practice to reduce the hire fees to a level the market could stand in order to encourage greater utilisation.

MOVED Cr Freame, **SECONDED** Cr Rundle that, in order to encourage better utilisation of the Yanchep Community Bus, Council endorses the proposed new charges for the bus, outlined in Report F41205, with effect from 1 January 1992.**CARRIED**

Appendix I refers

F41206 MEETING - ABORIGINAL & TORRES STRAIT ISLAND COMMISSION - [301-3]

DEPUTY TOWN CLERK'S REPORT F41206

In November (Item F41136) Council resolved that a report be submitted to Community Services Committee on the possibility of Council hosting a meeting of the Aboriginal and Torres Strait Island Commission (ATSIC) in 1992.

The Deputy Town Clerk gives details of the background to the setting up of ATSIC, which is based on a series of 60 elected Regional Councils Australia-wide.

The City of Wanneroo falls into the Karlkarniny Regional Council which covers an area from Mandurah to Gingin and incorporates all the metropolitan area.

The Council's meeting needs are quite small - ie a room for 3 days large enough to accommodate 20 people. The Deputy Town Clerk believes there would be no difficulty in accommodating the meeting needs of the Karlkarniny Regional Council.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council informs the Karlkarniny Regional Council of its willingness to host a meeting of the Council in the Administrative Centre at the City of Wanneroo.

CARRIED

F41207 ACCREDITATION AND REGISTRATION OF BILINGUAL STAFF - [404-0]

DEPUTY TOWN CLERK'S REPORT F41207

In October (Item F41026) Council resolved that a report be submitted to the December meeting of Community Services Committee on the implementation of a register of bilingual staff members to improve community information as recommended by the Access and Equity Committee.

The Deputy Town Clerk advises that as a result of the circulation of a questionnaire, 22 staff members have expressed a willingness to participate in Council's in-house language programme.

The languages spoken include Italian, French, German, Spanish, Armenian, Dutch, Polish, Russian and Togalog. However, only one of the staff members has had their language skills accredited.

The Access and Equity Committee discussed the results of the questionnaire and suggested that volunteer staff should only be used for general information and the Government Telephone Interpreter Service be called upon to assist with more technical matters.

MOVED Cr Freame, **SECONDED** Cr Rundle that DEPUTY TOWN CLERK'S REPORT F41207 be received.**CARRIED**

F41208 TRAINING GUARANTEE LEGISLATION - ELIGIBILITY OF FITNESS PROGRAMMES - [404-8]

DEPUTY TOWN CLERK'S REPORT F41208

In August (Item F70803) Council resolved that a letter be forwarded to the Australian Taxation Office requesting reconsideration of the decision not to include fitness centres in the Training Guarantee Legislation.

The Australian Taxation Office has advised that the legislation clearly states that a training programme is eligible if the principal object is to develop, maintain or improve employment related skills and the object of the programme is not recreation.

The Deputy Town Clerk advises that courses run in the Fitness Rooms of Council's aquatic centres cannot therefore qualify as "eligible expenditure".

MOVED Cr Freame, **SECONDED** Cr Rundle that DEPUTY TOWN CLERK'S REPORT F41208 be received.**CARRIED**

F41209 LIBRARY BOARD DEVELOPMENT PROGRAMME 1992-93 - [212-7]

CITY LIBRARIAN'S REPORT F41209

Towards the end of each year, the Library Board of Western Australia invites submissions from local authorities for the following year's Development Programme.

Due to a heavily reduced budget for 1991/92, the Library Board has advised that only ongoing commitments can be met in 1992/93 and there will be no request for Local Government submissions this year.

The Library Board now seeks advice on proposed library developments over the next five years in order to develop forward planning strategies.

The City Librarian suggests that the Library Board be advised of the City of Wanneroo's proposal for a major library to be established in the Joondalup City Centre during the next five years with an anticipated stock requirement of between 55,000 and 70,000 books.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council advises the Library Board of Western Australia that the City of Wanneroo will be considering the provision of a library in Joondalup during the next five years, and to meet the population requirements, such a library would require a stock of between 55,000 and 70,000 books.

CARRIED

F41210 MOBILE LIBRARY - OFF-ROAD PERIOD 10 FEBRUARY - 6 MARCH 1992 - [240-8]

CITY LIBRARIAN'S REPORT F41210

The City Librarian advises that the Mobile Library will be taken out of service for four weeks from 10 February to 6 March 1992 inclusive for the annual service and overhaul.

The time-slot meets the Depot's requirements and does not conflict with the high usage period of the school holidays.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY LIBRARIAN'S REPORT F41210 be received. **CARRIED**

F41211 RECREATION DEPARTMENT MONTHLY REPORT FOR NOVEMBER 1991 - [260-0]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41211

The City Recreation and Cultural Services Manager outlines the major activities of the Recreation Department for the month of November.

He advises that six centres will be conducting school holiday programmes for the period 19 December 1991 to 28 January 1992.

Two lifeguards have been contracted to patrol the Mullaloo and Sorrento beaches for a three month period as a service to the beach-going community.

Discussions have been held to determine whether Council could establish a circular bus route to provide young people with easier access to recreational and entertainment venues during the school holidays. The cost of this would be of the order of \$6,000 for a seven week period, and funding sources are currently being investigated.

A submission is being prepared by a variety of youth and employment agencies seeking to establish a shared administration and service centre in the Koondoola/Girrawheen area, with assistance through the Lotteries House Scheme.

The City Recreation and Cultural Services Manager gives details of progress of swimming and exercise programmes at the City's swimming pools.

Barbecues have been installed at Aquamotion and meetings have taken place with Parks Department, Aquamotion Manager and 'Finnskoga' playground equipment manufacturers to select suitable play equipment for installation prior to the school summer holidays.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41211 be received. **CARRIED**

F41212 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41212

The City Recreation and Cultural Services Manager reports on matters arising from a recent meeting of the Ocean Ridge Management Committee.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council accepts the resignation of Mr Neilson from the Ocean Ridge Recreation Management Committee and endorses the appointment of Mrs W Wong to fill the vacancy.

CARRIED

F41213 APPOINTMENT OF MANAGEMENT COMMITTEE - [264-3]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41213

In accordance with the provisions of Section 181 of the Local Government Act, the City Recreation and Cultural Services Manager submits the names of members of the Yanchep/Two Rocks Recreation Management Committee for appointment by Council.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council appoints the following as members of the Yanchep/Two Rocks Recreation Management Committee for 1991/92:

Mr B Phipps
Mrs S Truepenny
Mrs G Phipps
Mr J King
Mr T Bastow
Mrs F Burden
Mrs P Cooper
Mr G Cooper
Mr S Finney
Mrs M Presland
Mr G Swadling
Mrs N Thiessen**CARRIED**

F41214 COUNCIL PROJECTS - COMMUNITY SPORTING AND RECREATION FACILITIES FUND - [011-3]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41214

In November (Item F41125) Council received a report regarding the Community Sporting and Recreation Facilities Fund Grants and the type of projects likely to attract funding.

As funding will be for a three year period, with further applications not being called again until 1994, the City Recreation and Cultural Services Manager has outlined a number of projects for consideration by Council for prioritisation for funding.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council prepares submissions to the Community Sporting and Recreation Facilities Fund for the provision of funds for the following projects:

<u>1991/92 Priorities</u>		<u>Estimated</u> <u>Cost</u>
1	Alexander Heights/Marangaroo Community Hall \$ 370,000	
2	MacDonald Reserve Community Facility	\$ 316,000
3	Skate Park - Craigie Open Space	\$ 220,000

<u>1992/93 Priorities</u>		
1	Alexander Heights/Marangaroo Community Hall Additions	\$ 100,000
2	Connolly/Currambine Community Hall	\$ 470,000
3	Sorrento/Duncraig Recreation Centre Extensions	\$ 170,000

<u>1993/94 Priorities</u>		
	Greenwood Tennis Club - Sportsmans' Club Facility, to be incorporated into Regional Facilities at Warwick Open Space - a long term project	\$1,000,000

CARRIED

F41215 RESTRUCTURING OF CULTURAL DEVELOPMENT PROGRAMME - [429-1-12]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41215

In the 1991/92 Budget, Council approved funding for various community arts projects and sought financial assistance from State and Federal Arts funding bodies.

The City Recreation and Cultural Services Manager reports on the outcome of these grant applications and seeks Council approval to restructure the Cultural Development Programme in order to ensure that the mural arts and the youth theatre projects can proceed, albeit in a modified form.

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

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

- 1 Council approves the restructuring of the Cultural Development Programme outlined in Report F41215;
 - 2 the reallocation of funds for this restructuring be referred to the Finance and Administrative Resources Committee - Item F31219 refers.
- CARRIED**

Appendix II refers

F41216 HONORARIUM FOR CARETAKER - COCKMAN HOUSE - [263-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41216

In April 1989, Council appointed a caretaker for Cockman House, Mrs Ailsa Hosken, at an annual honorarium of \$1,250.

Over the past two and a half years Mrs Hosken and her helpers have provided dedicated service with the result that Cockman House has now become a very popular venue for schools and other visitors.

The work carried out by the caretaker in preparing the Museum for these frequent visits, requires a number of hours on each occasion. Other duties involved in the care and maintenance of Cockman House as a fine example of a well restored and presented pioneer homestead, have increased the caretaker's workload considerably. The City Recreation and Cultural Services Manager considers that the current honorarium does not reflect value for service.

The City Recreation and Cultural Services Manager seeks Council approval to increase the honorarium, and suggests that an increase in admission charges for school visitors be implemented to offset the costs.

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

- 1 Council:
 - (a) increases the annual honorarium paid to the caretaker of Cockman House to \$2,000 with effect from 1 January 1992;
 - (b) adopts an admission charge of 50 cents per head for all school visits to Cockman House at the commencement of the 1992 academic year;

2 the unbudgeted income and expenditure be referred to Finance and Administrative Resources Committee for consideration - Item F31219 refers. **CARRIED**

F41217 AMBULANCE STATION - WANNEROO TOWNSITE - [319-6]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41217

In August (Item F40818) Council resolved to investigate the relocation of the St John Ambulance Station from Wanneroo townsite, due to the proposed urbanisation of the area east of the townsite.

The City Recreation and Cultural Services Manager reports that the St John Ambulance Service has confirmed its intention to relocate to a site on the corner of the Mitchell Freeway and Ocean Reef Road, to maximise the response potential to the whole of the metropolitan area. The Association has provided statistics which support the belief that the proposed location will be the most advantageous from which to provide the best service possible to the residents of the municipality.

The City Recreation and Cultural Services Manager advises that, should urbanisation of the area east of Wanneroo occur, the St John Ambulance Service will give consideration to establishing a new depot in the centre of the development.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41217 be received. **CARRIED**

F41218 TERMS OF REFERENCE - HISTORICAL SITES ADVISORY COMMITTEE - [308-4]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41218

In November (Item F51102) Council resolved to merge the Historical Sites and Perry's Paddock Advisory Committees as part of an overall rationalisation of Committees.

The City Recreation and Cultural Services Manager reports on the revised Terms of Reference submitted for approval by Council.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council endorses the new Terms of Reference for the Historical Sites Advisory Committee, as outlined on Attachment 1 to Report F41218. **CARRIED**

Appendix III refers

F41219 BUSH HORSE RACES - BACK TO PERRY'S PADDOCK PICNIC DAY - [057-4]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41219

In November (Item F41120) Council resolved that a report be submitted to Community Services Committee on the feasibility of including amateur Bush Horse Races as part of the "Back to Perry's Paddock Picnic Day" in October 1992.

The City Recreation and Cultural Services Manager reports that the Department of Planning and Urban Development is likely to grant permission for the horse races on the basis that these are "one off" events. However, a formal approach would be required.

He advises that the President of the Wanneroo Horse and Pony Club, and local identities Bill Doherty and Bill Duffy, have expressed interest in the idea of conducting horse racing events for juniors and adults.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council makes a formal approach to the Department of Planning and Urban Development seeking approval for the conduct of horse races at the Back to Perry's Paddock Picnic Day in October 1992. **CARRIED**

F41220 SIGNAGE FOR AQUAMOTION WANNEROO - [690-1, 429-1-4]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41220

In July (Item F70718) Council resolved that a report be submitted to the Community Services Committee on whether the Urban Art Programme currently being initiated by the Cultural Planning and Development Co-ordinator could produce a blanket road signage campaign, similar to that described for Coral Reef, City of Bracknell, England for Aquamotion, Wanneroo. The Aquatic Centre Manager for Wanneroo Water World reported he was impressed by the directional advertising undertaken by a local authority to attract patrons to its municipal pool.

The City Recreation and Cultural Services Manager advises that separate funding has been approved specifically for the community mural arts programme in Padbury. As Federal funds have not been granted, the 1991/92 Cultural Development Programme will need to be restructured to ensure the Padbury Mural Arts Programme goes ahead (Item F41215 refers).

This will ensure the development of local skills which can be utilised in future projects such as the one proposed for Aquamotion, Wanneroo.

MOVED Cr Freame, **SECONDED** Cr Rundle that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41220 be received. **CARRIED**

F41221 SAFETY OF PERSONAL BELONGINGS - WANNEROO WATER WORLD - [680-1, 690-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41221

In November (Item 41115A) Council resolved that a report be submitted to Community Services Committee on the cost and feasibility of providing secure storage for clients' personal effects while attending the City's public swimming pools.

The City Recreation and Cultural Services Manager reports on a two month trial of pay lockers at Wanneroo Water World, and suggests four alternative methods of securing clients' personal effects.

The most practical cost and labour effective method would be for lockers to be installed with keys being issued by Reception on a deposit of \$5.00. A refund of \$4.50 would be made on return of the key. It is suggested that funds be included for consideration in the draft 1992/93 Budget to purchase and install such lockers.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council lists for consideration in the draft 1992/93 Budget funds to implement a reception controlled locker/security system at both Wanneroo Water World and Aquamotion Wanneroo.

CARRIED

F41222 APPLICATION FOR RESTRICTED CLUB LIQUOR LICENCE -
WOODVILLE/GREENWOOD CRICKET CLUB - [330-3-1, 930-17]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41222

The Woodville/Greenwood Cricket Club seeks Council approval to make application for a Restricted Club Liquor Licence for use of the Ellersdale Reserve Clubrooms on Thursdays and Saturdays during the summer season, 12 October 1991 to 29 March 1992.

The City Recreation and Cultural Services Manager reports that the club has exclusive use of the premises during this time and they have advised that they will not be storing alcohol on the premises.

He supports the application, subject to the club complying with Council policy relating to the safe and secure storage of liquor.

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

- 1 approves the application from the Woodville/Greenwood Cricket Club to apply for a Restricted Club Liquor Licence for the Ellersdale Reserve Clubrooms on Thursdays, 6.30 pm - 8.30 pm and Saturdays, 2.00 pm - 9.30 pm during the summer season (12 October 1991 to 29 March 1992);
- 2 informs the applicants that:
 - (a) no further structural alterations are to be made to the building without Council approval;
 - (b) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises permission to sell or consume alcohol may be withdrawn.

CARRIED

F41223 96FM COCA COLA BEACH CHALLENGE - [765-13]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F41223

The City Recreation and Cultural Services Manager gives details of a fund raising challenge to be held at Sorrento Beach on Saturday, 14 March 1992, organised by the Sorrento Surf Lifesaving Club, in conjunction with Coca Cola and 96FM.

He seeks Council approval to hold this event, subject to certain conditions relating to access, parking, disposal of litter and care of the local environment.

Correction

City Recreation and Cultural Services Manager advised that the date of the Challenge has been changed to 11 January 1992.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council approves the hosting of the 96FM Coca Cola Beach Challenge at Sorrento Beach on 11 January 1992, subject to the following conditions:

- 1 appropriate care and consideration is taken in regard to the fragile environment;
- 2 both spectators' and competitors' vehicles are parked in the defined parking areas;
- 3 access to the beach is restricted to official vehicles;
- 4 all litter must be cleaned up in accordance with beach by-laws.

CARRIED

F41224 VICTIMS OF CRIME UNIT - [909-3]

SECURITY ADMINISTRATOR'S REPORT F41224

In June (Item F40619) Council resolved that a report be submitted to the Community Services Committee on the progress of the "Victims of Crime Unit" pilot programme being conducted in Fremantle, with the support of the Police Department.

The Security Administrator advises that the Police Department has informed the Wanneroo Regional Community Policing Council that, until the Fremantle pilot scheme has been in operation for one year and has been evaluated, no new schemes will be initiated.

MOVED Cr Freame, **SECONDED** Cr Rundle that SECURITY ADMINISTRATOR'S REPORT F41224 be received.**CARRIED**

F41225 PERMANENT ANIMAL STERILISATION FACILITY - [009-3]

SECURITY ADMINISTRATOR'S REPORT F41225

Mrs Ruby Benjamin, President of the Ruby Benjamin Animal Foundation for Sterilization Inc, seeks Council support for the building of an animal sterilization facility in Wanneroo.

Discussions with the Security Administrator revealed that Mrs Benjamin would be satisfied with the provision of a small rental-free office to be staffed by volunteers. This would enable the Foundation to be run from the office rather than from her home.

The City Building Surveyor reports that there is no suitable office accommodation available at this time.

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

- 1 advises the Ruby Benjamin Animal Foundation for Sterilisation Inc that there is no suitable office accommodation available for the Foundation's use at this point in time;
- 2 lists for consideration in the draft 1992/93 Budget provision of funds for rental accommodation at Jean Beadle Community Centre, Hillarys for the Ruby Benjamin Animal Foundation.

CARRIED

F41226 REQUEST FOR PERMISSION TO KEEP MORE THAN TWO DOGS AT LOT 821 (221)
CAMBERWARRA DRIVE, CRAIGIE - [345/821/221]

SECURITY ADMINISTRATOR'S REPORT F41226

Mrs Deborah Anne-Marie Gordon seeks an exemption from Council's By-laws in accordance with the provisions of the Dog Act 1976, to keep three dogs at her home at 221 Camberwarra Drive, Craigie.

The Security Administrator reports that the 698m² residential property has a medium sized back yard, and is fenced from adjoining properties.

Letters have been sent to seven adjoining neighbours and to date three objections have been received.

MOVED Cr Freame, **SECONDED** Cr Rundle that, in accordance with the provisions of Section 26(3) of the Dog Act 1976, Council:

- 1 does not grant an exemption from its By-laws for Mrs Deborah Anne-Marie Gordon to keep more than two dogs at 221 Camberwarra Drive, Craigie;
- 2 advises the applicant of her right of appeal to the Minister for Local Government. **CARRIED**

F41227 REQUEST FOR PERMISSION TO KEEP MORE THAN TWO DOGS AT LOT 855 (51A)
COLNE WAY, GIRRAWHEEN - [186/855/51A]

SECURITY ADMINISTRATOR'S REPORT F41227

Mrs Elizabeth Anne Whait seeks an exemption from Council's By-laws in accordance with the provisions of the Dog Act 1976, to keep three dogs at her home at 51A Colne Way, Girrawheen.

The Security Administrator reports that the 500m² residential property has a medium sized back yard, and is fenced from adjoining properties.

Letters have been sent to six adjoining neighbours and to date no objection has been received.

MOVED Cr Freame, **SECONDED** Cr Rundle that in accordance with the provisions of Section 26(3) of the Dog Act 1976, Council:

- 1 does not grant an exemption from its By-laws for Mrs Elizabeth Ann Whait to keep more than two dogs at 51A Colne Way, Girrawheen;

2 advises the applicant of her right of appeal to the Minister for Local Government. **CARRIED**

F41228 SMOKE FREE ZONE - WHITFORD SENIOR CITIZENS' CENTRE - [335-1-1]

The City Environmental Health Manager reports that the Management Committee of the Whitford Senior Citizens Centre has recommended that Council declares the Centre a "SMOKE FREE" zone.

Council has resolved to ban smoking in all of its buildings, unless the booking is for a public function, when the organisers' discretion could be exercised.

RECOMMENDATION

That Council declares the Whitford Senior Citizens' Centre as a "NO SMOKING" zone, as recommended by the Centre Management Committee.

Cr Rundle requested Council consideration of a dispensation from the "NO SMOKING" policy for the Lions Club of Whitfords period of hire of the centre on Friday evenings. This request relates to Bingo evenings where a large number of the participants are smokers. The Lions Club is seeking this dispensation on the grounds that the funds raised by the Bingo Evenings are for charities.

MOVED Cr Rundle, **SECONDED** Cr Carstairs that consideration of declaration of Whitford Senior Citizens Centre as a "NO SMOKING" zone be deferred pending submission of further information.

CARRIED

F41229 ICED WATER DISPENSER - MILDENHALL SENIOR CITIZENS' CENTRE - [335-3-1]

Cr Rundle requested that an iced water dispenser be purchased with funds from the South West Ward Allocation for the Mildenhall Senior Citizens' Centre.

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

- 1 Council purchases an iced water dispenser for the Mildenhall Senior Citizens' Centre;
- 2 provision of \$1,500 from the South West Ward Allocation be referred to Finance and Administrative Resources Committee for consideration - Item F31219 refers.

CARRIED

F41230 PROVISION OF AIR CONDITIONERS TO CHILD HEALTH CLINICS - [625-0]

Cr Freame requested the purchase of five air conditioners, at a total cost of \$10,000, for installation at Sorrento, Duncraig, Craigie, Carine and Kallaroo Child Health Clinics.

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

- 1 Council purchases five air conditioners for installation at the Sorrento, Duncraig, Craigie, Carine and Kallaroo Child Health Clinics;

2 the provision of \$10,000 from the South West Ward Allocation be referred to the Finance and Administrative Resources Committee for consideration - Item F31219 refers.

CARRIED

F41231 PROPOSED LOCATION OF "IMPRESSIONS OF JOONDALUP - 1991" DONATED BY JOONDALUP DEVELOPMENT CORPORATION - [310-1 & 240-2]

Cr Major requested that the three paintings, "Impressions of Joondalup - 1991", donated by Joondalup Development Corporation be located at the Woodvale Library.

MOVED Cr Freame, **SECONDED** Cr Rundle that the three paintings donated by Joondalup Development Corporation be located at the Woodvale Library.

CARRIED

F41232 EDITH COWAN UNIVERSITY, JOONDALUP CAMPUS - ART DEPARTMENT - [429-1]

Ms Fran Wallis advised that under present university policy, the Visual Arts Degree Course currently being run at Joondalup Campus will be run in conjunction with the Academy of Performing Arts and be based at Mt Lawley Campus. Ms Wallis considers this will be to the detriment of the City of Wanneroo and Joondalup Development Corporation, who are major promoters of cultural activities in the northern suburbs.

RECOMMENDATION

That Council writes to the Edith Cowan University, Joondalup Campus, expressing concern at the proposal to move the Visual Arts Degree course from the Joondalup Campus to the Mt Lawley Campus.

Cr Marwick requested that Council also writes to the Head of the Arts Faculty at Mt Lawley Campus.

AMENDMENT MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council also writes to the Head of the Arts Faculty at Mt Lawley Campus.

CARRIED

The AMENDMENT thus became the SUBSTANTIVE MOTION, viz:

"that Council writes to the Head of the Arts Faculty at Mt Lawley Campus and the Edith Cowan University, Joondalup Campus, expressing concern at the proposal to move the Visual Arts Degree Course from the Joondalup Campus to the Mt Lawley Campus"

was **PUT** and

CARRIED

F91210 TOWN PLANNING COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Carstairs that the Report of Town Planning Committee Meeting, held on 4 December 1991 be received.

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	W H MARWICK - Mayor, from 6.14 pm	Central Ward
	C P DAVIES	North Ward
	P NOSOW	South Ward
	N RUNDLE	South-West Ward
	H M WATERS - Observer, to 7.38 pm	North Ward
	A M CARSTAIRS - Observer	Central Ward
	B J MOLONEY - Observer, from 6.32 pm	South Ward
	G A MAJOR - Observer, from 5.55 pm	South-West Ward
	R F JOHNSON - Observer	South-West Ward
Town Clerk:	R F COFFEY, from 6.16 pm	
City Planner:	O G DRESCHER, from 6.21 pm	
Deputy City Planner:	A SHEPPARD, to 6.25 pm	
Committee Clerk:	M THURSTON	
Minute Clerk:	D GOWER	

APOLOGIES

Apologies for late attendance were tendered by Cr Marwick, Town Clerk and City Planner.

CONFIRMATION OF MINUTES

The Minutes of Town Planning Committee Meeting, held on 13 November 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

PROPOSED REZONING : AMENDMENT NO 542 TO TOWN PLANNING SCHEME NO 1, LOT 66 WHITFORD AVENUE, WOODVALE

A deputation comprising Messrs N and S Trandos, addressed the Committee in relation to the application for rezoning of Lot 66 Whitford Avenue, Woodvale.

Mr N Trandos outlined the history of the application from September 1989 when he was first approached by McDonalds Restaurant about the proposal, subsequent discussions that had taken place with the City Planner and developments leading to the current deferred situation.

Mr Trandos stated that Council originally had reservations about the service station but he believes the modified plan, prepared at a cost of \$7,000, is suitable and would be an asset to the area especially as there is a need for another service station in Wanneroo.

Mr Trandos advised that the chicken farm operated by Mr S Trandos, on Lot 66 Whitford Avenue is a very profitable business, and the sheds he wishes to relocate now badly require maintenance. Should he be required to upgrade the sheds prior to relocation, it would no longer be viable for him to continue with this application for development of this lot.

Mr S Trandos advised that although his property is kept in immaculate order and no manure is stored on the premises, he has been visited by health inspectors in respect of odours from the chicken farm. He stated that it would be more convenient for him to operate from Wanneroo, but he is prepared to relocate his business to a more suitable 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 - Item F21211 refers.

DECLARATIONS OF PECUNIARY INTEREST

Cr Marwick declared an interest in Items F21212 and F21240.

MEETING TIMES:

Commenced: 5.39 pm
Closed: 8.30 pm

F21201 DEVELOPMENT ASSESSMENT UNIT - NOVEMBER 1991 - [290-1]

CITY PLANNER'S REPORT F21201

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

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report F21201.**CARRIED**

Appendix IV refers

F21202 DEVELOPMENT ENQUIRIES - NOVEMBER 1991 - [290-0]

CITY PLANNER'S REPORT F21202

The City Planner reports on enquiries received during November 1991 and the area suggested by the enquirer to be the preferred location.

He provides a resumé of the advice given to the enquirers, for Council consideration.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21202 be received. **CARRIED**

F21203 PROPOSED QUICKLIME MANUFACTURING PLANT ON RESERVE 2522, WATTLE AVENUE, NOWERGUP - [30/3595]

CITY PLANNER'S REPORT F21203

The City Planner gives details of the Environmental Protection Authority's Report and Recommendations for the proposed Quicklime Production Plant and Limestone Quarry on Reserve 2522 Wattle Avenue, Nowergup, as provided to Council by the Minister for the Environment. In November (Item F21104) Council deferred consideration of this item and referred it back to Town Planning Committee.

The Consultative Environmental Review (CER) which was prepared for the proponent Swan Portland Cement Limited, and subsequently modified during the process of consultation with Government agencies and the public, has been assessed by the Environmental Protection Authority as environmentally acceptable.

The City Planner outlines the background to the proposal and the advice given to the applicant on several issues which required addressing prior to approval being granted. These issues related to groundwater licensing, industrial zoning, full approval of all relevant government agencies, the provision of technical details and confirmation of a continuing monitoring and management programme.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21203 be received. **CARRIED**

F21203A PROPOSED QUICKLIME MANUFACTURING PLANT ON RESERVE 2522, WATTLE AVENUE, NOWERGUP - [30/3595]

MOVED Cr Dammers, **SECONDED** Cr Carstairs that a report be submitted to Town Planning Committee giving details of:

- 1 the noise levels at which a quicklime plant normally operates;
- 2 noise levels which would be acceptable within or adjacent to a general industrial area;
- 3 what gaseous emissions would be applicable to the quicklime plant;
- 4 how the Environmental Protection Authority's concerns relating to protection of the water resources will be addressed by the applicant. **CARRIED**

F21204 PROPOSED REZONING, SWAN LOCATIONS 1803 AND 1914 AND LOTS 2, 4 AND 44 OF SWAN LOCATION E1 LANDSDALE - [790-594, 790-599]

CITY PLANNER'S REPORT F21204

Feilman Planning Consultants and BSD Consultants Pty Ltd, on behalf of North Whitfords Estates Pty Ltd, K M and T A Priest and Oxleigh Holdings Pty Ltd, seek Council approval to rezone Swan Locations 1803 and 1914 and Lot 44 of Swan Location E1, Landsdale.

This matter was considered in October (Item F21050) and was deferred as premature, pending further assessment of the proposal.

The City Planner reports that the Structure Plan submitted has been modified in several respects. It has been considered by various Council Departments and officers of relevant Government authorities and instrumentalities.

The City Planner concludes that it is imperative that in addition to the preparation of a District Structure Plan for East Wanneroo, a Town Planning Development Scheme will be necessary to provide a framework within which development could occur and arrangements made to provide public facilities within East Wanneroo.

RECOMMENDATION

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

- 1 supports the applications submitted by Feilman Planning Consultants on behalf of North Whitfords Estates for the rezoning of Swan Locations 1803 and 1914 and Lot 44 of Swan Location E1 Landsdale from Rural to Residential Development R20 and R40, Commercial Service Station, Tavern, Civic, Special Residential and Special Zone (Restricted Use) Church:
 - (a) in accordance with the proposed Structure Plan modified as outlined in Report F21204;
 - (b) includes in the Fifth Schedule of the Scheme Text a figure of 2100m² gla for the proposed Neighbourhood Shopping Centre;
 - (c) includes Special Provisions relating to the Special Residential Zone in Schedule 6 of the Scheme, to the satisfaction of the City Planner;
 - (d) acknowledging that the southern portion of the structure plan abutting Kingsway covering smaller lots is only indicative of how development could take place, and final road alignments will be determined in conjunction with the subdivision applications for these properties;
 - (e) in accordance with Council Policy supports the larger lot sizes consistent with maintenance of the local amenity in this area;
- 2 supports the application submitted by BSD Consultants, on behalf of M K and T A Priest and Oxleigh Holdings Pty Ltd for the rezoning of Lots 2 and 4 Priest Road, Landsdale, from Rural to Residential R20 and Special Residential:
 - (a) in accordance with the proposed structure plan;

- (b) includes Special Provisions relating to the Special Residential Zone in Schedule 6 of the Scheme, to the satisfaction of the City Planner;

- 3 forwards the documentation for Amendment Nos 544 and 599 to the Minister for Planning for preliminary approval to advertise;
- 4 recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone the land, the subject of Amendments Nos 594 and 599 from "Rural" to "Urban";
- 5 advises the applicants that in the interest of facilitating the prompt development of the subject land, it has resolved to seek the above amendments but before granting final approval to Amendments Nos 594 and 599, it will require:
- (a) an agreed Structure Plan to be in place, amended as outlined in Report F21204;
 - (b) the applicants to enter into a legal agreement with the Council, at the applicants' expense, with regard to the payment of the relevant headworks charges to be determined by the proposed Town Planning Scheme for East Wanneroo;
- 6 delegates authority to the City Planner to approve the proposed Structure Plan once the modifications have been made to the satisfaction of the City Planner and the City Parks Manager;
- 7 delegates authority to the City Planner to approve the special provisions which relate to the proposed Special Residential Zone.

AMENDMENT MOVED Cr Nosow, **SECONDED** Cr Rundle that an additional item be included in Clause 1 of the resolution as follows:

- (f) the developer is required to liaise with the Aboriginal Sites Department to ensure that any sites of aboriginal significance, if present within the development adjacent to Snake Swamp, are identified and protected, provided this action can take place within six months. **CARRIED**

The AMENDMENT thus became the SUBSTANTIVE MOTION, viz:

"That, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended, Council:

- 1 supports the applications submitted by Feilman Planning Consultants on behalf of North Whitfords Estates for the rezoning of Swan Locations 1803 and 1914 and Lot 44 of Swan Location E1 Landsdale from Rural to Residential Development R20 and R40, Commercial Service Station, Tavern, Civic, Special Residential and Special Zone (Restricted Use) Church:
- (a) in accordance with the proposed Structure Plan modified as outlined in Report F21204;
 - (b) includes in the Fifth Schedule of the Scheme Text a figure of 2100m² gla for the proposed Neighbourhood Shopping Centre;
 - (c) includes Special Provisions relating to the Special Residential Zone in Schedule 6 of the Scheme, to the satisfaction of the City Planner;

- (d) acknowledging that the southern portion of the structure plan abutting Kingsway covering smaller lots is only indicative of how development could take place, and final road alignments will be determined in conjunction with the subdivision applications for these properties;
- (e) in accordance with Council Policy supports the larger lot sizes consistent with maintenance of the local amenity in this area;
- (f) the developer is required to liaise with the Aboriginal Sites Department to ensure that any sites of aboriginal significance, if present, within the development adjacent to Snake Swamp, are identified and protected, provided this action can take place within six months;

2 supports the application submitted by BSD Consultants, on behalf of M K and T A Priest and Oxleigh Holdings Pty Ltd for the rezoning of Lots 2 and 4 Priest Road, Landsdale, from Rural to Residential R20 and Special Residential:

- (a) in accordance with the proposed structure plan;
- (b) includes Special Provisions relating to the Special Residential Zone in Schedule 6 of the Scheme, to the satisfaction of the City Planner;

3 forwards the documentation for Amendment Nos 544 and 599 to the Minister for Planning for preliminary approval to advertise;

4 recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone the land, the subject of Amendments Nos 594 and 599 from "Rural" to "Urban";

5 advises the applicants that in the interest of facilitating the prompt development of the subject land, it has resolved to seek the above amendments but before granting final approval to Amendments Nos 594 and 599, it will require:

- (a) an agreed Structure Plan to be in place, amended as outlined in Report F21204;
- (b) the applicants to enter into a legal agreement with the Council, at the applicants' expense, with regard to the payment of the relevant headworks charges to be determined by the proposed Town Planning Scheme for East Wanneroo;

6 delegates authority to the City Planner to approve the proposed Structure Plan once the modifications have been made to the satisfaction of the City Planner and the City Parks Manager;

7 delegates authority to the City Planner to approve the special provisions which relate to the proposed Special Residential Zone."

was PUT and

CARRIED

Appendix V refers

F21205 PROPOSED REZONING : LOT 61 LEACH STREET, MARMION - [790-600]

CITY PLANNER'S REPORT F21205

Russell Taylor and William Burrell, on behalf of the CSIRO, seek Council initiation of rezoning of Lot 61 Leach Street, Marmion to a mixture of "Residential Development (northern and southern portions of the Lot) and "Special Use" to accommodate the marine research facilities. The development of fifteen residential lots is planned once the area has been rezoned.

The City Planner outlines the history of the CSIRO's plans for the subject lot and the modifications made to the proposed plan since Council discontinued Amendment 503 to Town Planning Scheme No 1 on the grounds of massive local resident objection.

The changes made to the plan would largely satisfy the concerns expressed by the residents in relation to local employment, generation of less traffic than that required for office development and adequate buffer zones around the existing facilities.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended, Council:

- 1 supports an amendment to Town Planning Scheme No 1 to rezone portion Lot 61 Leach Street, Marmion from "Reserve Public Recreation" to "Residential Development" and portion to "Residential Development Special Zone (Additional Use) Research Centre and Offices";
- 2 forwards the documentation for Amendment No 600 to Town Planning Scheme No 1 to the Minister for Planning for preliminary approval to advertise.**CARRIED**

F21206 PROPOSED CHURCH SITE/SUBDIVISION CNR HESTER AVENUE/HIDDEN VALLEY RETREAT, CLARKSON - [30/3829, 740-85718]

CITY PLANNER'S REPORT F21206

Feilman Planning Consultants, on behalf of Town and Country Bank, are seeking Council consideration of two separate, but related, applications involving land at the corner of Hester Avenue and Hidden Valley Retreat, Clarkson. The applications seek to first amalgamate three individual lots into one site of 4125m² and then to accommodate a church on the newly created site.

The City Planner outlines the structure plan for the area, which originally designated the three lots for residential use and for a fire station. The WA Fire Brigades Board has recently reassessed its needs in this area and will be relocating its facility further north.

In accordance with Council policy, this "AA" use has been advertised onsite and, to date, no submission has been received.

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

- 1 supports the amalgamation of portion of Lot 32 corner Hester Avenue and Hidden Valley Retreat, Clarkson, subject to a 0.1 metre public accessway being provided along the subject site's boundary where it abuts Hester Avenue, and for a distance of 60 metres along Hidden Valley Retreat from the Hester Avenue road reserve;
- 2 approves the application submitted by Feilman Planning Consultants, on behalf of The Town and Country Bank, for the use of portion Lot 32 Hester Avenue and Hidden Valley Retreat for church purposes, subject to:
 - (a) no access being permitted to the site from Hester Avenue nor from Hidden Valley Retreat within 60 metres from the Hester Avenue road reserve;

- (b) a sign being placed on site immediately, advising that Council has approved the use of the land for church purposes;
- (c) a formal development application being submitted prior to any works being undertaken on site.

CARRIED

F21207 PROPOSED AEROBICS AND GYMNASIUM WITHIN EXISTING SQUASH COURTS - LOT 60 (4) WARBURTON AVENUE, PADBURY - [30/173]

CITY PLANNER'S REPORT F21207

Mr B Paterson seeks Council approval to modify the existing squash court on Lot 60 (4) Warburton Avenue, Padbury, to include an aerobics and gymnasium area.

The City Planner gives details of the Town Planning Scheme requirements for this use, which is classified as "AA" (a use not normally permitted without Council approval) and suggests that as the necessary modifications are internal only, the requirement for advertising the proposal be waived. The application complies with the Town Planning Scheme No 1 provisions and the additions are in keeping with the overall recreational theme.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council uses its discretion granted under Town Planning Scheme No 1 to waive advertising, and approves an aerobics and gymnasium area within the existing squash courts on Lot 60 (4) Warburton Avenue, Padbury, as submitted by Mr B Paterson, subject to:

- 1 the granting of a building licence under the provision of the Building Regulations;
- 2 the parking area being remarked, as outlined in Report F21207, and upgraded to the satisfaction of the City Engineer;
- 3 landscaping to be carried out and maintained to the satisfaction of the City Parks Manager.

CARRIED

Appendix VI refers

F21208 PROPOSED GOLF FACILITY/RESTAURANT, LOT 1 CNR WANNEROO ROAD AND WOODVALE DRIVE, WOODVALE - [30/3314]

CITY PLANNER'S REPORT F21208

Meyer Shircore and Associates, on behalf of Emu Resorts Pty Ltd and Netinng Holdings Pty Ltd, seek Council approval to establish a restaurant (350m²), a caddy club or indoor mini golf (1200m²) and a golf driving range on Lot 1 corner Wanneroo Road and Woodvale Drive, Woodvale.

The City Planner reports on the two lots of Rural zoned land, of approximately 1.6 ha and 3.0 ha respectively, and the proposal for a joint complex comprising the restaurant and caddy club or indoor golf course, and a separate 200m long golf driving range with 30 tee off cubicles.

He gives details of previous proposals for the subject land and analyses the current application in terms of structure planning, car parking, government agency comments and environmental impact.

The proposal was advertised onsite, in accordance with Council policy, and one submission was received, objecting to the development on environmental grounds.

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

- 1 refuses the application for a golf driving range on Lot 1 cnr Woodvale Drive and Wanneroo Road, Woodvale, submitted by Meyer Shircore and Associates, on behalf of Emu Resorts Pty Ltd and Netinng Holdings Pty Ltd, as the length of the driving range is considered inadequate and is likely to adversely affect vehicular movements along the proposed road to the rear of the site and the Walluburnup Swamp area;

2 advises Meyer Shirecore and Associates that it is prepared to consider a subsequent application involving the restaurant/caddy club component only, incorporating the following:

- (a) minimum car parking provision of one bay per 5m² for the restaurant component and one bay per hole for the caddy club;
- (b) allowance for Wanneroo Road/Woodvale Drive road widening;
- (c) no access to Wanneroo Road and access to Woodvale Drive being restricted to a minimum of 60 metres from the Wanneroo Road Reserve;
- (d) a minimum 3 metre wide landscaping strip along all road frontages;
- (e) no more than four amusement machines, in accordance with Council's Policy;

3 upon receipt of written advice from the landowner, Mr Richard Ah Tay, discontinues Amendment No 533 to Town Planning Scheme No 1.

CARRIED

F21209 PROPOSED HORSE AGISTMENT AND EQUESTRIAN CENTRE ON LOT 9 (45) HONEY ROAD, MARIGINIUP - [30/3838]

CITY PLANNER'S REPORT F21209

Mr E Sorensen seeks Council approval for establishment of a horse agistment and equestrian centre on Lot 9 (45) Honey Street, Mariginiup, which is 5.5518 ha of Rural zoned land.

The City Planner reports on the ramifications of the proposal, which is classified as an "AA" use (a use not normally permitted without Council approval). The applicant seeks to establish 20 stables with associated water, feed, hay and machinery sheds, and as the subject site is affected by Planning Control Area 16, the proposal has been referred to Department of Planning and Urban Development for determination.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council uses its discretion granted under Town Planning Scheme No 1 to waive advertising, and approves a horse agistment and equestrian centre on Lot 9 (45) Honey Road, Mariginiup, as proposed by E Sorensen, subject to:

- 1 approval from the Department of Planning and Urban Development and the Environmental Protection Authority;
- 2 a 4.0 metre side setback being provided;
- 3 the issue of a building licence under the provisions of the Building Regulations;
- 4 use of the building/s being within the confines of a "Rural Use" as defined in Town Planning Scheme No 1;
- 5 the shed not being used for commercial and/or industrial purposes or for human habitation;

6 provision of a manure bin storage area to the satisfaction of the City Environmental Health Manager. **CARRIED**

F91211 DEFERRAL OF ITEM F21210

MOVED Cr Rundle, **SECONDED** Cr Freame that consideration of Item F21210 be deferred until after resolution of Item F21245. **CARRIED**

F21211 PROPOSED REZONING : AMENDMENT NO 542 TO TOWN PLANNING SCHEME NO 1, LOT 66 WHITFORD AVENUE, WOODVALE - [790-542]

CITY PLANNER'S REPORT F21211

In November (Item F21115) Council resolved to defer consideration of progress of Amendment No 542 to Town Planning Scheme No 1 pending receipt of further detailed information about the proposed development.

The City Planner gives details of the proposal, submitted by Chappell and Lambert, on behalf of N, S and H Trandos, for rezoning of Lot 66 Whitford Avenue/Wanneroo Road, Woodvale, from "Rural" to "Special Zone (Restricted Use) Service Station, Restaurants/Fast Foods". The proposed development comprises six family style restaurants/takeaway food premises, a coffee shop and a service station.

In March (Item F20342) Council resolved to defer consideration of this Amendment until the outcome of the Yellagonga Regional Park Planning Study was known.

The City Planner reports that the Department of Planning and Urban Development has advised that the final report of the Yellagonga Regional Park Planning Review is unlikely to differ from the draft report relating to development of land west of Wanneroo Road. The proposal for which Amendment No 542 was initiated conforms with the structure plan prepared by Council for this area.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21211 be received. **CARRIED**

F21211A PROPOSED REZONING : AMENDMENT NO 542 TO TOWN PLANNING SCHEME NO 1, LOT 66 WHITFORD AVENUE, WOODVALE - [790-542]

RECOMMENDATION

That Council:

- 1 modifies Amendment No 542 to Town Planning Scheme No 1 by relocating the proposed service station to the south-western corner of Lot 66 Whitford Avenue/Wanneroo Road, Woodvale, adjacent to the proposed access/egress road to Whitford Avenue;
- 2 forwards the Amendment to the Minister for Planning for preliminary approval to advertise;
- 3 prior to final adoption of Amendment No 542, requires approval for the development from the Environmental Protection Authority.

AMENDMENT MOVED Cr Davies, **SECONDED** Cr Smith that the modification to Amendment No 542 to Town Planning Scheme No 1 deletes all reference to a service station on Lot 66 Whitford Avenue/Wanneroo Road, Woodvale.

LOST

AMENDMENT MOVED Cr Major, **SECONDED** Cr Dammers that the words "Technical Officers of" be included in Clause 3 of the resolution.

CARRIED

The AMENDMENT thus became the SUBSTANTIVE MOTION, viz:

"That Council:

- 1 modifies Amendment No 542 to Town Planning Scheme No 1 by relocating the proposed service station to the south-western corner of Lot 66 Whitford Avenue/Wanneroo Road, Woodvale, adjacent to the proposed access/egress road to Whitford Avenue;
- 2 forwards the Amendment to the Minister for Planning for preliminary approval to advertise;
- 3 prior to final adoption of Amendment No 542, requires approval for the development from the Technical Officers of the Environmental Protection Authority."

was **PUT** and

CARRIED

F21212 **RELAXATION OF DEVELOPMENT POLICIES : LOT 153 (71) BUCKINGHAM DRIVE, WANGARA - [30/2217]**

CITY PLANNER'S REPORT F21212

Burnt Oak Pty Ltd, on behalf of Swansea Nominees, Sachse Farming Pty Ltd and Tarlaca Pty Ltd, seek Council approval for an extension to an existing factory unit on Lot 153 (71) Buckingham Drive, Wangara.

The City Planner outlines the proposal which consists of an additional 1036m² giving a total development area of 2400m² with a parking provision of 46 bays. He reports that this proposal does not now conform with Council's policy on development within a Light Industrial Zone in terms of carparking and landscaping.

In May 1987 Council did approve extensions on this site; however that approval has since expired without the work being completed. Should approval be granted, the City Planner suggests several conditions to reflect the changed circumstances since that time.

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

MOVED Cr Dammers, **SECONDED** Cr Edwardes that Council approves the application from Burnt Oak Pty Ltd on behalf of Swansea Nominees, Sachse Farming Pty Ltd and Tarlaca Pty Ltd for the extension of an existing factory unit on Lot 153 (71) Buckingham Drive, Wangara subject to:

- 1 only one tenant, ie a sign manufacturing company occupying the entire floorspace;
- 2 the applicant confirming in writing that should the use of the buildings change, provision will be made for the total number of car

parking bays, or, alternatively, payment of the cash-in-lieu of car parking;

- 3 the issue of a building licence under the provisions of the Building Regulations;
- 4 the parking area, driveways and points of ingress and egress being designed, constructed, drained, marked and thereafter maintained to the specifications and satisfaction of the City Engineer;
- 5 provision of a bin store, designed and located to the satisfaction of the City Engineer;
- 6 all stormwater being collected on site and disposed of in a manner acceptable to the City Engineer;
- 7 compaction and stabilisation being carried out to Council specifications;
- 8 Council approval being obtained prior to the finalisation of any contract to lease, sell or occupy the premises, to ensure that the proposed use is acceptable, particularly in relation to car parking provision;
- 9 the submission of an acoustics consultant's report to ensure that the proposed development in compliance with the requirements of the Environmental Protection Act 1986;
- 10 plans being submitted to the WA Fire Brigades Board for approval;
- 11 existing landscaping being upgraded to the satisfaction of the City Parks Manager;
- 12 other standard and appropriate conditions, outlined in Report F21212.**CARRIED**

Appendix VII refers

F21213 RELAXATION OF SETBACK REQUIREMENTS : LOT 660 (99) SYCAMORE DRIVE, DUNCRAIG - [688/660/99]

CITY PLANNER'S REPORT F21213

Mr and Mrs V E and R M Ban seek Council approval for a reduction in the front setback for a proposed garage extension on Lot 660 (99) Sycamore Drive, Duncraig.

The City Planner gives details of the proposed reduction, from 3.0 metres to 1.5 metres and the effects this could have on the surrounding amenity.

He sets out the requirements of the Town Planning Scheme No 1 and advises that Clause 5.9 of the Scheme gives Council the discretion to modify the requirements of the Residential Planning Codes in particular circumstances.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council uses its discretion granted under Clause 5.9 of Town Planning Scheme No 1 and approves a reduction of the required setback of the proposed garage extension on Lot 660 (99) Sycamore Drive, Duncraig from 3.0 metres to 1.5 metres subject to the issue of a Building Licence.

CARRIED

F21214 SUBDIVISION CONTROL UNIT FOR THE MONTH OF NOVEMBER 1991 - [740-1]

CITY PLANNER'S REPORT F21214

The City Planner gives a resumé of subdivision applications processed by the Subdivision Control Unit during November. All applications were dealt with in terms of Council's Subdivision Control Unit Policy, adopted in December 1982.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report F21214.**CARRIED**

Appendix VIII refers

F21215 PROPOSED SUBDIVISION, LOT 2000 AND PT PERTHSHIRE LOCATION 108 TRAPPERS DRIVE, WOODVALE - [740-82]

CITY PLANNER'S REPORT F21215

Feilman Planning Consultants, on behalf of Town and Country Bank Ltd, seek Council approval to subdivide Portion Lot 2000 and Perthshire Location 108 Trappers Drive, Woodvale, into 171 residential lots averaging 693m² in area.

The City Planner gives details of the proposed development and the conditions which should be imposed should approval be given. He outlines the history of proposals for the subject land, which was originally created as a Retirement Village Site and is coded R30, which would enable the development of one grouped dwelling for every 33.3m².

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council supports the application submitted by Feilman Planning Consultants, on behalf of The Town and Country Bank Ltd, for the subdivision of portions of Lot 2000 and Perthshire 108 Trappers Drive, Woodvale, subject to the following conditions:

- 1 road batters not to intrude into public open space without the prior approval of the City Parks Manager;
- 2 road batters adjacent to public open space to be stabilised to the satisfaction of the City Parks Manager;
- 3 provision of 0.1 metre wide pedestrian accessway along the boundary of the lot abutting Ocean Reef Road and along lot boundaries abutting Trappers Drive which are not serviced by "controlled access places";
- 4 provision of perimeter fencing/landscaping along the boundary of the lot abutting the 0.1 metre pedestrian accessway to Ocean Reef Road and barrier fencing along the boundary of Fleetwood circuit where it abuts Ocean Reef Road;
- 5 access places, controlled access places and cul-de-sac heads being designed to the satisfaction of the City Engineer;

- 6 access places being provided with a minimum reserve width of 12.5 metres;
- 7 provision of a 0.1 metre wide pedestrian accessway to mid-block access places in order to restrict vehicular through traffic;
- 8 lot boundaries adjacent to the northernmost bend in Monterey Drive being modified to the satisfaction of the City Engineer in order to achieve adequate sightlines;
- 9 standard conditions of subdivision. **CARRIED**

F21216 PROPOSED SUBDIVISION, LOT 4 CNR TIMBERLANE DRIVE/WHITFORD AVENUE, WOODVALE - [740-79849]

CITY PLANNER'S REPORT F21216

Russell Taylor and William Burrell, on behalf of Portuland Developments Pty Ltd, seek Council support for the subdivision of Lot 4 corner Timberlane Drive and Whitford Avenue, Woodvale, into two lots of 4.4021 ha and 2.75 ha respectively.

The City Planner reports on the proposal, which forms part of an overall development concept for land bounded by Timberlane Drive, Trappers Drive and Whitford Avenue.

The projection is for the proposed 2.75 ha lot to be subdivided into four separate parcels, having access to a public cul-de-sac. Such subdivision will be the subject of a future application by retirement village developers when detailed site planning has been completed.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council supports the application submitted by Russell Taylor and William Burrell, on behalf of Portuland Developments Pty Ltd, for the subdivision of Lot 4 corner Timberlane Drive and Whitford Avenue, Woodvale, subject to:

- 1 a 0.1 metre public accessway being provided along the subject site's boundary abutting Whitford Avenue, including the truncation into Timberlane Drive;
- 2 the pedestrian accessway(s) within the subdivision being shown on the Diagram or Plan of Survey as such and vested in the Crown under Section 20A of the Town Planning and Development Act, such land to be ceded to the Crown free of cost and without any payment of compensation by the Crown;
- 3 the implementation of traffic measures in Timberlane Drive between Whitford Avenue and Trappers Drive to the specifications and satisfaction of the City Engineer.

CARRIED

F21217 SUBDIVISION, LOCATIONS 1791 AND 1796 BELGRADE ROAD, WANNEROO - [740-85767]

CITY PLANNER'S REPORT F21217

Chapman, Glendining and Associates, on behalf of various landowners, seek Council approval for the subdivision of Lots 43-45 Belgrade Road, 42 and 67

Scott Road, 64 and 65 Anna Place and 66 High Road, Wanneroo, into 231 residential lots averaging between 500m² and 600m².

The City Planner reports on the ramifications of the application in relation to the proposed urbanisation of East Wanneroo.

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

- 1 supports the application submitted by Chapman, Glendinning and Associates on behalf of various landowners for the subdivision of Lots 43-45 Belgrade Road, 42 and 67 Scott Road, 64 and 65 Anna Place and 66 High Road, Wanneroo, subject to:
 - (a) finalisation of Amendment No 585 to Town Planning Scheme No 1;
 - (b) the applicants entering 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;
 - (c) standard conditions of subdivision;
- 2 modifies Amendment No 585 to Town Planning Scheme No 1 to accommodate Residential R2 and provide a row of 5000m² (minimum) lots abutting High Road, in accordance with Attachment No 1 to Report F21217;
- 3 advises the applicants of the requirement for residential R2 to be provided adjacent to the existing Special Rural Zone.

CARRIED

Appendix IX refers

F21218 SUBDIVISION, LOCATION 2477 FLYNN DRIVE, NEERABUP - [740-85872]

CITY PLANNER'S REPORT F21218

The Borrello family, A M Hansen and L C Murphy seek Council approval to subdivide Pt Swan Loc 2477 Flynn Drive, Neerabup into two lots of 83.34 ha and 20.55 ha.

The City Planner reports on a previous application for subdivision of this land, supported by Council but rejected by the Department of Planning and Urban Development on the grounds that subdivision could prejudice future planning in the area.

A development application for a family golf centre, supported by Council in July (Item F20709) was also rejected by the Department of Planning and Urban Development on the same grounds.

The City Planner advises that discussions held between the applicant and the Department of Planning and Urban Development have cleared the way for this application to be lodged. He recommends that conditional approval should be given.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council supports the application submitted by the Borrello family, A M Hansen and L C Murphy, for the subdivision of Pt Swan Location 2477 Flynn Drive, Neerabup, subject to the following conditions:

- 1 the ceding, free of cost to the Crown, that portion of the site required for road reserve widening purposes, to the satisfaction of the City Engineer;
- 2 a contribution to the earthworks and drainage upgrading for the existing and future Flynn Drive, to the satisfaction of the City Engineer;
- 3 maintenance of minimum lot sizes of 20 hectares;
- 4 standard conditions of subdivision. **CARRIED**

F21219 SUBDIVISION, LOT 500 OLD YANCHEP ROAD, CARABOODA - [730-85765]

CITY PLANNER'S REPORT F21219

B J and J Philp seek Council approval to subdivide Lot 500 Old Yanchep Road, Carabooda into two lots of approximately 10 hectares each.

The City Planner reports on Council's Rural Subdivision Policy, which requires minimum lot sizes of 20 hectares in this locality.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council does not support the application submitted by B J and J Philp for the subdivision of Lot 500 Old Yanchep Road, Carabooda, for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 20 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality. **CARRIED**

F21220 SUBDIVISION LOT 104 NEAVES ROAD, MARIGINIUP - [740-85870]

CITY PLANNER'S REPORT F21220

D and S Henley seek Council approval to subdivide Lot 104 Neaves Road, Mariginiup into two lots of 2.023 and 2.710 hectares respectively.

The City Planner reports on Council's Rural Subdivision Policy, which identifies the subject land as being located in a "Fringe" area, ie the minimum lot size designated for the area is dependent upon the use of the site. The policy decrees, however, that the absolute minimum lot size of 4.0 hectares must be maintained.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council does not support the application submitted by D and S Henley for the proposed subdivision of Lot 104 Neaves Road, Mariginiup for the following reasons:

- 1 proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in the area;

2 support for this proposal would create an undesirable precedent for further subdivision in the locality. **CARRIED**

F21221 APPEAL DETERMINATION : LOT 5 TRANQUIL DRIVE, NEERABUP - [740-84927]

CITY PLANNER'S REPORT F21221

In August (Item F20829) Council resolved not to support an application for subdivision of Lot 5 Tranquil Drive, Neerabup, on the grounds that this was contrary to the Special Provisions for the zone which prescribe a minimum lot size of 2.0 hectares.

The City Planner reports that the Department of Planning and Urban Development rejected the application on the same grounds, and also that it would set an undesirable precedent for further subdivision in the area.

The applicant, Mr J Morrison, appealed against these decisions, The Minister for Planning took cognisance of the appellant's grounds and the adverse recommendations for the relevant authorities and dismissed the appeal.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21221 be received. **CARRIED**

F21222 APPEAL DETERMINATION : LOT 10 SAFARI PLACE, CARABOODA - [740-84395]

CITY PLANNER'S REPORT F21222

In May (Item F20522) Council rejected an application for subdivision of Lot 10 Safari Place, Carabooda on the grounds that the proposed subdivision did not conform with Council's policy and could set an undesirable precedent. The Department of Planning and Urban Development similarly rejected the application.

The City Planner reports that the applicants, A M and I Radich appealed against these rejections. The Minister for Planning took cognisance of the appellants' grounds and the adverse recommendations of the relevant authorities, and dismissed the appeal.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21222 be received. **CARRIED**

F21223 APPEAL DETERMINATION : LOT 32 CARABOODA, CARABOODA - [740-83742]

CITY PLANNER'S REPORT F21223

In January (Item F70107) Council supported the subdivision of Lot 32 Carabooda Road, Carabooda. However, the Department of Planning and Urban Development rejected this application on the grounds that the proposal did not generally conform with the rural intent of the subject land, could prejudice future planning and could set an undesirable precedent.

The City Planner reports that the applicants P W and T P Fitzsimmons have appealed against the rejection. The Minister for Planning has considered the appellants' grounds, the adverse recommendation and the current status of the land, and dismissed the appeal.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21223 be received. **CARRIED**

F21224 APPEAL DETERMINATION : SUBDIVISION OF LOT 35 WANNEROO ROAD, NEERABUP - [740-84152]

CITY PLANNER'S REPORT F21224

In March (Item F20319) Council resolved not to support the subdivision of Lot 35 (1976) Wanneroo Road, Neerabup, on the grounds that the proposal was inconsistent with Council policy and could create an undesirable precedent. The Department of Planning and Urban Development also rejected the application on similar grounds and because it could lead to unplanned development to the detriment of a rational settlement pattern.

The City Planner reports that the applicants, K B and J L Fisher appealed against the rejection. The Minister for Planning took cognisance of the adverse recommendations, the current status of the land, and given the individual circumstances of this case, upheld the appeal.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21224 be received. **CARRIED**

F21225 AMENDMENT NO 559 TO TOWN PLANNING SCHEME NO 1 - PROPOSED MIXED BUSINESS ZONE - [790-559]

CITY PLANNER'S REPORT F21225

In May (Item F20534) Council resolved to finally adopt Amendment No 559 to Town Planning Scheme No 1 to introduce a "Mixed Business Zone" into the Scheme.

The City Planner reports that the Minister for Planning has asked that "Tavern" be removed as an 'AA' use class in the Mixed Business Zone. He considers that whilst the provisions of the Liquor Licensing Act allow residents to make submissions, it is not the appropriate forum for determining planning/land use issues.

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

- 1 modifies Amendment No 559 to Town Planning Scheme No 1 by deleting the use class "Tavern" from the Mixed Business Zoning Table;
- 2 authorises affixation of the Common Seal to the modified amendment documents.**CARRIED**

F21226 MINISTER'S RECONSIDERATION : AMENDMENT NO 539, LOT 534 AZELIA STREET, ALEXANDER HEIGHTS - [790-539]

CITY PLANNER'S REPORT F21226

In March (Item F20323) Council resolved to seek Ministerial reconsideration of Amendment No 539 to Town Planning Scheme No 1 which proposes to rezone Lot 534 Azelia Street, Alexander Heights to "Special Zone (Restricted Use) Medical Centre and Pharmacy".

The City Planner reports that the Minister for Planning has reiterated his previous decision to withhold approval for the amendment to be advertised for public comment on the grounds that a pharmacy is more appropriately located in a commercial area and could increase traffic conflict if established in a residential area.

The City Planner outlines the possibility of allowing a dispensary as part of the medical centre but suggests that they often expand beyond the approved role of a dispensary and become a pharmacy, which is not permitted without a rezoning.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council discontinues Amendment No 539 to Town Planning Scheme No 1 which proposed to rezone Lot 534 Azelia Street, Alexander Heights to "Special Zone (Restricted Use) Medical Centre and Pharmacy". **CARRIED**

F21227 MINISTER'S REFUSAL TO PERMIT ADVERTISING AMENDMENT NO 571, PORTION LOT 6 WANNEROO ROAD, WANNEROO - [790-571]

CITY PLANNER'S REPORT F21227

In February (Item F20211) Council resolved to initiate Amendment No 571 to Town Planning Scheme No 1 to rezone portion of Lot 6 Wanneroo Road, Wanneroo from "Rural" to "Rural Special Zone (Additional Use) Sale and Hire of Caravans".

The City Planner reports that the Minister for Planning has withheld consent for the amendment to be advertised for public comment on the grounds that the proposal represents an ad hoc zoning which could prejudice long term planning options for the locality. He also considered that the proposal could result in sporadic rezoning of commercial development along a major road which may set an undesirable precedent for ribbon type development.

The City Planner reminds Council that the Minister has consistently rejected corner store and other commercial rezonings in rural areas. The Draft North West Corridor Structure Plan, which proposes that the subject land be incorporated into a Landscape Protection Zone, may permit alternative land uses to be established for the lot.

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

- 1 discontinues Amendment No 571 to Town Planning Scheme No 1 which sought to rezone Pt Lot 6 Wanneroo Road, Wanneroo to "Rural Special Zone (Additional Use) Sale and Hire of Caravans";
- 2 advises the applicant that the final version of the North West Corridor Structure Plan should be released shortly and it may permit some other alternative land uses to be considered for the land.

CARRIED

F21228 CLOSE OF ADVERTISING : AMENDMENT NO 574 RESERVE 34029, WATERFORD DRIVE, HILLARYS - [790-574]

CITY PLANNER'S REPORT F21228

In April (Item F20410) Council resolved to initiate Amendment No 574 to Town Planning Scheme No 1 to rezone Reserve 34029 Waterford Drive, Hillarys, from "Public Use Reserve" to "Residential Development R20, R25 and R40". It further resolved to modify the Amendment in June (Item F20629) to relocate the proposed R40 sites.

The City Planner reports on the submissions received during the advertising period, both in support of and objecting to the proposal. The objections to the proposal were largely concerned with the impact of the development on

property values, traffic issues and suggested relocation of the RSL and retirement development and the proposed park.

He gives details of modifications to the layout of the development, proposed by Homeswest, which would result in relocation of the Public Open Space, and the Group Dwelling sites, together with structural modifications to vehicular circulation.

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

- 1 modifies Amendment No 574 by repositioning the group housing site in accordance with the plan outlined on Attachment 2 and 3 to Report F21228;
- 2 finally adopts modified Amendment No 574;
- 3 authorises affixation of the Common Seal to the amending documents;
- 4 forwards the submissions received, and modified Amendment No 574 to the Hon Minister for final approval;
- 5 refers the concerns with regard to existing problems with traffic on Waterford and Angove Drives to the City Engineer for consideration.

CARRIED

Appendix XXIX refers

F21229 PROPOSED TOWN PLANNING SCHEME NO 21 - EAST WANNEROO DEVELOPMENT SCHEME - [780-21]

CITY PLANNER'S REPORT F21229

The City Planner reports on the preparation of Town Planning Scheme No 21 to address the various issues outlined in the East Wanneroo Structure Plan, considered by Council in December 1990 (Item E21205).

The main aims of the scheme are to:

- 1 provide for the major regional road network, bus and dual use path routes;
- 2 provide for a comprehensive range of community facilities, shopping areas and school sites;
- 3 set aside land for active and passive open space purposes;
- 4 establish a mechanism whereby the structure plan can be implemented;
- 5 achieve the greatest degree of co-operation from all landowners as possible;
- 6 enable Council to implement the structure plan when and where necessary;
- 7 have regard to established Council and State Government policies and requirements;

- 8 minimise the cost of implementation to Council;
- 9 promote the protection of historic sites in the area.

Council wishes to ensure that the facilities which need to be provided within urban areas are provided by developing owners, without disadvantaging any particular owner. The Scheme will encompass the districts of Landsdale, Wangara, Gnangara, Wanneroo, Jandabup, Mariginiup, Neerabup and portions of Kingsley and Woodvale.

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

- 1 in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended) prepares City of Wanneroo Town Planning Scheme No 21: East Wanneroo Development Scheme with reference to an area situated wholly within the City of Wanneroo and enclosed within the inner edge of the broken black border on the plan marked and certified by the Town Clerk as "Scheme Area Map" and shown on the plan outlined on Attachment 1 to Report F21229;
- 2 forwards to the Department of Planning and Urban Development the statement that the objects and intentions of the Scheme are to:
- (a) enable the efficient and orderly subdivision and development for urban purposes of that part of the Scheme Area which is proposed for urban purposes by facilitating the provision of certain infrastructure and other facilities within the Scheme Area, including:
- the district distributor roads, including drainage (land acquisition and construction of full earthworks and one carriageway);
 - pedestrian-cyclist under/over passes;
 - public open space;
 - community purpose sites (land acquisition);
 - neighbourhood and local shopping centre sites (land acquisition);
 - local drainage facilities;
 - arterial drainage facilities;
- (b) ensure development occurs on an equitable basis, both in terms of the contributions made by developing landowners and the benefits they received, with prior contributions to public open space being taken into consideration. **CARRIED**

Appendix X refers

F21230 NORTH-WEST CORRIDOR STRUCTURE PLAN - EAST WANNEROO - [290-7]

CITY PLANNER'S REPORT F21230

In November (Item F21135) Council considered the East Wanneroo Road Working Group's recommendations as endorsed by the Minister for Planning.

The City Planner reports that a plan was prepared for the East Wanneroo area which reflected the Minister's recommendations. This plan was endorsed by the Department of Planning and Urban Development as an accurate representation of the Minister's advice, and as being suitable for public information purposes.

The Department of Planning and Urban Development has now modified the North West Structure Plan by deleting the extension of Flynn Drive between Pinjar Road and Neaves Road, and by deviating the north-south alignment of the Lenore/Franklin Road extension to avoid Little Mariginiup Lake. They request that Council's plan be modified and future structure planning takes account of these changes.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21230 be received. **CARRIED**

F21231 METROPOLITAN DEVELOPMENT PROGRAMME - 1991/92 - 1995/96 - [319-7]

CITY PLANNER'S REPORT F21231

The City Planner reports on the Metropolitan Development Plan (MDP), recently released by the Department of Planning and Urban Development, which has been designed to co-ordinate the release and development of new urban areas, in accordance with the principles of Metroplan.

The MDP is a five year rolling programme of land release, to be updated each year, and its principal components include projection of the demand for housing and land required, identification of appropriate areas of land release and the necessary planning actions to ensure appropriate zonings, an indication of the physical and community services required and the financial and budgetary implications to the State.

The City Planner reports that the MDP has identified seven growth areas in the Metropolitan Region and one of the seven - the "North-West Sector" - comprises entirely the City of Wanneroo. It is anticipated that some 21,372 lots will be released on the housing market in the next five years in Wanneroo, with almost 60% of these being in the Clarkson-Butler and Burns-Currambine areas.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21231 be received. **CARRIED**

F21232 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY IN RINTEL COURT, KOONDOOLA - [510-879]

CITY PLANNER'S REPORT F21232

In May (Item F90516) residents of Koondoola petitioned Council seeking closure of the pedestrian accessway between Rintel Court and the adjoining Regional Open space. The request was made on the grounds of noise and illegal motor bike riding in the accessway.

The City Planner reports that there are no services located within the accessway, which does not form part of an integrated network, and adequate public access is available from Waddington Crescent. In his opinion, closure would not disadvantage the public.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the pedestrian accessway in Rintel Court, Koondoola subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

F21233 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN RODGERS STREET AND STANTON CRESCENT, GREENWOOD - [510-778, 510-776]

CITY PLANNER'S REPORT F21233

Residents of Greenwood have asked Council to close the pedestrian accessway between Rodgers Street and Stanton Crescent on the grounds of break-ins, vandalism and theft. The four landowners adjacent to the accessway have signified their willingness to purchase the land for amalgamation with their properties.

The City Planner reports that this accessway does not lead directly to any public amenity other than a small park, and it does not form part of an integrated network of accessways. There is a drainage line located in the accessway but, provided the benefiting landowners meet all the costs of granting the necessary easements, this should not affect the closure.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the pedestrian accessway between Rodgers Street and Stanton Crescent, Greenwood subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

F21234 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY OFF CALECTASIA STREET, GREENWOOD - [510-92]

CITY PLANNER'S REPORT F21234

The Anglican Church of Greenwood has asked Council to close the pedestrian accessway off Calectasia Street, Greenwood, on the grounds of antisocial behaviour of some users and the effects of vandalism on the adjoining church.

The City Planner reports that this accessway forms part of an integral network of accessways in the locality and provides residents living to the north with direct access to a bus route on Coolibah Drive, the local shopping centre and hotel, a scout hall and pre-primary centre.

During the course of the inspection a number of pedestrians used the accessway and the City Planner states that, in his opinion, closure could not be supported.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council does not agree to the closure of the pedestrian accessway off Calectasia Street, Greenwood.

CARRIED

F21235 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MACNAB RISE AND WARWICK ROAD, DUNCRAIG - [510-1866, 1866/197/20]

CITY PLANNER'S REPORT F21235

A resident of Macnab Rise, Duncraig, has requested that Council closes the pedestrian accessway between that road and Warwick Road, on the grounds of continuing acts of vandalism on the properties adjoining this accessway.

The City Planner reports that the little used accessway does not lead directly to any community services or facilities and does not form part of a network. A 100mm reinforced concrete water main is located within the accessway; however, provided the benefiting owners meet all the associated costs,

including cutting and capping of the main, there should be no problem with closure of the accessway.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the pedestrian accessway between Macnab Rise and Warwick Road, Duncraig subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

F21236 REQUEST FOR CLOSURE OF PEDESTRIAN ACCESSWAY OFF LILBURNE ROAD, OPPOSITE MARRI ROAD, DUNCRAIG - [510-349]

CITY PLANNER'S REPORT F21236

In September (Item F20929) Council resolved to initiate closure procedures for the pedestrian accessway between Lots 123 and 869 Lilburne Road, Duncraig. This accessway does not serve any purpose and is overgrown with weeds.

The City Planner reports that the proposed closure was advertised in a local newspaper and there was no submission received. Both of the adjoining landowners have expressed an interest in acquiring half of the accessway and meeting the costs associated with the closure.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council finalises closure of the pedestrian accessway between Lots 123 (100) and 869 (102) Lilburne Road, Duncraig and amalgamates the land therein with those properties.

CARRIED

F21237 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN CELINA CRESCENT AND RENEGADE WAY, KINGSLEY - [510-1586, 510-1587]

CITY PLANNER'S REPORT F21237

Four landowners in Kingsley have asked Council to close the pedestrian accessway adjoining their properties between Celina Crescent and Renegade Way, and to amalgamate the land therein with their land.

The City Planner reports that the request stems from the problems associated with acts of vandalism and antisocial behaviour of some of the accessway users. There are water and electricity services located within the accessway but, provided the adjoining landowners will meet all service relocation and associated costs, there should be no objection to the closure.

This accessway does not lead directly to any public amenity and does not form part of an integrated network of accessways. The City Planner advises that, in his opinion, closure should not disadvantage the public.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the pedestrian accessway between Celina Crescent and Renegade Way, Kingsley subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

F21238 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN YOUNG PLACE AND EYRE PLACE, PADBURY - [510-796]

CITY PLANNER'S REPORT F21238

The owner of adjoining land in Padbury has asked Council to close the pedestrian accessway between Young Place and Eyre Place, on the grounds of antisocial behaviour by some accessway users.

The City Planner reports that this is one of a network of accessways in the locality which provides residents living in the south to access a bus route on Giles Avenue, the Padbury Senior High and Primary Schools, a child care centre and MacDonald Reserve. During the inspection period, a number of pedestrians used the accessway. There are also water and telephone services located in the accessway which would require capping and relocation if closure was approved.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council does not agree to the closure of the pedestrian accessway between Young Place and Eyre Place, Padbury.**CARRIED**

**F21239 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY FROM BEN CLOSE TO
EDDYSTONE AVENUE, CRAIGIE - [510-1256, 510-609]**

CITY PLANNER'S REPORT F21239

Residents of Ben Close, Craigie, have petitioned Council to close the pedestrian accessway which connects Ben Close to Eddystone Avenue, on the grounds of antisocial behaviour by some users and acts of vandalism and theft on adjoining and neighbouring properties.

The City Planner reports that this accessway, which forms part of a network within the locality, connects residents living in Ben Close with a bus service in Eddystone Avenue. However, all of the residents in the Close have signed the petition and the adjacent landowners have indicated their willingness to amalgamate the land and pay all of the costs associated with the closure.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the pedestrian accessway between Ben Close and Eddystone Avenue, Craigie subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

**F21240 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY IN NYARA CRESCENT, CRAIGIE
- [510-596]**

CITY PLANNER'S REPORT F21240

Residents of Craigie have petitioned Council, seeking closure of the pedestrian accessway in Nyara Crescent, Craigie. Council considered this application in September (Item F20928) and sought further information.

The City Planner reports that the subject accessway is the one which adjoins Lots 92 and 93, 724 and 725 and closure is sought because of acts of vandalism and antisocial behaviour of some of the users. The accessway forms part of a chain of three which lead directly to shopping facilities, a bowling centre and a bus route.

There are sewer and water facilities located within the accessway, which would require relocation at the expense of the benefiting landowners should closure proceed.

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

RECOMMENDATION

That, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the accessway in Nyara Crescent, Craigie, subject to the benefiting landowners agreeing to meet all costs involved.

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

- 1 recommendation of the Committee not be adopted;
- 2 Council does not agree to the closure of the pedestrian accessway in Nyara Crescent, Craigie. **LOST**

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure

procedures in respect of the accessway in Nyara Crescent, Craigie, subject to the benefiting landowners agreeing to meet all costs involved. **CARRIED**

F21241 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN ALBATROSS COURT AND CORMORANT COURT, HEATHRIDGE - [510-1442, 510-1443]

CITY PLANNER'S REPORT F21241

Adjoining residents in Heathridge have asked Council to close the pedestrian accessway between Albatross Court and Cormorant Court and amalgamate the land therein with their properties. The closure is sought because of problems associated with antisocial behaviour and vandalism by some of the accessway users.

The City Planner reports that this accessway does not lead directly to any public amenity nor does it form part of an integrated network. There are water and electricity services located within the accessway, which would require relocation at the benefiting landowners' expense.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure procedures in respect of the pedestrian accessway between Albatross Court and Cormorant Court, Heathridge subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

F21242 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY OFF NAUTICAL COURT, YANCHEP - [510-532]

CITY PLANNER'S REPORT F21242

The owner of Lot 538 Nautical Court, Yanchep, seeks the closure of the pedestrian accessway adjacent to his property, which leads to Anchor Park (Reserve 33069).

The City Planner reports that the unconstructed accessway does not provide access to any other amenity and as the properties around the locality are undeveloped, closure should not disadvantage the community.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Local Government Act, Council initiates preliminary closure action in respect of the pedestrian accessway off Nautical Court, Yanchep subject to the benefiting landowners agreeing to meet all costs involved.

CARRIED

F21243 LAKES MANAGEMENT COMMITTEE RECOMMENDATIONS - [322-18-1]

CITY PLANNER'S REPORT F21243

The City Planner reports on recommendations made at a recent meeting of the Lakes Management Committee. These relate to Committee deputies, a replacement delegate and reiteration of the Committee's concern at the inclusion of a group housing site on the western boundary of Yellagonga Regional Park.

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

- 1 allows resident members of the Lakes Management Committee to nominate deputies to attend Committee meetings on their behalf;

accepts the nomination of Ms Jill Brown as a resident member of the Lakes Management Committee;

3 advises the Lakes Management Committee that it will not change its position in respect of the proposed group housing site on the western boundary of Yellagonga Regional Park, between the Lakeside Drive alignments and Lake Joondalup parks and recreation reserve, as it sees that the Environmental Protection Authority is well placed to ensure that the development is carried out in an environmentally acceptable manner. **CARRIED**

F21244 QUINNS GROUNDWATER SCHEME : ENVIRONMENTAL ASSESSMENT REPORT - [322-18-1]

CITY PLANNER'S REPORT F21244

The City Planner reports on the construction of the first stage of the Quinns Groundwater Scheme.

The Quinns Groundwater Scheme, proposed by the Water Authority of Western Australia will develop the groundwater resources around the Quinns Rocks/Mindarie area. The first stage of development will consist of three superficial wells with shared onsite treatment facilities. Eventually there may be the need for one centralised groundwater treatment plant for the conventional treatment of groundwater and possibly for water softening.

The City Planner advises that the proposal was the subject of an Environmental Assessment Report which has been provided to the Environmental Protection Authority. This report considered the use and storage of chlorine gas for treatment of the water and apparently satisfied the Environmental Protection Authority of the minimisation of the risks involved.

The Quinns Groundwater Scheme is a necessary aspect of urbanisation of the Quinns/Mindarie area. Water for the Quinns area is currently supplied from Wanneroo Reservoir but based on the rate of increase in demand, this supply will be inadequate after 1993.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that CITY PLANNER'S REPORT F21244 be received. **CARRIED**

F21245 INDUSTRIAL DEVELOPMENT IN PRIORITY 1 AND 2 WATER SOURCE AREAS - GNANGARA MOUND - [322-18-1, 770-15]

CITY PLANNER'S REPORT F21245

In September (Item F90931) Council resolved to refer to the Town Planning Committee the suggestion that Council outlaws petrol filling stations, service stations and any industrial development whatsoever on Priority 1 and 2 water resource areas on the Gnangara Mound. This was considered in November (Item F21139) and deferred pending clarification of certain land uses currently established over the Gnangara Mound.

The City Planner reports on the ramifications of such a prohibition, the boundaries of the priority source areas and the current statutory situation regarding the land uses concerned. He provides a suggested policy for adoption.

RECOMMENDATION

That Council:

1 prohibits petrol filling stations, service stations and any industrial development on Priority 1 and 2 water resources areas on the Ghangara Mound;

2 adopts the following policy:

"INDUSTRIAL DEVELOPMENT, PETROL FILLING STATIONS AND SERVICE STATIONS IN PRIORITY 1 AND 2 GROUNDWATER SOURCE AREAS.

In the Water Authority of WA Priority 1 and 2 Groundwater Source Areas as shown on the Priority Source Area plan, Council will not support the development of the following land uses (as defined in Town Planning Scheme No 1):

- (i) general industry
- (ii) hazardous industry
- (iii) light industry
- (iv) noxious industry
- (v) service industry
- (vi) petrol filling station
- (vii) service station."

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

1 consideration of adoption of a policy on Industrial Development, Petrol Filling Stations and Service Stations in Priority 1 and 2 Groundwater Source Areas be deferred and referred back to Town Planning Committee;

2 a comprehensive report setting out the potential businesses to be included in the land uses to be prohibited, be submitted to the next meeting of Town Planning Committee. **LOST**

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

1 prohibits petrol filling stations, service stations and any industrial development on Priority 1 and 2 water resources areas on the Ghangara Mound;

2 adopts the following policy:

"INDUSTRIAL DEVELOPMENT, PETROL FILLING STATIONS AND SERVICE STATIONS IN PRIORITY 1 AND 2 GROUNDWATER SOURCE AREAS.

In the Water Authority of WA Priority 1 and 2 Groundwater Source Areas as shown on the Priority Source Area plan, Council will not support the development of the following land uses (as defined in Town Planning Scheme No 1):

- (i) general industry
- (ii) hazardous industry
- (iii) light industry
- (iv) noxious industry
- (v) service industry

- (vi) petrol filling station
- (vii) service station."

CARRIED

F21210 PROPOSED SERVICE STATION AND LOCAL STORE, PT LOCATION 1866 NEAVES ROAD, MARIGINIUP - ENVIRONMENTAL CONDITIONS - [790-535]

CITY PLANNER'S REPORT F21210

The City Planner reports on the proposed environmental conditions imposed by the Minister for the Environment on the development of a service station and local store, as proposed by Mr W Duffy on Pt Lot 1866 Neaves Road, Mariginiup.

The conditions proposed relate to the desirability of limiting fuel leakage into the groundwater and the subsequent need for Environmental Protection Authority approval for any changes to the proposal.

Amendment No 535 to Town Planning Scheme No 1 was initiated to accommodate this development and the Minister for Planning has yet to consider the proposed rezoning.

RECOMMENDATION

That Council:

- 1 notes the draft environmental conditions for the proposed service station and local store on Pt Location 1866 Neaves Road, Mariginiup;
- 2 advises the Minister for the Environment of the above and that:
 - (a) the preparation and execution of the Management Plan is at the applicant's expense;
 - (b) policing of these conditions should be carried out by the Environmental Protection Authority.

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

- 1 recommendation of the Committee not be adopted;
- 2 Council advises the Minister for the Environment that the draft environmental conditions for the proposed service station and local store on Pt Location 1866 Neaves Road, Mariginiup cannot be condoned as these are contrary to Council's policy relating to development in Priority 1 and 2 Water Resource areas.

The Town Clerk reported that, should Council seek to object to the conditions imposed by the Environmental Protection Authority for the development of a service station and local store on Pt Location 1866 Neaves Road, Mariginiup, it would be necessary for Resolution E20424 which gave approval for rezoning of the area, to be rescinded.

MOVED Cr Freame, **SECONDED** Cr Rundle that the meeting adjourn for a short period, the time being 9.10 pm. **CARRIED**

Cr Carstairs left the Chamber at this point.

RESOLVED that the meeting resume, the time being 9.20 pm.

Cr Rundle advised that her motion would be

WITHDRAWN

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

- 1 notes the draft environmental conditions for the proposed service station and local store on Pt Location 1866 Neaves Road, Mariginiup;
- 2 advises the Minister for the Environment of the above and that:
 - (a) the preparation and execution of the Management Plan is at the applicant's expense;
 - (b) policing of these conditions should be carried out by the Environmental Protection Authority.

CARRIED

UPGRADE OF PEDESTRIAN ACCESSWAY, GREYGUM CRESCENT AND HICKORY ROAD, QUINNS ROCKS - [510-538, 510-539]

Cr Davies reported that the pedestrian accessway between Greygum Crescent and Hickory Road, Quinns Rocks is a sand track and sought advice from the City Planner as to the timing for construction of the accessway.

The City Planner advised that he would refer this matter to the City Engineer to assess the situation.

Cr Carstairs entered the Chamber at this point, the time being 9.16 pm.

NATIONAL TRUST LISTING - HEPBURN HEIGHTS - [314-3]

Cr Rundle advised that she has just been informed unofficially that the National Trust has decided to list Hepburn Heights on the Register.

F91212 NATIONAL TRUST LISTING - HEPBURN HEIGHTS - [314-3]

Cr Rundle reported that she has been officially advised by the National Trust of Australia (WA) that Hepburn Heights land has been classified by the Trust.

She tabled the following extract from a Media Release and requested that this be incorporated in the Minutes:

"It is significant as a site of convergence of three major landform units, Cottesloe, Karrakatta and Quindalup. The Trust advises that the juxtaposition of these three relatively intact units is now very rare in the Perth metropolitan area due to extensive clearing for urban development.

Three different types of vegetation exist on the site, being Tuart Jarrah Woodland, Banksia Woodland and Limestone Heath. No other reservation in this region possesses these features, and the site therefore is an important representation of the transitional zone between the Quindalup and Spearwood Dune Systems."

MOVED Cr Rundle, **SECONDED** Cr Major that the information from the National Trust of Australia (WA) in relation to the Hepburn Heights land, be incorporated in the Council Minutes. **CARRIED**

EASTERN PERIMETER ARTERIAL ROAD ACTION GROUP - DEPUTATION - [727-7]

In respect of Cr Smith's request for a deputation to Town Planning Committee for the Eastern Perimeter Arterial Road Action Group, Cr Dammers advised that he had contacted EPARAG suggesting that they write to Council requesting a deputation for the February Meeting of Town Planning Committee.

F91213 DEPUTATION TO TOWN PLANNING COMMITTEE - EPARAG AND LAKE ADAMS' RESIDENTS - [727-7]

Cr Dammers suggested that the Lake Adams residents who petitioned Council seeking reconsideration of Option C, be advised that a deputation from the Eastern Perimeter Arterial Road Action Group has been invited to address the February meeting of Town Planning Committee. They could be invited to join that deputation.

MOVED Cr Dammers, **SECONDED** Cr Davies that Council invites a joint deputation of representatives of Eastern Perimeter Arterial Road Action Group and the Lake Adams Residents Group to address the February meeting of Town Planning Committee in relation to Option C for East Wanneroo.

CARRIED

F21246 COMMUNITY FOOD CENTRE - PORTION LOT 745 CARIDEAN STREET, HEATHRIDGE - [790-602]

The City Planner reported that he had discussed the use of portion of Lot 745 Caridean Street Heathridge as an alternative site for the Community Food Centre proposed by the Wanneroo Community Projects Association.

MOVED Cr Dammers, **SECONDED** Cr Carstairs that Council, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:

- 1 supports an amendment to Town Planning Scheme No 1 to rezone Lot 745 Caridean Street, Heathridge to include a "Special Zone (Additional Use) Community Food Centre" within the existing Civic Zone of the property;
- 2 forwards the documentation for Amendment No 602 to the Minister for Planning for preliminary approval to advertise, with a reduced advertising period.**CARRIED**

MOVED Cr Freame, **SECONDED** Cr Dammers that Item F31233 be considered at this point in the meeting.**CARRIED**

F31233 TS MARMION NAVAL RESERVE CADETS - BUILDING PROJECT GRANT ALLOCATION
- [471-1]

CITY TREASURER'S REPORT F31233

In October (Items F11038 and F31029) Council considered a request for a grant for TS Marmion Naval Reserve Cadets to construct a headquarters building at Hillarys Boat Harbour and resolved to undertake discussions with the group to ascertain the scope of the project and the funds required.

The City Treasurer gives details of discussions held and the scaling down of the project to construct the building in four stages rather than three. He reports that the Group is seeking a Council grant of \$45,000.00 to assist with the building which has been independently assessed at \$638,000.00 excluding site costs and fees.

The City Treasurer suggests that as various planning and building issues still need to be finalised, Council defers consideration of the provision of funds.

RECOMMENDATION

That Council defers consideration of the financial aspects of the building project for headquarters for the TS Marmion Naval Reserve Cadets pending further discussions with the group.

AMENDMENT MOVED Cr Freame, **SECONDED** Cr Carstairs that Council defers consideration of the financial aspects of the building project for headquarters for the TS Marmion Naval Reserve Cadets pending further discussions with the group but agrees to fund, on a dollar for dollar basis, \$39,875 towards a boat shed, with funds being reallocated from Account 29258 - Provision for a Skateboard Park.

The Town Clerk reminded Council that its Standing Orders By-Laws require that:

"Where a Motion or Amendment would have the effect of incurring expenditure not provided for in the budget, that Motion or Amendment shall not be moved other than in the form of a reference of the question to the Finance and Administrative Resources Committee".

MOVED Cr Waters, **SECONDED** Cr Carstairs that Standing Orders be suspended to permit Council to consider this matter.

The Town Clerk advised that legal advice had suggested that suspension of Standing Orders to address a question of unbudgeted expenditure would be unwise.

The procedural motion was therefore

WITHDRAWN

The **SUBSTANTIVE MOTION** was therefore

WITHDRAWN

MOVED Cr Edwardes, **SECONDED** Cr Moloney that consideration of financial assistance to the TS Marmion Naval Reserve Cadets be deferred and referred to the Occasional Committee Delegated to Act on Behalf of Council.

CARRIED

F91214 TECHNICAL SERVICES COMMITTEE

MOVED Cr Carstairs, **SECONDED** Cr Nosow that the Report of the Technical Services Committee held on Monday, 9 December 1991 be received.

CARRIED

ATTENDANCES

Councillors: A M CARSTAIRS - Chairman
 Central Ward
 W H MARWICK - Mayor Central Ward
 H M WATERS - from 5.37 pm to 7.14 pm North Ward
 C G EDWARDES - to 6.45 pm South Ward
 G A MAJOR - from 5.43 pm South-West Ward
 C P DAVIES - Observer, from 5.40 pm
 to 6.10 pm North Ward
 A V DAMMERS - Observer Central Ward
 B J MOLONEY - Observer South Ward
 P NOSOW - Observer, from 5.53 pm South Ward
 F D FREAME - Observer, from 5.43 pm
 to 7.02 pm South-West Ward
 N RUNDLE - Observer South-West Ward
 R F JOHNSON - deputising for
 Cr Major to 5.43 pm,
 Observer South-West Ward

Town Clerk: R F COFFEY
 City Engineer: R T McNALLY
 City Building Surveyor: R G FISCHER
 City Parks Manager: F GRIFFIN
 Transport Manager: B DONNELLY
 Minute Clerk: V GOFF

In Attendance:

Mr C Whitehead, City Building Surveyor, Geraldton

CONFIRMATION OF MINUTES

The Minutes of the Technical Services Committee Meeting held on 18 November 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION - TIP TESTING PROCEDURES - DIVISION OF WATER RESOURCES, CSIRO - [508-5-3]

Dr Greg Davis of the Water Resources Division of CSIRO gave a detailed presentation of Tamala Park, using visual aids to depict the contours of the land, landfill cells, position of the bore sites and lysimeters.

He advised that research on possible groundwater pollution commenced on the Tamala Park site in 1987 when samples of the groundwater were tested. This was to provide the base level for groundwater quality.

Over the twelve month period from July 1990 to June 1991, since the landfill tip has been in operation, tests have been made of a number of boreholes and lysimeters installed beneath the Stage 1 landfill area.

Samples taken from the boreholes in July 1991 showed little variation from the base groundwater quality level established in 1987.

Leachate collected in lysimeters from May to July 1991 indicated an increased concentration of ammonia and chloride. Dr Davis considers this is typical of the early stages of waste degradation. However, the chloride and ammonia concentrates in the leachate are not reflected in the groundwater sampled from the boreholes.

A modelling of the down-gradient impact of the contaminant in the groundwater suggests that very little contaminant will migrate beyond the landfill site. The rate of flow of the groundwater is 200 metres per year and the ocean is approximately 2.5 kilometres from the site. Such contaminants in the groundwater will be further diluted by ocean dispersal.

Additional work at Tamala Park will involve two-monthly samples of bores and the leachate lysimeters to estimate the through flow rate and changes of leachate. This will enable more detailed modelling work to be carried out to assess pollution dispersal within the groundwater.

Following questions from Councillors, the Chairman thanked Dr Davis for addressing the Committee and advised that the matter would be considered later in the meeting - Item F11219 refers.

DECLARATIONS OF PECUNIARY INTEREST

Cr Major declared an interest in Item F11225.

MEETING TIMES

Commenced: 5.32 pm
Closed: 7.32 pm

F11201 NEW PLANT/EQUIPMENT PURCHASES - MUNICIPAL FUND - TENDER NO 063-91/92
- [208-063-91/92]

CITY ENGINEER'S REPORT F11201

In July (Item F10740) Council resolved to support a submission to the Lotteries Commission from the Wanneroo Volunteer Emergency Service for a special purpose truck. The submission required the Council to meet the total cost of \$32,600 on a dollar for dollar basis. Funds were subsequently included in the 1991/92 Budget.

The Minister for Racing & Gaming, Hon P Beggs MLA, has now confirmed that a grant of \$16,800.00 has been made.

Tenders have been called for the supply and delivery of the special purpose truck and the City Engineer gives details of the tender submissions received.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council accepts the tender price of \$32,621 submitted by Range Ford for supply of a Ford Trader and emergency services truck body, as outlined on Attachment 1 to Report F11201, in relation to Tender No 063-91/92.

CARRIED

Appendix XI refers

F11202 PLANT REPLACEMENT RESERVE - PURCHASES OF PLANT AND VEHICLES - TENDER NOS 057-062 AND 064-91/92 - [208-6]

CITY ENGINEER'S REPORT F11202

In accordance with the programme adopted in August 1991 (F10801) tenders have been called for the replacement of municipal plant and vehicles. Council delegated authority to the Technical Services Committee to accept these tenders.

The City Engineer gives details of the tender submissions received.

As empowered by the August and November meetings of Council, the Technical Services Committee accepted the following tenders as outlined on Attachment 1 to Report F11202:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
057-91/92 Scarboro Motors		\$11,714
057-91/92 C J Schrama - Outright Purchase		\$ 5,250 Credit
058-91/92 City Motors	\$ 7,348	
059-91/92 Prestige Toyota		\$32,000
060-91/92 Dwyer and Felton		\$ 2,520
060-91/92 J&S Neate Garden Serv - Outright Purchase		\$ 750 Credit
061-91/92 Melville Motors		\$ 3,988
064-91/92 Paceway Mitsubishi		\$ 4,499

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

- 1 accepts the changeover price of \$3,599 submitted by Paceway Mitsubishi to supply a Mitsubishi Triton utility as outlined on Attachment 1 to Report F11202 in relation to Tender No 062-91/92;
- 2 approves the sale of Rigal mini loader, Plant No 98330 and Wenco pedestrian trencher, Plant No 98225, as surplus plant.

CARRIED

Appendix XII refers

F11203 DOMESTIC REFUSE PLANT RESERVE - PURCHASES OF VEHICLES AND EQUIPMENT
- TENDER NO 040-91/92 - [208-040-91/92]

CITY ENGINEER'S REPORT F11203

In the 1991/92 Budget, Council gave approval for 15 domestic refuse trucks to be replaced with the new fully automated one-man operated, side loading trucks.

Tenders have been called for the supply and delivery of fifteen units.

The City Engineer gives details of the tender submissions received.

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

- 1 accepts the following tenders, as outlined on Attachments 1 and 2 to Report F11203, for the supply of four fully automated one-man operated, side loading refuse trucks and trades two refuse trucks, Plant Nos 97517 and 97515:

<u>Tender No</u>	<u>Company</u>	<u>Price</u>
040-91/92	Skipper Trucks	\$278,504
	Orton Industrial	\$310,800

- 2 recalls tenders for the supply of eleven fully automated one-man operated, side loading refuse trucks, including an option to convert the Mercedes Benz trucks in the existing domestic refuse collection fleet. **CARRIED**

Appendix XIII refers

F11204 CONTRACT FOR CONSTRUCTION OF CIVIL WORKS, CRAIGIE RECREATION CENTRE
- [745-4-1]

CITY ENGINEER'S REPORT F11204

In October (Item F11006) Council engaged consulting engineers, Airey Ryan & Hill to design, document and supervise the construction contract for the civil works for the Craigie Recreation Centre, on Craigie Reserve, Craigie.

The City Engineer gives details of the scope of the works and advises that tenders have been called which required contractors to provide two alternative prices:

- (a) complete all works including car parks 1 and 2;
- (b) complete all works excluding car parks 1 and 2.

As there are insufficient car parking bays for Wanneroo Water World, it is recommended that alternative (a) be considered as the preferred construction option.

The City Engineer reports on problems associated with earthworks which require clearing and burning off of the site to be achieved by midnight 14 December.

The City Engineer gives details of the tender submissions received.

As empowered by the October meeting of Council, the Technical Services Committee:

- 1 accepted the tendered lump sum price of \$500,000 submitted by Wilding Brothers Pty Ltd for the construction of civil works, Craigie Recreation Centre, Craigie, as outlined on Attachment 2 to Report F11204, in relation to Tender No 067-91/92;
- 2 authorised affixation of the Common Seal to, and endorsed the signing of, the contract documents;
- 3 extended the contract completion date to 17 February 1992.

Appendix XIV refers

F91215 PENALTIES FOR CARELESS BURNING BY CONTRACTORS - [902-1]

Cr Rundle asked whether Council currently imposes penalties on its contractors who carry out site clearing by burning, and particularly in high fire risk periods, do not appear to take adequate precautions to contain the fire.

MOVED Cr Rundle, **SECONDED** Cr Dammers that a report be submitted to Technical Services Committee on penalties imposed on persons clearing land by burning who do not take adequate precautions to contain the fire.

CARRIED

F11205 PROPOSED CRAIGIE REGIONAL RECREATION CENTRE - TENDER NO 208-044-91/92 - [745-4-1, 208-044-91/92]

CITY BUILDING SURVEYOR'S AND CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F11205

In September (Item F70908) Council endorsed the sketch plans for the proposed Craigie Regional Recreation Centre following the presentation of the plans to various Recreation Committees and the Minister for Sport & Recreation.

Tenders have been called and the City Building Surveyor gives details of the tender submissions received.

Council was advised in September that the project could not be contained within the budget. The City Building Surveyor gives details of a number of options which would reduce the cost but the City Recreation & Cultural Services Manager reports that any reduction in the scope of the project will impact on programming and income potential of the Centre.

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

- 1 accepts the tender price of \$4,090,000 submitted by Universal Constructions for construction of the Craigie Regional Recreation Centre, as outlined in Report F11205, in relation to Tender No 044-91/92;
- 2 accepts the tender price of \$285,000 submitted by Seme Electrical Engineering for the electrical works to the project;
- 3 nominates Seme Electrical Engineering to the builder in respect of the provisional sum for the electrical works;
- 4 accepts the tender price of \$205,450 submitted by AE Smith Westair for the mechanical works to the project;
- 5 nominates AE Smith Westair to the builder in respect of the provisional sum for the mechanical works;
- 6 authorises affixation of the Common Seal to, and endorses the signing of, the contract documents;
- 7 lists for consideration as a high priority in the draft 1992/93 Budget, the additional funds of \$1,208,490 to complete the project.

CARRIED

Appendix XV refers

F11206 TENDER NOS 069-91/92 AND 070-91/92 - SUPPLY, INSTALLATION AND COMMISSIONING OF AUTOMATIC RETICULATION SYSTEMS, MIRROR AND VENTURI PARKS - [061-402, 061-226, 208-069-91/92, 208-070-91/92]

CITY PARKS MANAGER'S REPORT F11206

Tenders have been called for the supply and installation of automatic reticulation systems at Mirror Park and Venturi Park, Ocean Reef.

The City Parks Manager advises that due to the time constraints associated with the tendering process, submissions will be submitted direct to the December meeting of Council.

ADDITIONAL INFORMATION

Tender No 069-91/92, for the supply, installation and commissioning of an automatic reticulation system at Mirror Park, Ocean Reef, was advertised during November 1991.

Tender documents were issued to the following companies on request:-

Irrigation Services, 4 Blaikie Street, Myaree
Custom Irrigation, 251 Balcatta Road, Balcatta
Canning Irrigation, 2/16 Augusta Street, Willetton
Southern Cross Machinery, 292 Whatley Cres, Maylands
Australian Construction Services, 207 Adelaide Tce, Perth
H & R Products, 207 Bannister Road, Canning Vale
Elliotts Irrigation Pty Ltd, 24 Canham Way, Greenwood
Swan Irrigation, 4a Edward Road, Osborne Park
Wesdata, P O Box 409, Bentley
QSIRS, 77 Buckingham Drive, Wangara
Malua Reticulation, P O Box 409, Morley
Quinti Irrigation, 17 Kew Street, Welshpool
Hardies Irrigation, 195 Bank Street, East Victoria Park
North Shore Irrigation & Drilling, 48 Winton Rd, Joondalup

Tenders were received from the following companies:-

QSIRS	\$52,758
North Shore Irrigation & Drilling	\$47,350
Swan Irrigation	\$41,162
Elliotts Irrigation Pty Ltd	\$43,708
Malua Reticulation	\$41,977
Canning Irrigation	\$44,661
Custom Irrigation	\$49,099

Pricing configurations vary with sprinkler types submitted.

Tender Assessment

Swan Irrigation - \$41,162

This company is the lowest tenderer offering Hunter I31 and I21 sprinklers. This sprinkler conforms to the tender requirement only by utilising the largest sprinkler nozzle available to achieve the required coverage.

An extra charge rate of \$12.50 per metre is listed for excavation of any hard rock encountered.

Malua Reticulation - \$41,977

This company is the second lowest tender offering Toro S610 sprinklers as per initial design specifications.

A second option submitted for Hunter sprinklers at \$40,504 offers a reduction of \$1,473. This option then becomes the lowest tender submitted.

Elliotts Irrigation - \$43,708

This company has tendered as per design with Toro S610 sprinklers.

Summary

Assessment of the three lowest tenders only was undertaken as all have successfully undertaken work for Council.

Council's reticulation consultant Terraqua (Terry Mannion), recommended the use of Toro S610 and S700 sprinklers to achieve the required coverage and to allow for nozzle size variations as park conditions vary. Therefore, the options of Hunter sprinklers, although initially cheaper, would limit the operating options were pump pressures to drop or water availability reduce.

Tender No 070-91/92 - Venturi Park, Ocean Reef - Supply, Installation and Commissioning of an Automatic Reticulation System

Tender No 070-91/92, for the supply, installation and commissioning of an automatic reticulation system at Venturi Park, Ocean Reef, was advertised during November 1991.

Tender documents were issued to the following companies on request:-

Irrigation Services, 4 Blaikie Street, Myaree
 Custom Irrigation, 251 Balcatta Road, Balcatta
 Canning Irrigation, 2/16 Augusta Street, Willetton
 Southern Cross Machinery, 292 Whatley Cres, Maylands
 Australian Construction Services, 207 Adelaide Tce, Perth
 H & R Products, 207 Bannister Road, Canning Vale
 Elliotts Irrigation Pty Ltd, 24 Canham Way, Greenwood
 Swan Irrigation, 4a Edward Road, Osborne Park
 Wesdata, P O Box 409, Bentley
 QSIRS, 77 Buckingham Drive, Wangara
 Malua Reticulation, P O Box 409, Morley
 Quinti Irrigation, 17 Kew Street, Welshpool
 Hardies Irrigation, 195 Bank Street, East Victoria Park
 North Shore Irrigation & Drilling, 48 Winton Rd, Joondalup

Tenders were received from the following companies:-

Swan Irrigation	\$32,791
QSIRS	\$44,554
Custom Irrigation	\$39,788
Elliotts Irrigation	\$35,680
Irrigation Services	\$37,940
North Shore Irrigation	\$33,500

Tender specifications call for Rainspray 251 and Toro 570 sprinklers as per consultant's design.

Tender Assessment

Swan Irrigation

Option 1 \$32,791 with an alternative sprinkler Hunter I31 and I21.

Option 2 \$37,987 utilising the specified sprinkler.

An extra charge rate of \$12.50 per metre is listed for excavation of any hard rock encountered.

Elliotts Irrigation - \$35,680

This company conforms to all specification and design requirements and has previously successfully completed work for the City of Wanneroo.

North Shore Irrigation - \$33,500

This company submitted a totally redesigned reticulation system utilising Rainbird R70 sprinklers. Council has used this sprinkler type at Prince Regent Park and evaluation is currently incomplete. This option, therefore has not been considered.

An extra \$6.50 per metre is listed for hard rock digging.

Summary

Venturi Park consists of a land fill oval area with limestone ridge surrounds which may involve areas of hard rock. These areas have been restricted to a minimum by the use of trickle systems and areas of natural bush.

The water supply to this park is low with only 6000 gallons per hour available from the bore.

Elliotts Irrigation tender price included the possibility of encountering hard rock and has adhered to the design requirements.

The tender price is the lowest tender price submitted which conforms with the consultant's design.

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

- 1 accepts the tender price of \$41,977 submitted by Malua Reticulation for the supply, installation and commissioning of an automatic Reticulation System at Mirror Park, Ocean Reef, in relation to Tender No 069-91/92;
- 2 accepts the tender price of \$35,680 submitted by Elliotts Irrigation for the supply, installation and commissioning of an automatic Reticulation System at Venturi Park, Ocean Reef, in relation to Tender No 070-91/92.

CARRIED

F11207 ENGINEERING DEPARTMENT - CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT F11207

The City Engineer reports on Council works, drainage, pedestrian and cycle paths, traffic treatments, road resurfacing and maintenance, contract works, street lighting, rubbish disposal and subdivisional development for the period up to 29 November 1991.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY ENGINEER'S REPORT F11207 be received. **CARRIED**

F11208 STREET LIGHTING, TRAFFIC LIGHTS AND WARNING SIGNS - [220-0]

CITY ENGINEER'S REPORT F11208

The City Engineer reports on the progress of requests with Main Roads Department for signage and design modification at the junction of Winton Road and Cord Street, Joondalup.

The Main Roads Department has confirmed that funds from the Federal Government - Black Spot Programme have been set aside to enable signal modifications and signage to be installed at the Wanneroo Road/Warwick Road junction.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY ENGINEER'S REPORT F11208 be received. **CARRIED**

F11209 SYDNEY ROAD - FUNDING AGREEMENT - [510-215]

CITY ENGINEER'S REPORT F11209

As part of the overall subdivision development approval for Lakelands Estate in Gnaragar, a deed of agreement has been executed between the City and the owner, Midland Brick Company on the extent of the upgrading and cost sharing arrangements for Sydney and Lorian Roads (Item F10714 refers).

The Developer's Consultant has called tenders and submits the recommended tender for approval by Council.

The City Engineer advises that the City's contribution for this work has been set aside and seeks Council approval to arrange the administration of the contract with the owner, Midland Brick Company.

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

- 1 concurs with RJ Vincent and Company undertaking the Sydney Road upgrading works for the lump sum price of \$160,068, at a cost of \$69,789 to the City of Wanneroo;
- 2 authorises the City Engineer to arrange with Midland Brick Company the administration of the contract payments.

CARRIED

F11210 BERKLEY ROAD UPGRADING - [510-228]

CITY ENGINEER'S REPORT F11210

The developer of Lots 1 & 2, abutting the southern and western sections of Berkley Road and Redcliffe Avenue, Marangaroo, respectively, is seeking a prefunding arrangement for the full upgrading of both of these roads.

The City Engineer reports on the cost and options to Council for the upgrading of these roads and gives reasons why the developer should undertake either the

full upgrading or the staging of the works to a minimum of 50% of the total cost.

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

- 1 does not accept the offer from Estates Development Company to prefund the total upgrading of Berkley Road and Redcliffe Avenue on the basis of a recoup of 50% of the actual cost of these works within two years of the construction of each stage;
- 2 authorises the City Engineer to negotiate with Estates Development Company on either the full upgrading at the developer's expense, or the staging of these works to a minimum standard equivalent to 50% of the total cost for the upgrading of Berkley Road and Redcliffe Avenue.**CARRIED**

F11211 PARKING PROHIBITIONS - HEPBURN AVENUE, KINGSLEY - [510-1900]

CITY ENGINEER'S REPORT F11211

The Grand Lodge of Western Australia seeks the imposition of parking restrictions at the frontage of the Keith Simpson Masonic Village, Kingsley as visitors park on the verge and create a potentially hazardous situation for traffic movements on Hepburn Avenue.

The City Engineer seeks Council approval for the installation of NO PARKING ON VERGE prohibition signs on the northern verge of Hepburn Avenue at the intersection with Allenswood Road.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council installs "NO PARKING ANY TIME ON VERGE" signs on the northern verge of Hepburn Avenue, at the intersection of Allenswood Road, as shown on Attachment 1 to Report F11211.

CARRIED

Appendix XVI refers

F11212 PARKING PROHIBITIONS - GLENGARRY DRIVE, DUNCRAIG - [510-960]

CITY ENGINEER'S REPORT F11212

The Main Roads Department has expressed concern about the number and nature of accidents occurring on the dual carriageway section of Glengarry Drive, Duncraig, and suggests that the width of the carriageway and lack of lane guidance are contributing factors.

The City Engineer supports the provision of separation lines and the installation of parking prohibitions along both carriageways of Glengarry Drive between Warwick Road and Doveridge Drive.

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

- 1 concurs with the installation of separation lines and "NO PARKING ANY TIME" kerbside prohibitions along both carriageways of Glengarry Drive between Warwick Road and Doveridge Drive;
- 2 installs "NO PARKING ANY TIME" signs along the kerbside of the dual carriageways of Glengarry Drive, Duncraig, from Warwick Road to Doveridge Drive, as shown on Attachment 1 to Report F11212;
- 3 installs "NO STANDING ANY TIME" signs at the intersections of Glengarry Drive with Doveridge Drive, Carlyle Crescent, Lennoxton Road, Carbridge Way, Culloden Road, Portree Way and Arnisdale Road as shown on Attachment 1 to Report F11212. **CARRIED**

Appendix XVII refers

F11213 PARKING PROHIBITIONS - PARNELL AVENUE, MARMION - [510-20]

CITY ENGINEER'S REPORT F11213

A resident of Parnell Avenue, Marmion is seeking reconsideration of the parking restriction in front of her property.

The parking restrictions were introduced to support a main children's crossing point and to prevent parent motorists parking on the verge.

The City Engineer supports the compromise of introducing time limits on the existing verge parking prohibition to correspond to the peak school hour usage.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council amends the existing "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the west side of Parnell Avenue to "NO STANDING ANY TIME ON CARRIAGEWAY" and "NO STANDING ON VERGE, 8.15AM TO 9.15AM, 3.00PM TO 4.00PM MONDAY TO FRIDAY" as shown on Attachment 2 to Report 11213. **CARRIED**

Appendix XVIII refers

F11214 PARKING PROHIBITIONS - CLONTARF STREET, SORRENTO - [510-14]

CITY ENGINEER'S REPORT F11214

A resident of Clontarf Street Sorrento has requested a review of parking prohibitions east of West Coast Drive.

The City Engineer reports on the installation of prohibitions in High and Clontarf Streets in 1986 in order to control traffic congestion.

Traffic volumes and vehicle speeds have since decreased and the City Engineer supports a reduction in the length of prohibition in Clontarf Street and High Street to improve the amenity for adjacent residents.

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

- 1 revokes the "NO STANDING ANY TIME" prohibition on both sides of Clontarf Street, from the western boundary of Lot 400, for a distance of 55m to the east, as shown on Attachments 1 and 2 to Report F11214;

- 2 revokes the "NO STANDING ANY TIME" prohibition, on both sides of High Street, from the western boundary of Lot 262, for a distance of 46m to the east, as shown on Attachments 1 and 2 to Report F11214.

CARRIED

Appendix XIX refers

F11215 GUARD CONTROLLED CROSSING - HEPBURN AVENUE/KARUAH WAY, GREENWOOD - [510-1900]

CITY ENGINEER'S REPORT F11215

The Police Traffic Branch has recently approved a guard controlled crossing in Hepburn Avenue near Karuah Way, Greenwood where high school students cross.

To complement the existing pedestrian facilities, it has been proposed that additional pedestrian refuge islands be installed in Coolibah Drive and additional footpaths be constructed on the east side of Karuah Way.

The City Engineer suggests that funds be listed for these treatments in the draft 1992/93 budget.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council lists for consideration in the draft 1992/93 Budget:

- 1 the installation of pedestrian refuge islands in Coolibah Drive at Karuah Way, as shown on Attachment 1 to Report F11215, at an estimated cost of \$7,000;
- 2 the construction of a footpath on the east side of Karuah Way, Greenwood, at an estimated cost of \$4,000. **CARRIED**

Appendix XX refers

F11216 SPEED HUMPS - BURNS BEACH TOWNSITE - [740-103]

CITY ENGINEER'S REPORT F11216

Residents of Burns Beach Townsite have petitioned Council seeking the installation of four speed humps along Second Avenue, Burns Beach.

The City Engineer reports on the need for traffic treatments on this road to restrict the speed of traffic and protect many elderly pedestrians who use the roads.

He suggests the installation of "watts profile" speed humps with funds being made available from the Road Maintenance Account.

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

- 1 Council approves the installation of four "watts" profile speed humps in Second Avenue, Burns Beach as shown on Attachment 1 to Report F11216, at an estimated cost of \$7,000;
- 2 reallocation of funds for this project from Account No 36501 - Road Maintenance, be referred to Finance and Administrative Resources Committee - Item F31219 refers.

CARRIED

Appendix XXI refers

F11217 **LIMESTONE QUARRY, RESERVE 27575 - WANNEROO ROAD, CORNER QUINNS ROAD, NEERABUP - FUEL STORAGE ON QUARRY SITES IN AREA - [30/1547]**

CITY ENGINEER'S REPORT F11217

The renewal of approval to operate a limestone quarry on Reserve 27575 by the General Bulldozing Co Pty Ltd was deferred in October (Item F11017) pending a report on the requirements of Water Authority of Western Australia and Environmental Protection Authority.

The Environmental Protection Authority has confirmed that conditions imposed by the Water Authority of Western Australia would satisfy all its requirements relating to suitable fuel storage on this site.

The City Engineer supports the application by General Bulldozing Co Pty Ltd for renewal of approval and suggests a number of conditions to be imposed.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council advises the Department of Planning and Urban Development that it supports the application from General Bulldozing Co Pty Ltd for renewal of approvals to operate its Limestone Quarry on Reserve 27575 covered by Minerals Claim 713H and requests that Council's normal conditions be applied as listed below:

- 1 the crossover(s) used to access Quinns Road are sealed;
- 2 the first 50m of quarry access roads from Quinns Road are sealed to the satisfaction of the City Engineer, if problems are experienced due to the road being unsealed;
- 3 the applicant negotiates with the City of Wanneroo, under Section 85 of the Road Traffic Act, to pay the City of Wanneroo a road maintenance charge contribution for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation;
- 4 all fuel storage on site is in above ground tanks on a bunded hardstanding area that will contain any leaks, constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated flammable liquid (hydrocarbons) installations in underground water pollution control areas;

5 submission of an annual updated site contour plan and rehabilitation report. **CARRIED**

F11218 BADGERUP ROAD TIP - LANDFILL GAS EVALUATION - [508-5-1]

CITY ENGINEER'S REPORT F11218

Council is funding a joint study on landfill gas with SECWA in order to prepare predictions on the quantity of gas available from landfill sites in the Perth Metropolitan area.

Apex Environmental has requested permission to undertake, at its cost, evaluation of the long term gas production and quality. This company has entered into an agreement with the Eastern Metropolitan Regional Council to utilise the gas produced at Redhill with the establishment of a 1600 watt power generation plant which will export power to the SECWA power grid.

The City Engineer advises that the study has the potential to confirm a viable use for the landfill gas.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council authorises Apex Environmental to undertake a study of the landfill gas quality and quantity at the Badgerup Road Tip. **CARRIED**

F11219 OPERATION OF TAMALA PARK - GROUNDWATER MONITORING SYSTEM AND TEST RESULTS - [508-5-3, 508-5-1, 508-5-5]

CITY ENGINEER'S REPORT F11219

In October (Item F91018) Council resolved that a report be submitted to the Technical Services Committee on the operation of Tamala Park, such report to include recent information on groundwater pollution and test results from Pinjar Tip, Badgerup Tip and Tamala Park.

The City Engineer reports that the CSIRO has been involved in monitoring activities at Tamala Park since 1987 and a survey of these activities has been submitted.

The Health Department is monitoring groundwater at Badgerup Road and the latest results indicate that the groundwater samples were not polluted by leachate from the tip site. The address given by Dr Greg Davis, Water Resources Division of CSIRO, confirmed the results being obtained during these tests.

Cr Nosow requested that the statement made by Dr Davis of the CSIRO that capping of the refuse disposal site is a more attractive option than lining of the site, be included in the report relating to his address.

MOVED Cr Nosow, **SECONDED** Cr Davies that CITY ENGINEER'S REPORT F11219 be received. **CARRIED**

F11220 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT F11220

The City Building Surveyor reports on the number and value of building licences issued for the month of November, building control activity, Council building works, swimming pool inspections and the issue of infringement and prosecution notices.

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

- 1 endorses the action taken in relation to the issuing of licences as set out in Attachment A to Report F11220;
 - 2 endorses the instigation of prosecution proceedings against Mr & Mrs W & E Hewison of Lot 256 (17) Callion Rise, Padbury for failure to carry out remedial works to the unstable retaining wall.
- CARRIED**

Appendix XXII refers

F11221 WARWICK COMMUNITY CARE CENTRE PROPOSED ADDITIONS STAGE II - SKETCH PLANS - [335-5]

CITY BUILDING SURVEYOR'S REPORT F11221

Council in its 1991/92 budget allocated \$336,500 to Stage II of development of the Warwick Community Care Centre.

The City Building Surveyor gives details of the sketch plans which have been prepared in consultation with the Greenwood/Warwick Community Care Centre Management Committee.

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

- 1 endorses the sketch plans for extensions to the Warwick Community Care Centre at Dorchester Reserve, Warwick, outlined on Attachment A to Report F11221;
 - 2 authorises preparation of the documentation and calls tenders for the work.
- CARRIED**

Appendix XXIII refers

F11222 MACDONALD RESERVE COMMUNITY FACILITY - SKETCH PLANS - [061-231-4]

CITY BUILDING SURVEYOR'S REPORT F11222

Council, in its 1991/92 budget, provided \$316,500 for the provision of community facilities adjacent to MacDonald Pavilion on MacDonald Reserve.

The City Building Surveyor gives details of proposed sketch plans which have been produced in consultation with the Whitford Recreation Management Committee.

The cost of the building including a second set of changerooms and toilets is estimated to be \$549,437. The total project exceeds the budget allocation by \$232,937. This may be reduced by a reduction in the size of the hall.

The City Building Surveyor advised the Committee that the Wanneroo District of the Scout Association of WA has submitted a proposal from the 1st Bambarra Scout Group, whereby that group will provide additional storage and office space, for its own use, at the MacDonald Reserve Clubrooms, at its own expense. He recommends further negotiation with the Whitford Recreation Management Committee on this proposal.

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

- 1 endorses the schematic plan for the MacDonald Reserve Community Facility including the provision of extra toilets and changerooms and outlined on Attachment 1 to Report F11222, at an estimated cost of \$549,439;
- 2 incorporates further additions to the building for the 1st Bambarra Scout Group to consist of storage and office accommodation subject to:
- (a) 1st Bambarra Scout Group meeting the cost of those additions;
 - (b) further negotiations with the Whitford Recreation Management Committee;
- 3 lists for consideration in the draft 1992/93 Budget funds of \$232,937 for completion of the works;
- 4 authorises preparation of the documentation and calls tenders for the works. **CARRIED**

Appendix XXIV refers

F11223 WANNEROO WATER WORLD AND AQUAMOTION - ENERGY AND AUDIT - [680-0, 690-0, 745-4-1]

CITY BUILDING SURVEYOR'S REPORT F11223

The City Building Surveyor reports that Aquamotion and Wanneroo Water World swimming pool complexes are substantial users of energy and as a range of energy saving products and systems is now available to maximise energy and save costs, an energy audit should be carried out at both facilities to ensure maximum efficiency of this energy usage.

The City Building Surveyor advises that included in the funds provided for the major modifications and additions to Wanneroo Water World to create the Craigie Regional Recreation Centre, is \$50,000 for the supply and installation of digital control equipment for all mechanical services equipment. A similar system could be used at Wanneroo Water World for energy management.

He suggests that Norman Disney & Young Consultants be requested to carry out a detailed investigation to determine potential savings at both swimming pool complexes.

It may be possible to claim a subsidy of 50% up to a maximum of \$5,000 from the Department of Primary Industries and Energy under the enterprise Energy Audit Programme.

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

1 Council engages Norman Disney & Young to carry out an energy audit and prepare an implementation strategy for Wanneroo Water World and Aquamation at a cost of \$11,000;

2 the unbudgeted expenditure be referred to the Finance and Administrative Resources Committee - Item F31219 refers.

CARRIED

F11224 CANCELLATION OF LICENCE - WANNEROO ARTS COUNCIL - BUILDING OPERATING AND MAINTENANCE COSTS - [301-10]

CITY BUILDING SURVEYOR'S REPORT F11224

With the cancellation of the licence with the Wanneroo Arts Council for use of a large portion of the Wanneroo Function Centre, Council has become responsible for care and maintenance of a larger area.

The City Building Surveyor gives details of the increase in operating and maintenance costs and seeks an increase in the budget funds allocated for this purpose.

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

1 Council undertakes the necessary additional cleaning, refurbishing and maintenance works in the Wanneroo Function Centre, following the cancellation of the licence for the area with Wanneroo Community Arts Council;

2 provision of additional funds of \$10,700 to accommodate these additional works, be referred to Finance and Administrative Resources Committee - Item F31219 refers.

CARRIED

F11225 HUDSON CLUBROOMS AND TOILETS: GRAFFITI REMOVAL - [061-173-3]

CITY BUILDING SURVEYOR'S REPORT F11225

The Hudson Reserve Clubrooms, toilets and changerooms have painted external surfaces and are regular targets for vandalism and graffiti.

The City Building Surveyor reports that normal treatment of the graffiti is to paint out the affected areas. The cumulative effect of this process has been a build up of paint which has become excessive and created crazing and flaking. It will be necessary for this excess paint to be removed and the buildings sandblasted to a base finish.

The City Building Surveyor gives details of the costs of rectifying this problem and reports that no funds have been provided in this year's budget.

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

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

1 Council approves sandblasting and repainting of the Hudson Clubrooms, toilets and changerooms at a cost of \$5,800;

2 additional funds of \$3,800 be referred to the Finance and Administrative Resources Committee - Item F31219 refers.

CARRIED

F11226 MARMION BEACH FORESHORE TOILETS - [765-8-1]

CITY BUILDING SURVEYOR'S REPORT F11226

The Marmion Beach Foreshore toilet block is a small facility built in brick with a reinforced concrete roof adjacent to the Marmion Aquatic and Angling Club.

The City Building Surveyor reports that the condition of the concrete roof has deteriorated and may become unsafe.

He seeks Council approval to replace the roof with a framed structure and make suitable repairs to the walls and finishes. No funds have been provided in this year's budget.

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

- 1 Council undertakes the necessary repairs to the toilet block on Marmion Beach Foreshore at an estimated cost of \$10,000;
- 2 the provision of unbudgeted funds to accommodate these works be referred to the Finance and Administrative Resources Committee - Item F31219 refers. **CARRIED**

F11227 ADVERTISING SIGNS: SORRENTO SURF LIFESAVING CLUB - [30/3357]

CITY BUILDING SURVEYOR'S REPORT F11227

Sorrento Surf Life Saving Club seeks Council approval for the placement of advertising signs on the proposed tower of the new Club building, adjacent sea wall and beach.

The City Building Surveyor reports that Council By-laws do not preclude advertising signs on Council property; however, historically these signs have not been permitted on the external facade of Council's buildings.

Should Council agree to advertising signs being located on the facade of Sorrento Surf Life Saving Club, a precedent would be set for other sporting organisations to make similar applications for other leased Council buildings.

The City Building Surveyor considers that permanent signs on the sea wall would detract from the amenity and natural beauty of the beach.

Temporary signage, for example of a cloth nature and removed daily, is a separate issue and such advertising could add colour and achieve the purpose required by the Surf Club.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council notifies the Sorrento Surf Lifesaving Club that:

- 1 advertising signs are not permitted on the external elevation of the club buildings;
- 2 permanent advertising signs are not permitted on the sea wall or beach area;
- 3 temporary signage, for example of a cloth nature and removed daily, may be permitted on the sea wall and on the beach.

CARRIED

F11228 REQUEST FOR TEMPORARY SIGNS: OLYMPIC KINGSWAY SPORTS CLUB - [315-3]

CITY BUILDING SURVEYOR'S REPORT F11228

The Olympic Kingsway Sports Club seeks Council approval to erect "BINGO" signs at 244 Wanneroo Road, Landsdale and the north west corner of Kingsway Reserve.

The Club is endeavouring to improve its financial position and is trialing "Bingo" as a potential fundraiser.

The City Building Surveyor gives details of the dimensions of the signs which he considers may detract from the amenity and beauty of these areas.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council refuses the request from Kingsway Olympic Sports Club to erect two "Bingo" signs to be located at 244 (Pt Lot 4) Wanneroo Road, Landsdale and the north west corner of the Kingsway Reserve. **CARRIED**

F11229 PROPOSED COVERED SWIMMING POOL ENCLOSURE: LOT 444 (19) ASHMORE WAY, SORRENTO - [2583/444/19]

CITY BUILDING SURVEYOR'S REPORT F11229

The owner of Lot 444 (19) Ashmore Way, Sorrento, seeks Council approval for a covered swimming pool enclosure which exceeds the area permitted by Council policy.

The Manager of Funcoast Pool and Screen Enclosures has also requested that Council consider permitting a zero boundary clearance for such structures. Many people have requested the complete coverage of an outdoor area, which includes the pool and its surrounds in order to create a shaded, dust free and insect proof area.

The City Building Surveyor considers that any amendments made to Council Policy on Covered Swimming Pool Enclosures should comply with the requirements of the Building Code of Australia. There is no maximum area specified in the Code for this type of structure.

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

- 1 approves the proposed swimming pool enclosure to be erected at Lot 444 (19) Ashmore Way, Sorrento with the area not to exceed 150m²

and the boundary clearances to be in accordance with the requirements of the Building Code of Australia;

2 adopts the following as policy and amends its Policy Manual accordingly:

"Swimming Pool Insect Screened Enclosures

The City Building Surveyor is authorised to approve swimming pool insect screened enclosures subject to:

- (a) the structure being sited in accordance with the requirements of the Building Code of Australia;
 - (b) the height of the sides not to exceed 2100 and the overall height of the structure not to exceed 3300;
 - (c) the insect screen material being either metal or treated with fire retardant material;
 - (d) the area of the structure not exceeding 150m². Applications exceeding 150m² to be referred to Council for consideration."
- CARRIED**

F11230 PROPOSED OUTBUILDING: LOT 10 (2) TAMARISK AVENUE, WANNEROO - [2481/10/2]

CITY BUILDING SURVEYOR'S REPORT F11230

The owner of Lot 10 (2) Tamarisk Avenue, Wanneroo seeks Council approval to construct an outbuilding which exceeds the maximum area permitted by Council.

The City Building Surveyor reports that the 1,007m² property is zoned Special Residential and the adjoining owners have no objection to the proposal.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council approves the proposed outbuilding to be constructed at Lot 10 (2) Tamarisk Avenue, Wanneroo, subject to:

- 1 the structure not exceeding 92.72 square metres in area;
- 2 the owners providing a statement that the building will not be used for commercial or habitable purposes. **CARRIED**

F11231 PROPOSED OUTBUILDING: LOT 308 (48) SILKEBORG CRESCENT, JOONDALUP - [2741/308/48]

CITY BUILDING SURVEYOR'S REPORT F11231

The owner of Lot 308 (48) Silkeborg Crescent, Joondalup seeks Council approval to construct an outbuilding which exceeds the maximum area permitted by Council.

The City Building Surveyor reports that the 2,835m² property is zoned "Residential" and the favourable written comments of the adjoining owners have been submitted.

The plans of the proposed outbuilding have been stamped as approved by Joondalup Development Corporation.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council approves the proposed outbuilding to be constructed at Lot 308 (48) Silkeborg Crescent, Joondalup, subject to:

- 1 the structure not exceeding 70 square metres in area;
- 2 the owners providing a statement that the building will not be used for commercial or habitable purposes. **CARRIED**

F11232 **MONTHLY REPORT FOR NOVEMBER 1991 - PARKS DEPARTMENT - [201-5]**

CITY PARKS MANAGER'S REPORT F11232

The City Parks Manager reports on the activities of the groundstaff during the month of November.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PARKS MANAGER'S REPORT F11232 be received. **CARRIED**

F11233 **USE OF "WALLABY" GRASS - [250-2]**

CITY PARKS MANAGER'S REPORT F11233

In November (Item F11150) Council resolved that a report be submitted to Technical Services Committee on the possible uses of "Wallaby" grass in road medians or verge areas.

The City Parks Manager reports that "Wallaby" grass is well suited to poor soils, low moisture levels and no existing weed competition; however lack of seed availability and low germination percentage prohibit the undertaking of large plantings. Small trial plots will be planted in May/June 1992.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that CITY PARKS MANAGER'S REPORT F11233 be received. **CARRIED**

F11234 **NON-COMPLYING FENCING: LOT 258 (8) DORANDAL COURT, ALEXANDER HEIGHTS - [3255/258/8]**

The City Building Surveyor reports on a non-complying fence which has been erected on Lot 258 (8) Dorandal Court, Alexander Heights.

Council resolved in November (Item F11125) to serve a Notice on the owners of this lot, requiring that the fence be brought into conformity with Council By-laws. This is currently being prepared by Council's solicitors.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that service of a Notice on the owners of Lot 258 (8) Dorandal Court, Alexander Heights, requiring that a fence be

brought into compliance with Council's By-laws be deferred pending an onsite inspection by the Chairman, Technical Services Committee, the City Building Surveyor and Cr Edwardes.

CARRIED

F11235 PROVISION OF PLAYGROUND EQUIPMENT - GUMBLOSSOM PARK, QUINNS ROCKS - [061-149]

In November (Item F91128) Council requested that a report be submitted to Finance and Administrative Resources Committee regarding the provision of additional play equipment at Gumblossom Park, Quinns Rocks.

The City Parks Manager reports that the installation of fencing around the existing play equipment was required, rather than additional play equipment and gives details of the cost of a perimeter fence including access gates. No funds have been listed in the 1991/92 Budget for this fencing.

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

- 1 Council installs a perimeter fence around the play equipment at Gumblossom Park, Quinns Rocks, at an estimated cost of \$4,512;
- 2 the provision of unbudgeted funds from the North Ward allocation be referred to Finance and Administrative Resources Committee for consideration - Item F31219 refers.

CARRIED

F11236 PEDESTRIAN OVERPASS ON WHITFORD AVENUE TO ACCESS WANNEROO WATER WORLD - [510-1287, 690-1]

Cr Major requested that a report be submitted to Technical Services Committee on the cost and feasibility of constructing a pedestrian overpass on Whitford Avenue to provide access for residents of Padbury to Wanneroo Water World.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that a report be submitted to Technical Services Committee on the cost and feasibility of providing an overpass on Whitford Avenue, Craigie to provide access to Craigie Regional Recreation Centre.

CARRIED

F11237 "NO SHOOTING" PROHIBITION SIGNS - PINJAR/WESCO ROADS, NOWERGUP - [509-0-1, 510-250, 510-467]

Cr Dammers reported that "No Shooting" prohibition signs on Pinjar Road and Wesco Road have been vandalised.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that Council requests the Department of Conservation and Land Management to replace the "No Shooting" prohibition signs in the vicinity of Pinjar and Wesco Roads, Nowergup.

CARRIED

REINSTATEMENT OF FRANKLIN ROAD, WANNEROO - [510-266]

Cr Dammers expressed concern at the current condition of Franklin Road, Wanneroo.

The City Engineer advised that Franklin Road would be reinstated to Council's requirements on completion of drainage works, with all costs being borne by Water Authority of Western Australia.

CONSTRUCTION OF FRANKLIN ROAD, WANNEROO TO FOUR LANE CARRIAGEWAY - [510-266]

Cr Carstairs reported that residents of Franklin Road, Wanneroo are asking how much of their land would be required to construct Franklin Road to a four lane carriageway.

Cr Dammers advised that a decision on the reconstruction of Franklin Road would only be made after lengthy discussions with the Minister for Lands.

Cr Dammers reported that this matter had been incorrectly recorded. It should read:

"Cr Dammers advised that we would not know or be able to work out alignments for Franklin Road until the Minister had accepted plans for East of Wanneroo Road. Then there would be some surveying done to obtain these alignments."

MOVED Cr Dammers, **SECONDED** Cr Carstairs that the Minutes of the Council meeting reflect the above amendment. **CARRIED**

FITTING OF REMOTE CONTROLLED ELECTRICALLY OPERATED SIDE VISION MIRRORS TO MUNICIPAL VEHICLES - [208-6]

The City Engineer advised that the fitting of remote controlled electrically operated side vision mirrors has been included in the standard specification for the supply of municipal vehicles as these vehicles are used by a variety of drivers who need to adjust the mirrors every time the vehicles are used.

F91216 FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MOVED Cr Moloney, **SECONDED** Cr Carstairs that the Report of the Finance and Administrative Resources Committee Meeting, held on 11 December 1991 be received. **CARRIED**

ATTENDANCES

Councillors :	B J MOLONEY - Chairman	South Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - to 8.00 pm	North Ward
	A V DAMMERS	Central Ward
	R F JOHNSON	South-West Ward
	A M CARSTAIRS - Observer, from 5.45 pm	Central Ward
	P NOSOW - Observer, from 5.47 pm	South Ward
	G A MAJOR - Observer, from 5.44 pm	South-West Ward
	N RUNDLE - Observer	South-West Ward

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

CONFIRMATION OF MINUTES

The Minutes of Finance and Administrative Resources Committee, held on 20 November 1991 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil.

DECLARATIONS OF PECUNIARY INTEREST

Cr Major stated his intention to declare an interest in Item F31216 at the next meeting of Council.

MEETING TIMES:

Commenced: 5.33 pm

Closed: 8.05 pm

F31201 PERSONNEL MATTERS - [404-0]

TOWN CLERK'S REPORT F31201

The Town Clerk reports on staff appointments and resignations and seeks approval for payment of telephone rental and telephone installation costs, in accordance with adopted policy.

He also seeks approval for an application for secondary employment in accordance with the provisions of the Local Government Act.

Correction

The commencement date for Cathy Byrne should be amended to read "13.01.92".

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

- 1 authorises reimbursement of telephone rental charges for Mr Andrew Hall, Youth Services Co-ordinator, in accordance with adopted policy;
- 2 authorises reimbursement of telephone installation charges for Mr David Green, Principal Parks Supervisor and Mr Keith Cunningham, Supervisor - Reticulation (Parks Department), in accordance with Clause 65 of the Local Government Officers Award;
- 3 approves secondary employment for Ms Birgit Modrow, in accordance with the provisions of Section 160(A) of the Local Government Act.

CARRIED

F31202 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

DEPUTY TOWN CLERK'S REPORT F31202

The Deputy Town Clerk gives details of the 1991/92 Calendar of Civic Receptions and Functions as approved by Council. He seeks endorsement of a number of functions approved by the Mayor.

Corrections

The following amendments should be made to the 1991/92 Calendar of Events:

22 March 1991	Cr Luncheon, Kingsway Management Committee	Cr King
22 March 1991	UDIA Conference, Lunch for Interstate Visitors	Council
7 April 1991	Girrawheen Scout/Guide Hall Opening Council	F30303
2 August 1991	Waste Management Options Advisory Committee Luncheon	Council

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

- 1 approves the inclusion of the following functions in the 1991/92 Calendar of Events:

<u>Date</u>	<u>Function</u>	<u>Guests</u>	<u>Host</u>
11 December	Joondalup District Primary School Debating Final Afternoon Tea	100	Council
16 December	Junior Councillor Luncheon	15	Council

19 December	Councillor Dinner	10	Cr Carstairs
19 December	Councillor Dinner	10	Cr Rundle

- 2 retains the Appreciation Function for the Quinns Rocks Recreation Association as a Dinner and not a Cocktail Party, to be held on 27 February 1992.**CARRIED**

**F31203 WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION AND NORTH METROPOLITAN ZONE
LOCAL GOVERNMENT ASSOCIATION MATTERS - [312-2]**

DEPUTY TOWN CLERK'S REPORT F31203

The Western Australian Municipal Association is a joint secretariat for the Local Government Association, the Country Shire Councils' Association and the Country Urban Councils' Association, formed in 1989, which addresses issues related to the interests of the member Councils.

The Deputy Town Clerk reports on issues of an industry-wide nature currently being considered by the WAMA Executive, together with matters of concern to metropolitan local authorities.

This report, covering such issues, will be presented to Council on a monthly basis.

The issues reported during November's meetings include:

- . Local Government Association Zone Review;
- . Compulsory Motor Vehicle Insurance;
- . Local Government Finance Authority;
- . Urban and Stray Cats;
- . Waste Management;
- . Coast Management;
- . Appointment of an Environmental Officer.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that DEPUTY TOWN CLERK'S REPORT F31203 be received.**CARRIED**

F31204 LOCAL GOVERNMENT HOUSE - PREPARATION OF NEW DEED OF TRUST FOR ACQUISITION OF NEW PREMISES - [312-2]

DEPUTY TOWN CLERK'S REPORT F31204

In 1978 all Western Australian Councils were invited to commit a one-off contribution to buy a "Local Government House" building to provide accommodation for the Associations free from concern about the effects of escalating rentals. One Hundred and twenty-six Councils provided contributions to effect the purchase which was recognised by preparation of a Deed of Trust which gave the participating Councils an equity in a metropolitan property.

The Deputy Town Clerk reports that due to a major increase in the scope of Association activity and a corresponding increase in staff, no space is now available for renting out on a commercial basis to provide funds to defray the occupational costs of the Associations. Indeed, the increase in activity has reached a point where Local Government House no longer has the capacity to meet the accommodation needs of the Association itself.

The Management Committee of the House is now seeking the preparation of a new Deed of Trust which will enable the acquisition of alternative premises.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council, as beneficiary under a Deed of Trust undated but stamped the 12th of February 1980 ("the Deed of Trust") under which the land and improvements comprised in Certificate of Title Volume 82 Folio 68A and known as Local Government House ("the Headquarters") were vested in the Initial Trustees thereof and which Headquarters and the Trust Fund arising under the Deed of Trust are now vested in the Local Government Association Inc and the Country Shire Councils' Association Inc ("the Trustees") as Trustees, by virtue of a Deed of Appointment dated the 25th November 1986, resolves:

- 1 to authorise the Trustees to sell the Headquarters and thereafter to transfer the Council's pro-rata entitlements under the Deed of Trust in the proceeds of sale of the Headquarters and in the Trust Fund to the Trustees to hold on trust, the terms of which trust are set out in paragraph (b) hereunder;
- 2 to authorise the Trustees to enter into a new Deed of Trust which will set out the pro-rata contribution and entitlements of the Council to the new Trust Fund vested thereunder. The terms and conditions of the new Deed of Trust are to be similar to those of the Deed of Trust other than that the Trustees are to be empowered to use the funds vested in the Trustees from time to time to purchase Headquarters for the use of the Associations and the Western Australian Municipal Association and to sell such Headquarters and acquire other Headquarters for such purposes from

time to time at the discretion of the Trustees, subject to the beneficial entitlement or interest of the Council under the proposed new trust not being affected without the prior written consent of the Council.

CARRIED

F31205 PROGRESS REPORT : COMPUTERISED BOOKING SYSTEM (RECS) - [206-7]

DEPUTY TOWN CLERK'S REPORT F31205

The Deputy Town Clerk reports that the first phase of Council's in-house developed computerised booking system, now known as RECS (Recreation Equity and Control System) has been implemented at Warwick Leisure Centre. The System will be installed at all six Recreation Centres and the two swimming pools during the next six months.

He outlines the operating procedures associated with the programme and the other programmes also being run on the ICL DRS 6000 UNIX processor. The first phase of the system concerns itself essentially with the booking of Council's facilities, enrolments in Council's managed programmes/activities and with the cash receipting of monies received at the centres. Further development of other functions is currently being undertaken.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that **DEPUTY TOWN CLERK'S REPORT F31205** be received.**CARRIED**

F31206 TENDER NO 066-91/92 - PHOTOCOPYING REQUIREMENTS - [208-066-91/92]

DEPUTY TOWN CLERK'S REPORT F31206 - WITHDRAWN

F31207 LEGAL CHALLENGE TO AMALGAMATION OF JOONDALUP DEVELOPMENT CORPORATION WITH OTHER GOVERNMENT BODY - [310-1]

CITY PLANNER'S REPORT F31207

In November (Item F91130) Council resolved that a report be submitted to Finance and Administrative Resources Committee on legal options available to Council to challenge the amalgamation of the Joondalup Development Corporation with another Government body.

The City Planner outlines the Joondalup Centre Act, which like any other Act of Parliament can be amended, repealed or replaced with new legislation. He gives details of the relevant sections of the Act which relate to the objects of the Joondalup Development Corporation and what is to be done with any profits generated.

He concludes that, given the clarity of the Joondalup Centre Act, it does not seem worthwhile obtaining the legal opinion.

Cr Dammers sought clarification from the Town Clerk as to his requirement to declare a pecuniary interest in matters relating to the Joondalup Development Corporation, due to his being an appointed member of the Joondalup Development Corporation Board.

The Town Clerk advised that, in his opinion, given the circumstances described, he would see no requirement for Cr Dammers to declare an interest in items such as this.

Cr Dammers wished to place on record the fact that he has never received one red cent in payment for his duties as a member of the Joondalup Development Corporation Board.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council does not obtain a legal opinion with regard to the interpretation of the Joondalup Centre Act in relation to:

- 1 any legal issue Council could use to prevent any amalgamation;
- 2 the aims of Joondalup Development Corporation including what was to be done with any profits that were to be generated by Joondalup Development Corporation.

CARRIED

F31208 **RENEWAL OF LEASE YANCHEP (TWO ROCKS) PRE-PRIMARY CENTRE AND SURRENDER OF LEASE GREENWOOD PRE-SCHOOL CENTRE - [895-21]**

The City Planner reports on the lease of two Council owned facilities for pre-primary school purposes.

The Ministry of Education is seeking renewal of the current lease for the building in Bower Grove, Two Rocks when this expires on 17 December 1991. The terms of a new five year lease are outlined.

The current lease on the Council-built kindergarten in Calectasia Street, Greenwood, is due to expire on 31 December 1992; however, the Greenwood Pre-School Committee has reported that it is unable to secure the required number of enrolments to satisfy the Ministry of Education teacher placement criteria. It has therefore resolved to relinquish the lease effective from 18 December 1991 - the end of the school year.

The City Planner reports on the applications received from persons who are interested in operating a private child day care centre on the premises, and suggests that, in order to consider Council's current and projected needs for the facility to be retained for alternative uses, Council does not, as yet, call tenders for use of the building.

COMMITTEE RECOMMENDATION

That Council:

- 1 renews the lease of the Two Rocks Pre-Primary Centre to the Ministry of Education for a period of five years commencing on 18 December 1991 at an initial rental of \$1,024.63 per annum which is to be increased by the rate of Consumer Price Index movement throughout the term;
- 2 accepts the surrender of the lease of the Greenwood Pre-School Centre from the Greenwood Pre-School Committee effective from 18 December 1991.

ADDITIONAL INFORMATION

There have been about six or seven enquiries from private persons who are interested in operating a child day care centre as a business. Three of those enquiries have been followed up by correspondence. The applicants have been advised that if the Council chooses to allow the commercial operation of a child day care centre then the lease of the premises would be decided by public tender.

There appears to be no need to retain the premises for any City use.

The YMCA After School Care Programme which presently operates from the Warwick Leisure Centre has expressed an interest in using the premises. It would be able to use it every day of the school year between the hours of 2.30 pm and 6.00 pm when working parents collect their primary school age children. They would not require the premises beyond 6.00 pm and the City could accommodate other users in the evenings if any were interested.

The Greenwood Village Playgroup has stated that it does not require exclusive use of the premises. There may be a possibility of joint use between the Playgroup and the After School Care Programme depending upon the specific requirements of each body. Consultation with both bodies would be needed to identify these.

Neither the Greenwood Village Playgroup nor the YMCA After School Care Programme have raised the question of rental and it is assumed that both would be seeking to utilise the premises at nil or nominal consideration.

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

- 1 renews the lease of the Two Rocks Pre-Primary Centre to the Ministry of Education for a period of five years commencing on 18 December 1991 at an initial rental of \$1,024.63 per annum which is to be increased by the rate of Consumer Price Index movement throughout the term;
- 2 accepts the surrender of the lease of the Greenwood Pre-School Centre from the Greenwood Pre-School Committee effective from 18 December 1991;
- 3 refers consideration of the proposed use of the pre-school building in Calectasia Street, Greenwood to the Occasional Committee Delegated to Act on Behalf of Council, for that Committee to take the necessary action as a matter of urgency.

CARRIED

F31209 SALE OF MUNICIPAL LAND - COUNCIL SHARING IN POTENTIAL PROFIT - [755-7-1]

CITY PLANNER'S REPORT F31209

In July (Item F30707) Council resolved that a report be submitted on the ramifications of a policy whereby land would be sold on the basis that if there is a possibility of a higher or better use in the foreseeable future, Council is to receive a percentage of that potential profit.

The City Planner gives details of legal advice obtained on this matter and the conditions which would need to be imposed should a Deed of Covenant or a Caveat or Mortgage be applied to the Council-owned land.

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

- 1 adopts a general policy of applying a Condition to the sale of municipal land which will give the City the right to share in any capital gains realised by the purchaser after being rezoned or resubdivided by him, taking into consideration inflation, as calculated by the Australian Taxation Office, with the method of calculating the level of benefit to be received by the City and the circumstances of its payment to be determined on a case by case basis;
- 2 lodges any caveats as above for a fifteen year period.

CARRIED

F31210 MONTHLY REPORT FOR NOVEMBER 1991 - WANNEROO WATER WORLD - [680-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31210

The City Recreation and Cultural Services Manager provides details of the attendances at Wanneroo Water World during November 1991, together with information on promotions and sports programmes undertaken during the month.

Financial aspects relating to operation of the pool are also provided.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31210 be received. **CARRIED**

F31211 **MONTHLY REPORT FOR NOVEMBER 1991 - AQUAMOTION - [690-1]**

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31211

The City Recreation and Cultural Services Manager provides details of the attendances at Aquamotion, Wanneroo during November 1991, together with information on promotions and sports programmes undertaken during the month.

Financial aspects relating to operation of the pool are also provided.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31211 be received. **CARRIED**

F31212 REVIEW OF SCHEDULE OF ORGANISATIONS - FREE USE OF FACILITIES - [260-01]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31212

The City Recreation and Cultural Services Manager reports that subsequent to implementation of Council resolution F30218, which advised management committees to discontinue the practice of providing free monthly meetings to community groups, several groups are seeking inclusion in the schedule of organisations that are eligible for waiver of hire fees for the use of City facilities.

He outlines Council's current policy on the waiving of hire fees and proposes amendments to that policy to ensure that only organisations currently in operation within the municipality who require the use of hired facilities, are listed therein.

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

1 amends its policy in regard to waiver of recreation hire charges as follows:

"A concessional rate of 50% of the regular community rate shall apply to service clubs and charitable institutions (as defined by the State Government's Charitable Institutions Advisory Committee). The reduced rate will not apply to commercial or fund raising programmes/events.

The following Organisations will not be required to pay any funds for regular facility hire:

Red Cross
Wanneroo Volunteer Bushfire Services
Wanneroo Volunteer Emergency Services
Sea Rescue Services
Progress and Ratepayers Associations
Recreation Management Committees

Although payment will not be made by these groups, the relevant hire charge shall be credited to the appropriate allocation.

All usage of recreational facilities shall have the relevant hire charge credited to the appropriate allocation. Other organisations and events that Council chooses to support through subsidised use shall, in the first instance, pay the full applicable hire rate. They shall then apply to Council for a refund through the appropriate donation account. This procedure includes Council usage of the facilities (eg Citizenship Ceremonies).

Churches and other religious groups will be charged at the regular community rate."

- 2 amends its Policy Manual accordingly;
- 3 advises the Penguin Club of WA and Greenwood Amateur Art Society that they do not meet the criteria for waiver of hire charges and regular community rates will apply.

CARRIED

F31213 WAIVER OF CHILD CARE FEES - [880-2-6]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31213

The City Recreation and Cultural Services Manager reports on a procedure for identifying the fees for After School and Vacation Care programmes which are waived on recommendation from Council's Financial Counselling Service.

At the present time there is no provision in the budget for Council to make a non-statutory donation to either of the Care Programmes. The City Recreation and Cultural Services Manager suggests all non-statutory donations be administered through the Welfare Donations Account.

Correction

The City Treasurer advised that wherever the term "statutory donation" appears in the report, this should be amended to "non-statutory donation".

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

- 1 administers all non-statutory donations for after school and vacation care programmes through the existing Welfare Donation Account;
- 2 backdates to 1 July 1991, all such donations made within the after school and vacation care programmes. **CARRIED**

F31214 USE OF COUNCIL CREST - "GET SMART - TRY ARTS" PROGRAMME - [429-1-14]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT F31214

The City Recreation and Cultural Services Manager reports on a programme of eight different art/craft and dance activities to be conducted by the Wanneroo Community Arts Council at various senior citizens Centres throughout the City of Wanneroo during 1992.

Funds to carry out this programme, entitled "Get Smart - Try Arts", have been obtained as a grant from Healthway (Western Australian Health Promotion Foundation). The promotion and health message will be undertaken by the Arthritis Foundation.

The City Recreation and Cultural Services Manager seeks Council approval to include the City of Wanneroo crest in publicity material being prepared for this project.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council authorises the use of the City crest on all advertising material promoting the "Get Smart - Try Arts".

CARRIED

F31215 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1991 TO 27 NOVEMBER 1991
- [002-3]

CITY TREASURER'S REPORT F31215

The City Treasurer provides details of income and expenditure for the City of Wanneroo for the period from 1 July to 27 November 1991.

He reports that while the income and expenditure is generally within budget estimates for this time of year, an increase in building fees and effective cost savings should result in generation of additional revenue. This, however, will offset any loss as a consequence of the collapse of Permanent Building Society.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that only items of expenditure from Account 20052 which occur during the month be shown in detail in the Financial Statement. **CARRIED**

F31216 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 30 NOVEMBER 1991 - [021-1]

CITY TREASURER'S REPORT F31216

The City Treasurer submits a Warrant of Payments for the period ending 27 November 1991, covering Voucher Nos 076451-077491 from the Treasurer's Advance Account No 1 and various vouchers relating to the Municipal, Trust, Reserve and Wangara Industrial Estate funds, totalling \$15,523,519.07.

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

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 30 November 1991, certified by the Chairman of Finance and Administrative Resources Committee and City Treasurer, and totalling \$15,523,519.07:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	076451-077491	4,779,980.80
Municipal	002625-002636	8,716,113.70
Trust	011248-011365	978,102.53
Reserve	000386-000390	850,024.18
Wangara Ind Estate	000274-000275	199,297.86

		\$15,523,519.07
		=====

CARRIED

Appendix XXV refers

F31217 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT F31217

The City Treasurer submits for Council consideration a comparison between committed expenditure and adopted budgets, relating to major capital projects (\$100,000 and over) undertaken this financial year.

He comments that whilst a project may be physically completed, final costings may yet to be processed. Therefore, a project's job status indicator will not show "completed" until financial transactions are complete.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY TREASURER'S REPORT F31217 be received. **CARRIED**

F31218 OUTSTANDING GENERAL DEBTORS - NOVEMBER 1991 - [020-0]

CITY TREASURER'S REPORT F31218

The City Treasurer submits a summary of the outstanding general debtors at the end of November 1991, together with comments on the actions being taken with long outstanding accounts.

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

MOVED Cr Edwardes, **SECONDED** Cr Moloney that Council writes out its general debtors ledger an amount of \$4,969.20 representing debts considered irrecoverable as detailed in Attachment B to Report F31218.

CARRIED

Appendix XXVI

F31219 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT F31219

The City Treasurer submits a summary of various requests for authority to reallocate funds within the adopted 1991/92 Budget, in accordance with the provisions of Section 547(12) of the Local Government Act.

He includes matters raised by other Standing Committees during the December round of meetings.

The net result of these reallocations and adjustments is a budget deficit in excess of \$185,000.00.

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

- 1 revises the amount allocated from Account 31201 (South West Projects Allocation) for the purchase of a chair trolley for Sorrento/Duncraig Recreation Centre from \$150.00 to \$295.00;
- 2 authorises the purchase of playground equipment for Kingsley Reserve, to the value of \$5,000.00;
- 3 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises amendments to the adopted budget as detailed in Attachment A to Report F31219, as outlined above, and on the Addendum attached hereto.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix XXVII refers

F31220 STAFF AND OUTSIDE WORKERS OVERTIME - NOVEMBER 1991 - [404-10]

CITY TREASURER'S REPORT F31220

The City Treasurer submits the staff overtime return for the month of November 1991, together with details of the outside workers' overtime for the same period.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY TREASURER'S REPORT F31220 be received. **CARRIED**

F31221 URBAN FARMLAND APPLICATION - [2645/37/45]

CITY TREASURER'S REPORT F31221

The City Treasurer gives details of an application for urban farmland rating which has been considered in accordance with the provisions of Sections 533A and 531A of the Local Government Act.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council declares Lot 37 (45) Windsor Road, Wangara as "farmland" for the purpose of urban farmland rating effective 1 July 1992. **CARRIED**

F31222 APPLICATION FOR RATE EXEMPTION - UNITING CHURCH IN AUSTRALIA - [2461/694/11]

CITY TREASURER'S REPORT F31222

The City Treasurer reports on an application from the Uniting Church in Australia for rate exemption on its property at Lot 694 (11) Baltusrol Rise, Connolly.

As this property is set aside as a residence for a Minister of Religion, Council may grant rate exemption on the property in accordance with the provisions of Section 532(3)(a) of the Local Government Act.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of Section 532(3)(a) of the Local Government Act, Council:

1 grants rate exemption effective 1 July 1992 on Lot 694 (11) Baltusrol Rise, Connolly;

2 amends the rate book accordingly. **CARRIED**

F31223 APPLICATION FOR RATE EXEMPTION - THE ANGLICAN CHURCH OF AUSTRALIA - [3282/402/76]

CITY TREASURER'S REPORT F31223

In November (Item F31134) Council resolved to defer consideration of an application from the Anglican Church of Australia for rate exemption on Lot 402 (76) Jefferson Drive, Marangaroo, pending receipt of further information.

The City Treasurer gives details of advice obtained on the placement of caveats on land exempted from rates in accordance with the provisions of the Local Government Act which relate to land belonging to a religious body which is used or being held exclusively as a place of residence of a Minister or for church purposes.

He reports that the Perth Diocese has agreed to Council's proposal to lodge a caveat on the certificate of title for the subject lot.

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

1 in accordance with the provisions of Section 532(3)(a) of the Local Government Act, grants rate exemption to the Anglican Church of Australia on Lot 402 (76) Jefferson Drive, Marangaroo, as it is held exclusively for a future church and rectory site;

2 lodges a caveat on the certificate of title for Lot 402 (76) Jefferson Drive, Marangaroo, with costs to be borne by the City.

CARRIED

F31224 PERMANENT BUILDING SOCIETY - UPDATE - [005-2-4]

CITY TREASURER'S REPORT F31224

The City Treasurer reports on the current status of the financial affairs of the Permanent Building Society in terms of relevant action to be taken by principal depositors to ensure that, as it has become apparent that the sale of the Society as a going concern is unlikely, liquidation be undertaken in an orderly manner.

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

- 1 raises a petition to the Court to seek the appointment of a liquidator to wind up the affairs of the Permanent Building Society;
- 2 appoints Mr Garry Trevor, Ferrier Hodgson and Co, Chartered Accountants, as liquidator to Permanent Building Society;
- 3 in accordance with the provisions of Section 547(12) of the Local Government Act authorises, amendments to the adopted 1991/92 Budget to provide up to \$10,000.00 for legal fees and related costs to raise the petition.

**CARRIED BY AN
ABSOLUTE MAJORITY**

F31225 DISPOSAL OF WRITTEN DOWN ASSETS - [004-2]

CITY TREASURER'S REPORT F31225

The City Treasurer reports on a number of photocopiers which have been replaced recently in accordance with Council's practice of replacement every four to five years.

He reports that it has been past practice to offer these units to voluntary organisations at an estimated value; however, he suggests that in this case, public tenders be called.

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

- 1 advertises the photocopiers listed in Report F31225 for sale by public tender;
- 2 adjusts the Asset Register accordingly. **CARRIED**

Appendix XXVIII refers

F31226 GOODS AND SERVICES TAX - IMPACT ON LOCAL GOVERNMENT - [022-5]

CITY TREASURER'S REPORT F31226

The City Treasurer reports on the assessment being undertaken by Council officers of the impact on Local Government of the Liberal Party's Goods and Services Tax.

He suggests that, although it is still early days in researching the full impact of the proposal, it is understood that Local Government will be treated in the same manner as State and Federal bodies and thus, non-commercial activities will be "zero rated".

Further research will be undertaken into the ramifications of the proposal on all aspects of local government and a report will be submitted to Council in due course.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY TREASURER'S REPORT F31226 be received. **CARRIED**

F31227 WANNEROO ECONOMIC DEVELOPMENT ASSOCIATION 1991/92 FUNDING - [320-0]

CITY TREASURER'S REPORT F31227

In May (Item F30523) Council resolved to donate \$65,000.00 to the Wanneroo Economic Development Association, subject to submission of monthly reports to Council giving details of the organisation's performance and future funding to be jointly provided by State, Federal and Local Governments.

The City Treasurer submits monthly details from the Wanneroo Economic Development Association outlining its achievements this financial year.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY TREASURER'S REPORT F31227 be received. **CARRIED**

F31228 WANNEROO TOURISM COUNCIL INC - [320-2]

CITY TREASURER'S REPORT F31228

The City Treasurer reports on recent discussions held with the Wanneroo Tourism Council (Inc) in relation to the provision of Council funds on a "one dollar for two dollars raised" basis.

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

- 1 makes a 1991/92 non-statutory donation of \$15,556.00 to the Wanneroo Tourism Council Inc on the basis of the previously agreed matching formula, with funds being drawn from Account 39770;
- 2 seeks advice from the Tourism Council on the progress made in relation to the engagement of professional and qualified marketing advice and what progress has been made in attaining its goal to become totally self sufficient by 1993.

CARRIED

F31229 DONATION - [009-1]

CITY TREASURER'S REPORT F31229

The City Treasurer reports on a request for financial assistance from Council to assist Mr Keith Telfer of Craigie in representing Australia in the Asian-Oceania Ice Hockey Championships to be held in Japan in March 1992.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council donates \$50.00 to Mr Keith Telfer to offset costs to compete in the Asian-Oceania Ice Hockey Championships to be held in Japan, from account 29470 Recreation Control - Sundry Donations. **CARRIED**

F31230 NON STATUTORY DONATION - "HELP A CHILD TO HEALTH" DOORKNOCK APPEAL 1992 - [009-1]

CITY TREASURER'S REPORT F31230

Princess Margaret Hospital for Children is seeking assistance from Council for its "Help a Child to Health" Doorknock Appeal in June 1992.

The City Treasurer reports on the three options available for Council to assist with this Appeal - to directly participate, to encourage participation in the Doorknock Appeal from local clubs and organisations, or to make a non-statutory donation to the cause.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council donates \$250.00 to the "Help a Child to Health Doorknock Appeal 1992" from account 26531 - Other Welfare Services - Sundry Donations. **CARRIED**

F31231 NON STATUTORY DONATION - OLYMPIC KINGSWAY SPORTS CLUB (INC) - [2903/13]

CITY TREASURER'S REPORT F31231

The City Treasurer reports that Olympic Kingsway Sports Club (Inc) has requested Council to waive the building licence fees applicable to the construction of a house at Lot 13 Shinji Court, Joondalup.

The house is being constructed to enable the Sports Club to sell it by auction and so raise funds to assist the Club in paying off some accumulated debts. The sum required from Council is \$320.00.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council does not waive the building licence fees for construction of a house at Lot 13 Shinji Court, Joondalup, on behalf of the Olympic Kingsway Sports Club.

CARRIED

F31232 BUILDING LICENCE - APPEALATHON HOME - [3541/679/8, 009-1]

CITY TREASURER'S REPORT F31232

The City Treasurer reports on requests from the Civilian Maimed and Limbless Association for waiving of the building licence fees associated with construction of the Appealathon Home and swimming pool on Lot 679 (8) Maple Mews, Duncraig.

He comments that it has been past practice for Council to make a non-statutory donation equivalent to the building licence fee involved.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council makes the following donations to the Civilian Maimed and Limbless Association of WA to refund the building licence fees for the Appealathon Home:

Swimming Pool	\$40.00 - Account 26066 - Other Aged and Disabled Services - Sundry Donations;
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Home Construction \$1,000.00 - Account 26531 - Other Welfare Services - Sundry Donations. **CARRIED**

F31233 TS MARMION NAVAL RESERVE CADETS - BUILDING PROJECT GRANT ALLOCATION - [471-1]

CITY TREASURER'S REPORT F31233

Considered earlier in the meeting.

F31234 YANCHEP SURF LIFESAVING CLUB - PAYMENT OF ANNUAL DONATION - [323-4]

CITY TREASURER'S REPORT F31234

The City Treasurer reports on discussions held with the Surf Lifesaving Association - WA State Centre Inc on the current status of the Yanchep Surf Lifesaving Club.

The Association is still holding Council's grant funds for the Yanchep Club and has advised that due to a lack of club members, club unity and insufficient qualified members, the Yanchep Surf Lifesaving Club has been disaffiliated from the Surf Life Saving Association.

The City Treasurer offers a number of actions Council may consider in order to clarify the position with the Yanchep Club prior to payment of the 1991/92 grant.

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

- 1 seeks an urgent meeting with the Yanchep Surf Lifesaving Club Management to discuss details of:
 - (a) the Club's current standing;
 - (b) its future;
- 2 establishes a lifeguard service to operate in the Yanchep area on weekends and public holidays from end December 1991 to the middle of March 1992, at a cost of \$3,750.00, with funds being drawn from the residue of the 1990/91 grant currently held in trust by the Surf Life Saving Association of Australia, WA State Centre Inc;
- 3 seeks information from the WA State Centre Inc on the funds already spent from the \$5,000.00 1990/91 grant and the current and projected use and ownership of equipment belonging to the Yanchep Surf Life Saving Club.**CARRIED**

F31235 ADMINISTRATION OF GRANT - TWO ROCKS/YANCHEP COMMUNITY GROUP - [483-1-1]

The City Environmental Health Manager reports on a request from the Two Rocks/Yanchep Community Women's Group for Council to administer grant funds obtained from the Lotteries Commission to offset operating and rental costs for the Group's operations of its premises, currently located at 18 Mousehole Crescent, Yanchep.

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

- 1 accepts the grant of \$23,100 from the Lotteries Commission;
- 2 administers these funds on behalf of the Two Rocks/Yanchep Women's Community Group for the purposes of operating and rental costs.

CARRIED

F31236 ENTRY STATEMENT, OCEAN REEF - [540-4]

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

- 1 increases the size of the lettering in the Entry Statement to Ocean Reef, in accordance with the recommendation of the Ocean Reef Residents and Ratepayers Association at a cost of \$600.00;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act authorises, reallocation of funds from Account 31202 - Central Projects Funds for this project.

CARRIED BY AN

ABSOLUTE MAJORITY

F31237 STANDARD CITY OF WANNEROO TEE-SHIRT - [702-3]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that a report be submitted to Public Relations Occasional Committee giving details of a standard white polo shirt for use by Councillors and Senior Officers, such report to include details of cost, estimated usage and proposed stock levels.

CARRIED

F31238 PROVISION OF PLAYGROUND EQUIPMENT - YANCHEP SPORTSMEN'S CLUB - [323-3]

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

- 1 purchases and installs playground equipment to the value of \$4,458.00 in the grassed area west of the Yanchep Sportsmen's Club;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act authorises, reallocation of funds from Account 31203 - North Projects Funds to facilitate this purchase.

CARRIED BY AN
ABSOLUTE MAJORITY

F31239 NON-STATUTORY DONATION - YANCHEP SOCCER CLUB - [009-1]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council makes a non-statutory donation of \$5,000.00 to Yanchep Soccer Club to assist with completion of clubrooms, with funds being drawn from Account 31203 - North Projects Funds.

CARRIED

SCHOOL CITIZEN SCHEME - 1991 AWARDS - [701-1]

Cr Dammers requested information as to why the successful School Citizen Award Scheme appears to have been discontinued for the 1991 School Year. He has attempted to obtain information on this matter on previous occasions without success.

The Town Clerk confirmed he would investigate the matter and report back to Cr Dammers.

F31240 INSTALLATION OF MULTI-MASTER METERING EQUIPMENT - PERCY DOYLE RESERVE/SORRENTO SOCCER CLUB - [061-285, 472-1-1]

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

- 1 installs a multi-master meter in Percy Doyle Reserve for Sorrento Soccer Club use, at an estimated cost of \$10,000.00;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises amendments to the adopted budget to accommodate this expense.

**CARRIED BY AN
ABSOLUTE MAJORITY**

F91217 REPORT OF THE TOWN CLERK

MOVED Cr Nosow, **SECONDED** Cr Rundle that the Report of the Town Clerk be received. **CARRIED**

F91218 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:	Industrial Land Agreement and Withdrawal of Caveat
Parties:	J E Griffin, R C Lindsay and City of Wanneroo
Land Description:	Lot 15 Avery Street, Neerabup

Document:	Second Dwelling Agreement
Parties:	J, G, J & W Lucas and City of Wanneroo
Land Description:	Lot 32 (54) Hawkins Road, Jandabup

Document:	Transport Depot Covenant
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Parties: A M Stampalia and City of Wanneroo
Land Description: Lot 25 (143) Elliot Road, Wanneroo

Document: Withdrawal of Caveat & Parking Agreement
Parties: Ocean Reef Pty Ltd, Alpine Land Pty Ltd and City of Wanneroo
Land Description: Belridge Shopping Centre, Beldon

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

F91219 WARD BOUNDARIES AND REPRESENTATION - [801-5]

In accordance with the Council resolution F51101, a deputation comprising the Mayor, Town Clerk and City Planner met with the Minister for Local Government, Hon David Smith MLA, late afternoon on Wednesday 4 December at Parliament House.

It was explained to the Minister that Council saw the need to undertake a complete review of its ward boundaries and representation and to this end had set up an Occasional Committee for this purpose. It was also explained that Council was anxious to take into account in any adjustment to boundaries and representation, the proposed new legislation allowing alternative terms of office, in particular the four (4) year terms with elections each two (2) years.

Accordingly, the Minister was asked to defer the direction contained in his letter of 18 October which required adjustments to be made for implementation in time for the 1992 May elections.

The Minister accepted the arguments put on the understanding that Council undertakes a complete review of its ward boundaries and representation and submit to him by May 1992, a proposal for consideration for implementation at the May 1993 elections.

MOVED Cr Waters, **SECONDED** Cr Johnson that this item be deferred until later in the meeting, to be considered behind closed doors.

CARRIED

F91220 1992 LOCAL GOVERNMENT RECREATION CONFERENCE : 18-20 MARCH 1991 - [202-1-2]

The 1992 Annual Conference of the Institute of Recreation will be held in Geraldton over the period Wednesday 18 to Friday 20 March 1992.

The Conference will address the theme "The 1990's - Thriving on Change" ; reflecting the rapidly changing environment in which recreation exists. Within three streams, the conference will explore that environment and provide insight into not only surviving, but thriving, in the face of diverse challenges. The conference will consider community responsibility, management in time of change and marketing recreation-related products.

Coupled with a Business and Recreation Industry Exhibit, attendance at the conference is considered a worthwhile investment.

Funds have been provided within the current budget to facilitate attendance by three officers of the Recreation Department. Further, a contingency has been

included within the "Members of Council" - Conference Expenses account to provide for attendance by Councillors.

Registration rates (inclusive of accommodation, all meals and Conference Dinner) are \$340.00 for non-members of the Institute and \$320.00 for members. (If shared accommodation, \$290.00 non-members, \$270.00 members).

Transport options include:

- . Bus - \$69.80 return (6 hour journey)
- . Plane - \$300 return (1 hour journey)
- . Own/shared transport

Cr Dammers nominated Cr Moloney.

Cr Johnson nominated Cr Freame.

Crs Moloney and Freame declared an interest in this item and abstained from voting.

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

- 1 authorises the attendance of Councillors at the 1992 Local Government Recreation Conference to be held in Geraldton on 18-20 March 1992;
- 2 authorises payment of registration fees, accommodation and incidental expenses from Allocation 20006 - Members of Council - Conference Expenses;
- 3 nominates Councillors Moloney, Freame and other interested Councillors to attend. **CARRIED**

F91221 PANEL OF INQUIRY - [312-1, 702-3]

By letter dated 6 December 1991 the Minister for Local Government, Hon D Smith MLA, has written as follows -

"Over the past year a number of allegations have been made to me concerning past activities of some councillors in Wanneroo Council.

Because of the evidence produced in support of some of these allegations, I have decided to establish a Panel of Inquiry to look into these allegations.

The allegations mainly relate to the failure by former councillors to disclose pecuniary interest in matters before the Council. However, there are some current matters which may be included. The exact terms of reference will be agreed with the WAMA and the LGA.

As Minister for Local Government, I believe that where documentary evidence is provided, it is in the long-term interest of all local authorities that allegations of misconduct are seen to be properly investigated.

I will be meeting with the WAMA to discuss the terms of reference for an inquiry and I would expect WAMA will also consult with your Council during this period."

As it is understood the Minister is overseas until just prior to Christmas, it would be reasonable to assume that the terms of reference will not be finalised until early or even mid-January 1992.

On receipt of further advice from the Minister, Councillors will be kept informed.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs the information from the Minister for Local Government relating to the Panel of Inquiry, be received.

CARRIED

F91222 DELEGATION OF AUTHORITY FOR URGENT BUSINESS DURING JANUARY 1992 - [702-0]

Council has, in the past, not held the normal monthly meeting of Standing Committees and Council in January, deferring any business to the February meeting of the appropriate committee. Since 1987, the power to deal with routine and other urgent matters, and to accept tenders, etc, has been delegated to an Occasional Committee, comprising the Mayor or Deputy Mayor, Chairman of the relevant Committee and Town Clerk. This ensures that the normal business of the Council is not impeded during the January recess.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council delegates to an Occasional Committee, comprising the Mayor or Deputy Mayor, Chairman of the relevant Standing Committee, and Town Clerk, the power to act for and on behalf of Council in respect of any matter of an urgent or routine nature, arising before February 1992.

CARRIED

F91223 CITIZEN OF THE YEAR AND YOUNG CITIZEN OF THE YEAR AWARDS - [701-0, 301-5-1]

A confidential memorandum detailing the nominations received for the Citizen of the Year and Young Citizen of the Year Awards, will be circulated to Councillors under separate cover.

It is suggested that this matter be deferred for consideration later in the meeting, behind closed doors.

MOVED Cr Edwardes, **SECONDED** Cr Waters that the nomination of the Citizen of the Year and Young Citizen of the Year be deferred for consideration later in the meeting, behind closed doors.

CARRIED

F91224 SUSPENSION OF POLICY - EARLY DESPATCH OF MAIL, THURSDAY, 19 DECEMBER 1991 - [702-1]

In order to permit mail conveying the resolutions of this Council meeting to be delivered prior to the Christmas break, I request that Council suspends its policy relating to despatch of mail after 3.00 pm on the Friday following the Council meeting and permits mail to be despatched at 3.00 pm on Thursday, 19 December 1991.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council suspends its policy relating to despatch of mail after 3.00 pm on the Friday following the Council meeting and permits mail to be despatched at 3.00 pm on Thursday, 19 December 1991.**CARRIED**

An application has been received from Mr Wolfgang Thoran on behalf of Hazel Lake Holdings to establish an unlicensed dining facility within Lot 49 (56) St Andrews Drive, Yanchep.

The application involves the change of use of Unit 14 within the Yanchep Holiday Village into a dining facility. Minor structural changes to the unit are proposed in line with its proposed change of use. The applicant has advised that the facility would be unlicensed, undertaken on an occasional basis as required, and for the use of the patrons of the development only. He has further advised that he is prepared to enter into an agreement with Council that the dining facility will remain as such and not become a restaurant open to the public.

The subject land is zoned residential development under Council's Town Planning Scheme No 1. The proposed dining facility can be considered as incidental to a "Motel (Unlicensed)" use. This use is an "AA" use which is not permitted unless approval is granted by Council. In this instance it was considered that on site advertising was warranted. The applicant was instructed to erect a sign on site. This he did, however it should be noted that the sign was erected on 19 November 1991 with a closing date for comments of 30 November 1991 and thus the full 30 day advertising period did not transpire. It is considered that a strong sense of community exists within the area and that this has ensured that all adjoining residents are aware of the proposal and that the limited advertising period is sufficient in this instance.

By the close of advertising 2 letters of objection, one letter of support and one petition of support with 17 signatures had been received. The origin of the signatories of the submissions and petition are presented on the attached plan (Attachment 1). It should be noted that the 17 signatories of the petition in fact represent ten properties.

The submissions in favour of the proposal cite the existing well run nature of the development and it being an asset to the area.

The submissions objecting to the proposal can be summarised as follows:

1The units are self contained with their own cooking facilities and have been or were to be strata titled.

2The development is not a motel and the proposed dining facility significantly alters the intent of the original development as put to Council and residents.

3Barbecue facilities already exist within the development.

4The proposal will increase the already higher than normal noise level, particularly as patrons will be able to bring their own alcohol.

5The proposal represents a reneging by the applicant on a verbal promise to residents that a dining/restaurant facility would never be established within the development. The promise being made during a public meeting at the Yanchep Inn on 9 March 1989 attended by concerned local residents, the then Deputy Mayor Rita Waters and Jackie Watkins MP and at a subsequent public meeting at Council Chambers on 19 October 1989 chaired by the then Mayor, Brian Cooper.

6A licensed restaurant already exists 600 metres away at the Sun City Country Club which would provide for patrons' needs.

7The proposal would reduce the economic viability of existing establishments within the Yanchep/Two Rocks area.

8The proposal offers no potential for employment within the area.

In assessing the points raised in the objections the following observations are made:

- 1 The nature of the existing development in this instance can be considered as irrelevant. There is nothing precluding a strata company or owner from applying to Council to establish additional facilities for its own use within its own development.
- 2 The existing development was originally approved by Council as "16 hotel/motel units" once in May 1987 and then again in September 1988. As long as the proposed dining facility remains as proposed and does not evolve into a restaurant (and this can be appropriately conditioned) then it is not considered that the proposal alters the nature of the existing development.
- 3 This can be considered as irrelevant for the dining facility is substantially different to the barbecue and offers a different level of service to patrons.

- 4 A potential increase in noise is a valid concern and can be appropriately conditioned.
- 5 The two meetings in question were held to resolve concerns by local residents over the original proposed development. In particular, the meeting held at Council Chambers on 19 October 1989 culminated in a written agreement by the applicant to undertake certain actions to alleviate the concerns. Most actions in the agreement were design related and none referred to a future dining/restaurant facility. However, I do recall that there was discussion about a dining/restaurant facility during the meeting of 19 October 1991.
- 6,7,8 These points are economic and Council has in the past not assessed applications on economic grounds.

From a planning perspective, the inclusion of an unlicensed dining facility within the development can be considered as acceptable. The proposal has no impact on the provision of car parking as the facility would be for the sole use of existing patrons of the development. The applicant has confirmed in writing that he does not want a restaurant approval and understands that a rezoning to accommodate such a use would be required.

Similarly the nature of the proposal and appropriate conditions will alleviate the concerns of the objectors/

In conclusion, it is my opinion that the application can be supported.

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

- 1 approves the application by Mr Wolfgang Thoran on behalf of Hazel Lake Holdings Pty Ltd to establish an unlicensed dining facility within Unit 14 , Lot 49 (56) St Andrews Drive, Yanchep, 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 commencing any works whatsoever;
 - (b) the submission of an acoustics consultant's report to ensure that the proposed development is capable of containing all noise resulting from associated activities or processes, in compliance with the requirements of the Environmental Protection Act 1986;
 - (c) the dining facility being unlicensed;
 - (d) the use of the dining facility being restricted to the patrons of the Yanchep Holiday Village only, the facility not being used as a restaurant and the premises not being advertised as such;
 - (e) the proposed development complying with the requirements of the Food Hygiene Regulations 1973 and Council's Eating House By-Laws 1988;
 - (f) provision of a bin wash-down area to the satisfaction of the City Engineer and the City Environmental Health Manager;

- 2 advises the applicant that should he wish to develop eating facilities for the public he will be required to approach Council to rezone the subject area to a "restaurant" use. **CARRIED**

F91226 EGLINTON RESORT PROJECT - AMENDMENT NO 536 TO TOWN PLANNING SCHEME
NO 1 - [790-536]

In September (Item F90929), Council resolved to modify Amendment No 536 relating to the Eglinton Resort Project and to seek approval to advertise the modified amendment.

Discussions have just been held with Department of Planning and Urban Development (DPUD) officers concerning modifications which DPUD will be recommending as a condition of approval to advertise. The modifications are basically as follows:

- 1 Changing the "Development Plan" (see Attachment No 2) to "Residential Density Code Map and Outline Development Plan", and showing the Attached Units and Detached Dwellings areas on the plan as R40 and R20 respectively. (This plan would then replace the previous Residential Density Code Map which showed all of the Special Zone (Restricted Use) area as R40. The plan will also need to show the residential areas in the marina precinct as R40).
- 2 Including the Health Club site in the Special Zone (Restricted Use). This site was previously to be included in the Parks and Recreation reserve under the MRS but is now to be included in the Urban zone under the MRS. It therefore needs to be given some zoning under the local Scheme amendment and inclusion in the Special Zone (Restricted Use) is considered the best solution (see Attachment No 2).
- 3 Changing the description of the Special Zone (Restricted Use) from Special Zone (Restricted Use) Golf Course, Clubhouse, Residential, Tennis Resort, Ancillary Uses Approved by Council, to Special Zone (Restricted Use) Private Recreation, Private Club, Residential, Tennis Resort, Health Studio, Other Uses Considered Ancillary to These Uses by Resolution of Council. This change has the advantage of using terms already defined in the Scheme.
- 4 Including a clause in Schedule 1 of the Scheme Text relating to the Special Zone (Restricted Use), to the effect that development and subdivision in that zone is to be in accordance with the Residential Density Code Map and Outline Development Plan, and that variations can be made subject to Council and State Planning Commission approval.
- 5 Making the following further minor changes to the Residential Density Code Map and Outline Development Plan (see Attachment No 2):
 - (a) deleting the words "Future Urban" from the eastern areas;
 - (b) showing a connection between reserves in the south-west corner;
 - (c) changing the description of "Service Centre" to more accurately reflect just what is proposed on this site.
- 6 Including further Special Provisions for the Marina Development Zone to better guide the future detailed design of the area. These are likely to be in the form of design objectives. DPUD is drafting

some suggestions which will be referred to the proponent's designers for further preparation.

- 7 Including staging proposals on the Development Guide Plan. (The Scheme specifically requires this).

DPUD will be arranging a meeting of officers of DPUD, Council and the proponent's team in the near future to progress the above matters. DPUD then hope to be able to convey formal approval to advertise subject to modifications in the next couple of weeks.

The modifications presently envisaged by DPUD as described above appear reasonable. The final modifications required might be slightly different so rather than "lock Council in" to now agreeing to the draft modifications, it is recommended that Council delegate authority on the matter. This will allow the advertising to commence as soon as possible and not be held up due to the Christmas-New Year break. (Councillors may recall that the progressing of the local Scheme amendment is critical to the progressing of the total project).

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council delegates authority to the Mayor, Chairman of the Town Planning Committee, Town Clerk and City Planner to determine the acceptability and carrying out of the modifications which are anticipated to be required by the Minister for Planning in respect of the approval to advertise Amendment No 536 to City of Wanneroo Town Planning Scheme No 1.

CARRIED

F91227 PROPOSED ENTERTAINMENT COMPLEX, LOT 904 (639) BEACH ROAD, WARWICK -
[30/212]

An application has been received from Westpoint Consulting Group on behalf of Jayshore Pty Ltd for the re-development of the Warwick Hotel on Lot 904 (639) Beach Road, Warwick into an Entertainment Complex. The complex comprises hotel/tavern, food hall, four restaurants, eight cinemas, entertainment/business uses, supper club/cabaret, reception centre and offices.

The subject site is zoned as hotel under Town Planning Scheme No 1 and has an area of 1.4164 ha. The Warwick Hotel has been in existence since 1973.

The applicant advises that the re-development will be aimed at encouraging an integrated family orientated entertainment complex.

The existing hotel will be reduced in size and converted into a more boutique type establishment having approximately 560 square metres of bar and lounge areas. The rear of the hotel will be converted into a food court of approximately 700 square metres, accommodating 200 seats. The food court will be accessed from a large common entry and directly connect to a cinema complex on an upper level. The eastern area of the hotel which includes the existing motel rooms will be converted into a 650 square metre family restaurant similar to a Sizzler type facility capable of accommodating approximately 260 seats.

The eight existing hotel room suites will be relocated to the first floor level. A non-retail/business and entertainment based building for individual businesses will be added as a detached building at the lower level.

An eight (8) screen, 2250 seat cinema complex will be added at the first floor level. Whilst the cinemas are located at the upper level of the hotel, the contours of the site make it possible for this level to have another entry and to be located at the same level as the existing shopping centre mall.

A 150 square metre cafe/restaurant (accommodating 100 seats), a 200 square metre family restaurant (accommodating 150 seats) and a 220 square metre takeaway restaurant with a drive-through facility will be incorporated at the same level as the cinemas.

A second level above the cinemas will be added incorporating a 500 square metre reception centre, a 500 square metre supperclub/cabaret and 1000 square metres of office.

The general trend towards less alcohol consumption, the emergence of boutique hotels and increasing restrictions regarding noise pollution, has made the Warwick Hotel increasingly obsolete. The proposed mix of entertainment based land-uses is justified as the result of changing consumer behaviour patterns and is evident at other large suburban shopping centres (eg Carousel and Innaloo).

Table 1 lists the various uses proposed, the gross leasable area (GLA) attributable to each use, the classification of each use in the Hotel Zone from the zoning table of Town Planning Scheme No 1 and the estimated parking requirement estimated by the consultants, calculated in accordance with Council's Town Planning Scheme and in accordance with the shopping centre rate.

In discussing Table 1, the following points are made:

- 1 The majority of uses proposed are classified as IP under TPS No 1 and are thus stretching the limits of the scheme. From a planning viewpoint, however, the mix in land-use activities is acceptable within the overall Warwick Grove commercial area.
- 2 The applicant has engaged Uloth & Associates Pty Ltd, Consultants in Traffic and Transport to justify consumer trends and hence parking requirements. The emphasis in the traffic consultant's report is that different land-uses generate demand for parking at differing peak times. For instance as a general rule the peak demand for

parking for the cinema would be at night time when the shopping centre is closed. Hence, as a reciprocal parking agreement exists between the hotel and shopping centre, any overflow in parking from the hotel site can be accommodated on the shopping centre site.

The consultant's report provides estimated peak demands for a range of times during December and January. (Attachment No 3). The report also tabulates peak demand for the other land-uses on a Friday and Saturday in December (Attachment No 4). Table 1 is a combination of both the consultant's tables where they coincide, ie 11.00 am on a Friday in December.

As 400 carbays are proposed on-site, it can be seen that using the consultants figures, an extra 53 carbays will have to be provided or found on the shopping centre site.

It must be pointed out, however, that from Attachment No 3 the peak demand for the cinema is estimated to be 565 carbays. This would mean 165 carbays in the shopping centre will have to be used for this use alone and does not take into account the other uses proposed for the site.

- 3 Column 3 describes parking requirements based on individual land-uses taken from Town Planning Scheme No 1.
- 4 Column 4 shows parking requirements based on Gross Leasable Area at Council's commercial rate of 8 per 100m². This figure is used for shopping centres and takes into account different land-uses permitted within the Commercial zone.

From a planning point of view the philosophy of differing land-uses generating parking demands at different times is sound. The determination of the quantity and timing of these peak demands involves many variables and a specific "model" applicable to all mixed land-uses would be difficult to formalise. Council should note that adoption of the applicant's report could set a precedent for other shopping centres to follow suit. Further, proposed land-uses may change and hence the parking justification for a particular land-use mix could be neutralised.

At the other extreme the parking figure of 1502 carbays based on land-uses as derived from Town Planning Scheme No 1 is excessive because it looks at each of the component uses on a stand alone basis. The adjoining shopping centre has 25,874m² GLA and provides 1552 carbays on site. To impose a requirement of 1502 carbays for 7983m² GLA is not considered equitable.

Town Planning Scheme No 1 requires one car bay for every four persons accommodated for cinemas. The City of Stirling (Innaloo) requires one car bay for every three square metres of auditorium which is approximately equivalent to one bay per three persons. The City of Canning does not have a specific rate but required (Carousel) a traffic impact study. The City of Canning allows a fifty percent reduction where a reciprocal parking situation exists.

A more appropriate parking requirement for the proposal would be based on gross leasable area and does not concentrate on specific land uses. Council's adoption of 8 carbays per 100m² for commercial sites such as shopping centres is such an approach, allowing for land-uses to change and taking account of developing demands from each land-use.

The existing Warwick shopping centre has an approved ratio of 6.0 carbays per 100m² of gla. The proposed additional shopping centre to the rear of the existing centre has the potential to increase this ratio to 6.4 carbays per

100m² . It is considered appropriate to use the same figure as the shopping centre (6.4 bays/100m²) for this proposal, resulting in a total requirement of 512 carbays. As 400 carbays are proposed on-site for the Entertainment Complex, 112 extra carbays are required or, alternatively, Council could consider cash in lieu of parking, or the floor area of the proposal could be reduced by an appropriate amount.

It would be more appropriate in this instance to utilise Council's commercial parking ratio, at the same rate as the existing Warwick Shopping Centre, as it allows land-uses to change without detriment to the parking provision. Further, although a reciprocal parking agreement exists between the two sites, it would be inequitable for the entertainment proposal to continually utilise parking spaces on the shopping centre site when the opposite situation is unlikely to occur.

It has been suggested by the applicant that a second level of underground car parking could be established on site at the north-eastern corner if Council considered that the parking provided was inadequate. I do not believe that Council should agree to the provision of a second level of underground parking due to the social problems that would result.

The only options for the additional car parking which Council should consider are provision of additional car parking on the applicant's land or the adjoining shopping centre with their agreement, reduction of proposed floor area, the payment of cash-in-lieu of car parking or a combination of the three alternatives. However, if the present floor area was to be retained as submitted, no less than 512 bays should be provided.

In view of the large number of uses proposed, including a supper club/cabaret, fast food outlet and food hall, it would be appropriate for Council to advertise the proposed change of use as required by the applicants as this proposal will have a major impact on this south-western corner of the Warwick Grove shopping precinct, especially during the evenings.

A submission has been received from Martin Goff and Associates on behalf of National Mutual Life Association of Australasia Ltd (the owners of Warwick Grove Shopping Centre) objecting to the proposal because of a restrictive covenant on the property, the reciprocal parking agreement, and the use of the 'IP' classification in the Scheme. They conclude that the Centre suffers from a lack of integration due to piecemeal development and that the approval of such a major proposal would inhibit the development of a more comprehensive approach.

RECOMMENDATION

That Council:

- 1 defers consideration of the application for an entertainment complex submitted by Westpoint Consulting Group on behalf of Jayshore Pty Ltd, pending completion of standard on-site advertising and the consideration of any submissions received;
- 2 advises Westpoint Consulting Group that Council does not consider sufficient parking is included in the proposal and it should be modified by the provision of additional car parking spaces, reduced floor area, the payment of cash-in-lieu of parking or a combination of all three to achieve a parking provision of 512 car bays, equivalent to that provided by the adjacent shopping centre;

3 requests Westpoint Consulting Group to provide documentation indicating that the owners of the adjoining shopping centre are in agreement with the proposed reciprocal parking arrangement.

MOVED Cr Smith, **SECONDED** Cr Waters that Council gives preliminary approval in principle to the redevelopment of Lot 904 (639) Beach Road, Warwick, as proposed by Westpoint Consulting Group, on behalf of Jayshore Pty Ltd, subject to:

- 1 the proposal being advertised for public comment for a period of 30 days;
- 2 the applicant demonstrating that he has a reciprocal parking agreement in existence with the adjacent landowner;
- 3 the City Planner and City Engineer, during the advertising period, negotiating with the applicant on parking requirements. **CARRIED**

F91228 PROPOSED RETIREMENT VILLAGE, LOT 4 TIMBERLANE DRIVE (CNR WHITFORD AVENUE), WOODVALE - [30/3854]

An application has been received from Hodge and Associates Pty Ltd (Architects) on behalf of Portuland Developments Pty Ltd, seeking Council's approval for a retirement village to be established on portion of the abovementioned lot.

The applicant is keen for a decision and as such has requested that the proposal be considered by Council at its meeting on 18 December 1991.

A separate report is being considered at Council's December meeting involving the subdivision of Lot 4 (F21216). A 2.75 ha site to be created by the subdivision will accommodate the retirement village.

The subject area forms part of an overall development concept for land bounded by Timberlane Drive, Trappers Drive and Whitfords Avenue, intended primarily to accommodate a shopping centre in the vicinity. Amendment No 499 to Town Planning Scheme No 1 introduced the new zones and coded Lot 4, R40 to be utilised in due course for retirement village purposes.

The retirement village was considered to be an appropriate use to act as a buffer between existing residential development to the west of Timberlane Drive and proposed commercial activities on the corner of Whitfords Avenue and Trappers Drive.

The development consists of 99 self care strata titled units, a village centre, a bowling green, a swimming pool and 36 serviced apartments for the frail aged (see Attachments 7 and 8).

Being an 'AA' use (ie a use that is not permitted unless approval is granted by the Council) within the "Residential Development" zone under Council's Town Planning Scheme No 1, the proposed development would normally be advertised on site for a 30 day period. Given that the use of the site has already been advertised as part of Amendment No 499, a second round of advertising is considered unnecessary.

The use of the subject site for retirement village purposes has already been determined as being appropriate. An analysis of the proposal reveals that it is generally acceptable, however, several issues need to be addressed prior to formal approval being granted, including, inter alia:

- 1 Multiple dwellings are intended which are not permitted under the R40 code.
- 2 Accurate site levels need to be determined so that the development coincides to an acceptable degree with Council's adjoining community purpose site and the proposed shopping centre immediately to the east.

- 3 A traffic impact study has been requested by Council's Engineering Department to determine the optimum location for the proposed access point from Timberlane Drive.
- 4 The implementation of traffic measures in Timberlane Drive. This is in accordance with a legal agreement prepared in association with Amendment No 499. The intention is to introduce traffic calming devices to encourage through traffic to use Trappers Drive.
- 5 Service vehicle circulation within the site.
- 6 A 0.1m wide public accessway being provided along the site's boundary abutting Whitfords Avenue and into the truncation of Timberlane Drive.

The above matters are likely to be resolved in the near future and as such it is requested that the following recommendation be put before Council.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council delegates authority to the City Planner to approve the retirement village on Portion Lot 4 Timberlane Drive, Woodvale, as submitted by Hodge and Associates Pty Ltd (Architects) on behalf of Portuland Developments Pty Ltd subject to compliance with several requirements, including:

- 1 a traffic impact study and determination of the preferred access point to the site from Timberlane Drive;
- 2 acceptable site levels;
- 3 elimination of the proposed multiple dwellings;
- 4 implementation of traffic measures in Timberlane Drive;
- 5 acceptable service vehicle circulation;
- 6 a 0.1 metre wide public accessway being provided along Whitfords Avenue and into the truncation of Timberlane Drive.

CARRIED

F91229 PROPOSED OFFICE DEVELOPMENT : LOT 475 REID PROMENADE AND LOTS 482 AND 483 DAVIDSON TERRACE, JOONDALUP - [30/3864]

An application has been received from Yokine Investments Pty Ltd seeking Council's approval for an office development to be established on the abovementioned lots located within the Joondalup City Centre zone.

The applicant is in some urgency to commence construction and as such, has requested that Council considers the application at its meeting on 18 December 1991.

The subject lots are situated at the intersection of Reid Promenade and Davidson Terrace and total 3615m² in area. The applicant intends amalgamating the lots in due course.

The proposed development consists of a one storey structure containing two offices of 1500m² and 650m² net area. 2302m² of gross floor space is intended (ie this figure includes wall thickness and amenities - see Attachments 9, 10 and 11).

The proposal has been examined by the Joondalup Development Corporation and is seen to comply with the design requirements for the City Centre.

One area of conflict is carparking. In accordance with Council's normal requirements of one bay per 30m² of office floor space (gross), 77 bays are required. Only 50 bays are identified on the development plans, creating a shortfall of 27 bays.

Joondalup Development Corporation has recently prepared a draft parking strategy for the City Centre which is currently being examined by the City's Town Planning Department and will be put before Council in the near future.

Because of the nature of the City Centre (ie the multitude of uses, public car parking areas etc) it has been suggested that a minimum on site parking provision of one bay per 60m² gross floor area be adopted, with the remaining one bay per 60m² being accommodated off site. Based on this calculation 38 bays will be required on site.

Although the parking strategy is still in its draft form, for the purpose of this exercise it is considered reasonable to accept the 50 on site bays as proposed, and require a cash-in-lieu payment for the 27 bay shortfall, in accordance with Clause 9.4 of Council's Town Planning Scheme No 1.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council approves the proposed office development on Lot 475 Reid Promenade and Lots 482 and 483 Davidson Terrace, Joondalup, as submitted by Yokine Investments Pty Ltd, subject to:

- 1 the three lots being amalgamated to form one lot;
- 2 a cash-in-lieu of parking payment being made to Council for the 27 bay shortfall of \$4450 per bay in accordance with Clause 9.4 of Town Planning Scheme No 1 and Council's cash-in-lieu of parking policy;
- 3 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;
- 4 the parking area, driveways and points of ingress and egress to be designed, constructed, drained, marked and thereafter maintained to the specifications and satisfaction of the City Engineer. These works are to be done as part of the building programme;
- 5 all stormwater to be collected on site and disposed of in a manner acceptable to the City Engineer;
- 6 compaction and stabilisation must be carried out to Council specifications;
- 7 suitably screened bulk bin area to be provided to the satisfaction of the City Engineer and City Environmental Health Manager;
- 8 the submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence;
- 9 landscaping to be established and thereafter maintained to the satisfaction of the City Parks Manager;
- 10 no Unlicensed signs or signs on verges to be displayed;
- 11 the submission of an acoustics consultant's report to ensure that the proposed development is capable of containing all noise in compliance with the requirements of the Environmental Protection Act 1986.

CARRIED

F91230 **PROPOSED HOME OCCUPATION : MEDICAL PRACTITIONER, LOT 101 (210)**
LAKELANDS DRIVE, GNANGARA - [2594/101/210, 30/3733]

Dr Z Kicinska's application was deferred pending Council's consideration of a home occupations policy (F20705). The proposed policy was considered at the November Policy and Resources Committee and Council may now wish to determine Dr Kicinska's application (F51103).

If the town planning scheme provisions and the Council's policy relating to home occupations are complied with, it is possible that Dr Kicinska could satisfactorily consult up to ten patients per day on a part-time basis in her home. Her dwelling design would have to be sympathetic to development in Special Rural Zone No 7 and she must accept that if complaints are received she would have to cease practising from home.

The special provisions relating to Special Rural Zone No 7 in Town Planning Scheme No 1 limit the use of Lot 101 to equestrian, residential and/or horticultural purposes. General provisions of the scheme set out procedures (including advertising) before other uses may be approved in Special Rural Zones. In this case, however, it is a home occupation that is being considered - not the establishment of consulting rooms in the normal sense. As the home occupation must remain an incidental part of the residential use of the premises, there is no material change of use.

Nevertheless, this proposal goes further than what I believe the Council intended when adopting its home occupation policy. The traffic attracted to the property will set an undesirable precedent, particularly in the Special Rural zone.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council refuses the application submitted by Dr Z Kicinska for a home occupation to use part of the proposed home at Lot 101 Lakelands Drive, Gngangara for a medical practice, on the grounds that it will attract traffic into a Special Rural Zone. **CARRIED**

F91231 OCCASIONAL CHILD CARE : LOT 318 (46) PARNELL AVENUE, MARMION -
[20/318/46]

Council deferred consideration of this matter pending adoption of a home occupations policy (F20812). That policy was considered in November by the Policy and Resources Committee and adopted by the Council (F51103). Council may now be prepared to determine Mrs Clark's application.

Mrs S B Clark wishes to provide occasional child care for three hours per day (0930 to 1230) on Mondays to Fridays during school term only. She does not wish to establish a child care centre in the normal sense and has therefore made an application for a Home Occupation.

Fundamental to home occupations is that they are unobtrusive, incidental activities to the residential use of the premises and the only employees are people normally resident at the premises. The activities are tolerated to the extent that they cause no nuisance to, or reduce the amenity of, neighbours. Mrs Clark wishes to cater for up to ten children of 3 to 5 years of age. She intends that they will spend the majority of the time indoors working constructively with Montessori apparatus and therefore does not envisage any noise problems. Her neighbours have supported her application.

The Child Care Services Board has been consulted with regard to the application of the Community Services (Child Care) Regulations 1988 in this case. Registration by the Board will be necessary and whilst normally occasional child care is limited to four children (in addition to the operator's own children) a larger number may be allowed. Certain areas per child are required both in and outside the house which may be accommodated to the extent that they do not detract from residential amenity.

Protection of residential amenity is a fundamental requirement of any home occupation and whilst Mrs Clark may be able to operate quite satisfactorily, there are two possible areas of concern which result from the number of children proposed to be accommodated. The common limit of four children being cared for at residential premises has not caused any problems but Mrs Clark proposes caring for up to ten which increases the possibility of complaints about noise and traffic.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council refuses the application submitted by Mrs S B Clark for a Home Occupation to conduct occasional child care at Lot 318 (46) Parnell Avenue, Marmion, on the grounds that it goes beyond what Council intended for Home Occupations under its Policy - namely the attraction of clients and traffic to residential premises. **CARRIED**

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NOTICE OF MOTION - CR WATERS

Cr Waters had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council hosts an appreciation dinner for the Committee Members and partners only of the Wanneroo Agricultural Society"

Cr Waters advised that she wished to withdraw this motion and that the dinner for the Wanneroo Agricultural Society should proceed as planned.

F91232 NOTICE OF MOTION - CR SMITH - BUILDING HEIGHT RESTRICTIONS IN CONNOLLY - [216-1]

Cr Smith had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council does not make any change to its existing height restrictions in Connolly on land associated with the sale of the Joondalup Golf Course which has been proposed for use as a hotel site, unless this change in restrictions is otherwise supported by Connolly residents/ ratepayers."

MOVED Cr Smith, **SECONDED** Cr Carstairs that Council does not make any change to its existing height restrictions in Connolly on land associated with the sale of the Joondalup Golf Course which has been proposed for use as a hotel site, unless this change in restrictions is otherwise supported by Connolly residents/ratepayers.

The City Planner confirmed that, to the best of his knowledge, Council does not have a policy relating to height restrictions in Connolly.

Cr Smith then **WITHDREW** the MOTION.

MOVED Cr Smith, **SECONDED** Cr Moloney that a report be submitted to Town Planning Committee on the feasibility of imposing height restrictions in Connolly on land associated with the sale of the Joondalup Golf Course, which has been proposed for use as a hotel site.

CARRIED

MOVED Cr Waters, **SECONDED** Cr Dammers that all the notices of motion relating to Items F31125, F31125A and F71109 be considered together.

CARRIED

NOTICES OF MOTION - CRS MAJOR, DAMMERS, RUNDLE AND NOSOW

Cr Major has given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council rescinds the items relating to approval to proceed with the Charity Ball, ie Items F31125 and F31125A".

Crs Dammers, Rundle and Nosow have given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council rescinds Resolutions F31125 (Clause 3), F31125A and F71109 in relation to the Civic Charity Dinner, viz:

F31125 - Clause 3

"allocates \$3,000 for the proposed Civic Charity Dinner referred to in Item F71109;"

F31125A

"Council:

- (a) holds a Civic Charity Dinner/Dance at Observation City on Friday, 14 February 1992 as outlined in PUBLIC RELATIONS OFFICER'S REPORT F71109;
- (b) expresses its gratitude to those companies who have generously offered to sponsor this event and shown their support in helping to provide much needed facilities for children with disabilities within the City of Wanneroo;
- (c) pledges its support for this function which will help to provide help for many children with disabilities living in the City of Wanneroo, at very little cost to this Council."

F71109

"Council:

- 1 invites major creditors and ratepayers (shopping centres, property trusts, etc) to sponsor a table of eight for \$1,000.00 at the Civic Charity Dinner/Dance;
- 2 sets the price for tickets for other invited guests at \$60.00 per person;
- 3 holds a tombola and auction during the Charity Dinner/Dance to raise further funds;
- 4 invites a major media personality to the Charity Dinner/Dance as a guest of honour."

MOVED Cr Major, **SECONDED** Cr Nosow that Council rescinds Resolutions F31125 (Clause 3), F31125A and F71109 in relation to the Civic Charity Dinner, viz:

F31125 - Clause 3

"allocates \$3,000 for the proposed Civic Charity Dinner referred to in Item F71109;"

F31125A

"Council:

- (a) holds a Civic Charity Dinner/Dance at Observation City on Friday, 14 February 1992 as outlined in PUBLIC RELATIONS OFFICER'S REPORT F71109;
- (b) expresses its gratitude to those companies who have generously offered to sponsor this event and shown their support in helping to provide much needed facilities for children with disabilities within the City of Wanneroo;

- (c) pledges its support for this function which will help to provide help for many children with disabilities living in the City of Wanneroo, at very little cost to this Council."

F71109

"Council:

- 1 invites major creditors and ratepayers (shopping centres, property trusts, etc) to sponsor a table of eight for \$1,000.00 at the Civic Charity Dinner/Dance;
- 2 sets the price for tickets for other invited guests at \$60.00 per person;
- 3 holds a tombola and auction during the Charity Dinner/Dance to raise further funds;
- 4 invites a major media personality to the Charity Dinner/Dance as a guest of honour." **LOST**

F91233 AMENDMENTS TO ADOPTED BUDGET - CIVIC CHARITY DINNER - [006-2]

The Town Clerk advised that, in order to give effect to the decision to hold a Civic Charity Dinner, it would be necessary for Council to authorise, BY ABSOLUTE MAJORITY, in accordance with the provisions of Section 547(12) of the Local Government Act, amendments to the adopted budget to provide for the cost of the dinner.

MOVED Cr Johnson, **SECONDED** Cr Waters that Council suspends Standing Orders Clause 54 to preclude the necessity for seven days' notice of a motion for it to be considered.**CARRIED**

MOVED Cr Johnson, **SECONDED** Cr Waters that in accordance with the provisions of Section 547(12) of the Local Government Act, Council authorises **BY ABSOLUTE MAJORITY:**

- 1 expenditure of \$19,750 being the estimated cost of the dinner (to be recouped from the proceeds);
- 2 amendments to the adopted 1991/92 Budget to reflect the estimated income of \$31,960 from ticket sales, sponsors, raffles, etc;
- 3 amendments to the adopted 1991/92 Budget to reflect a donation, estimated at \$12,210, to the disabled children within the City of Wanneroo.
**CARRIED BY AN
ABSOLUTE MAJORITY**

MOVED Cr Waters, **SECONDED** Cr Smith that Standing Orders be resumed.
CARRIED

NOTICES OF MOTION - CRS DAMMERS AND NOSOW

Crs Dammers and Nosow have given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council rescinds Resolution F11123A in relation to roadside advertising signs viz:

Council abolishes its policy in relation to roadside advertising signs for candidates seeking election for Local, State and Federal Governments."

Should this motion be successful, Cr Nosow has given notice that he intends to move:

"That Council retains its policy to permit the erection of roadside advertising signs for candidates seeking election for Local Government, but disallows these signs for State and Federal elections."

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council rescinds Resolution F11123A in relation to roadside advertising signs viz:

"Council abolishes its policy in relation to roadside advertising signs for candidates seeking election for Local, State and Federal Governments."

LOST

NOTICES OF MOTION - CRS DAMMERS AND NOSOW

Crs Dammers and Nosow have given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council rescinds Resolution F51105 in relation to Media Statements viz:

"that the policy to be adopted in relation to Media Statements be reworded to:

"Statements to the media can only be made by the Town Clerk, Mayor or Chairman of Public Relations Occasional Committee. In the absence of the Mayor, the Deputy Mayor has this authority and in the absence of the Town Clerk, the Deputy Town Clerk has this authority.

The Town Clerk or the Mayor have the power to delegate a Department Head to answer a query from the media."

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council rescinds Resolution F51105 in relation to Media Statements viz:

"that the policy to be adopted in relation to Media Statements be reworded to:

"Statements to the media can only be made by the Town Clerk, Mayor or Chairman of Public Relations Occasional Committee. In the absence of the Mayor, the Deputy Mayor has this authority and in the absence of the Town Clerk, the Deputy Town Clerk has this authority.

The Town Clerk or the Mayor have the power to delegate a Department Head to answer a query from the media." **LOST**

F91234 NOTICE OF MOTION - CR DAMMERS - COUNCIL MEETINGS STRUCTURE - [702-0]

Cr Dammers had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council conducts open Standing Committee Meetings and amends its Standing Orders By-laws accordingly."

The Town Clerk submitted the following memorandum:

"Since the first suggestion a year or two ago, in the revision of Local Government Act, that open committee meetings may be necessary, I have given some thought to the workings of Council and Committee meetings. In view of Cr Dammers proposed motion, and the considerable support for open committee meetings which became apparent during the debate on tape recording of Committees, I have prepared the following information which sets out the existing Committee procedure and a proposed new format, together with a proposed resolution, should Council wish to move in that direction.

Existing Situation

Council currently conducts its business through five Standing Committees which meet during the month to consider reports from senior officers on items raised by correspondence to the Council, by matters arising from the day to day operations of the Council, by statutory requirements, or by requests from Councillors.

The Committees, which comprise one member from each Ward plus the Mayor, debate the issues in camera and formulate recommendations which reflect the majority decision, for resolution by Council at its meeting held traditionally on the fourth Wednesday of each month.

In addition to the Standing Committees, a number of Occasional Committees is appointed to address specific matters and they meet, as and when required, also to debate in camera and formulate recommendations for resolution by Council.

Due to Councillors' day time business and work commitments, each Standing and Occasional Committee meets in the evening, from 5.30 pm onwards, thus incurring officer time outside of normal working hours, which can attract penalty rates. The average time per month spent by a Councillor or an Officer attending Standing and Occasional Committee meetings would be:

3 hours x 7 occasions = 21 hours per month

In addition, the monthly Council meeting, which is attended by all Councillors and all Department Heads, can last as long as 5 hours and because this does not start until 7.30 pm, can attract a large overtime payment component.

In addition to the costs for overtime, each Committee provides its Council members and associated officers with a meal (currently three course, with wine and liqueurs). The 1991 cost for such a meal is \$20.50 per head, with \$2.50 per head being spent on drinks. The total cost of Committee and Council meetings in overtime and catering costs for 1991/92 would be approximately:

Meals	14 people x 7 Meetings x 11 months x \$23	= \$24,794
	22 people x 15 meetings x \$23 (Council)	= \$ 7,590

Overtime	3 hours x 7 Meetings x 11 months x \$15/hour	
	x 2 people	= \$ 6,930
	5 hours x 15 Meetings x \$20/hour x 2 people	\$ 3,000

Total Catering and Overtime Cost for Committee/Council = \$42,314

Preparation of the Agendas for circulation to Councillors and Officers for Committee meetings spread throughout the month requires seven different sets of deadlines to be established in order that the relevant information may be provided to Councillors in sufficient time for them to make informed recommendations at the Committee meetings. The knowledge that a matter not prepared in time for a particular Committee meeting could result in a delay of six weeks, makes breaking of established deadlines a common occurrence, thus reducing the effectiveness of the staff concerned.

Following Committee meetings, the information contained in the Minutes is, of course, required by the Standing Orders By-laws to be kept confidential until the Council meeting, and this can apply an enormous amount of pressure on Councillors, particularly with contentious or controversial issues.

One of the main "advantages" of closed Committee meetings, however, is that information can be freely exchanged at the meetings and matters can be discussed which may not be ready to be made public.

Need for a Change

Proposed amendments to the Local Government Act provide for more accountability of Councils and Councillors and more "Open" government.

Councillors have been discussing the possibility of open Committee meetings, or at the very least, tape recording the Committee meetings and making the tapes available to the public. The Shire of Wanneroo held Open committee meetings during the period from April 1983 to August 1984 and this resulted in very lengthy meetings. The problem of retaining confidentiality of Committee business also created one or two problems, particularly in the case of recommendations which were changed at Council meetings.

Proposed Format

In order to effect both cost and time savings and move towards the concept of more open local government, I would like Council to consider abolishing Standing Committees and holding two Full Council meetings per month, on say the second and fourth Wednesdays of each month.

This change could also provide the vehicle for moving from the existing format of Community Services, Town Planning, Technical Services, Finance and Administrative Resources, and Policy and Resources, closer to the program-based format described by Deloitte Ross Tohmatsu during the course of the Organisational Review undertaken in 1990.

The suggested format for the Council meetings would therefore be:

ATTENDANCES AND APOLOGIES

CONFIRMATION OF MINUTES

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

PETITIONS, MEMORIALS AND DEPUTATIONS

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

BUSINESS REQUIRING ACTION

- REGULATORY (Health, Building, Security)
- COMMUNITY SERVICES (Recreation, Libraries, Welfare, Public Relations)
- CITY PLANNING (Town Planning Forward Planning, Economic Growth)
- INFRASTRUCTURE DEVELOPMENT (Engineering, Parks, Council Buildings and Property)
- FINANCE/TREASURY (Accounts, Budgeting, Payroll, Donations)
- ADMINISTRATION (Policy, Organisation Development, Human Resources, Computing Services)

BUSINESS FOR INFORMATION

TOWN CLERK'S REPORT

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

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

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DATE OF NEXT MEETING

CLOSE OF MEETING

This format would provide for full and open government, with each matter being considered and resolved by all 13 Councillors, in public.

It is suggested, however, that in order to provide a forum for confidential or sensitive matters, the Policy and Resources Committee is retained. This should comprise the Mayor, Deputy Mayor and one Councillor from each Ward or alternatively, the Mayor, Deputy Mayor and four Councillors, each of whom has a particular interest in the program-based areas of Council business. This Committee would meet as and when required, in camera, and could hear any deputation which chooses not to address the full Council. If the deputations relate to items listed in the Agenda Paper for the fortnightly Council meetings, this Committee could meet during the late afternoon/early evening of the Council meeting to ensure the information given is relevant and up-to-date.

If the Policy and Resources Committee is not retained, deputations could then be received by a "Deputations" Committee, comprising the Mayor, a Ward Member, not less than two other Councillors not being Ward Members, the Town Clerk and the head of the relevant department. This Committee could, again, hear the deputation at a time when the information would be relevant to Council's consideration of the matter.

The full reports prepared by the Senior Officers on each of the items to be considered by the Council would be prepared, colour coded and provided to the Councillors in the Friday and Tuesday drops which would give seven clear days'

notice of the items to be listed in the Agenda Paper. This is to enable Councillors to seek background information from Officers, obtain a Ward consensus of the desired action, or prepare an alternative resolution for debating purposes.

The Agenda paper for the Council meeting would contain a precis of the information contained in each report, together with the Officer's recommendation, and this document would be circulated to Councillors on the Friday prior to each meeting.

One new item in the Agenda Paper, entitled BUSINESS FOR INFORMATION will provide a forum where items which require no action from Council but are submitted purely for information, will be listed. It is anticipated that this section of the Agenda Paper would be "received for information only", thus speeding up the processing of items.

As is currently the practice, the Town Clerk's Report will include those items which either require nominations, fall outside of the program-based headings, or are considered too urgent to wait the two weeks necessary before the next meeting.

Using the above format, there would then no longer be any requirement for delegation of authority to Committees for acceptance of tenders or decisions to be made "in a hurry".

The cost benefits that accrue from having 2 Council meetings would reduce the annual cost to approximately \$16,944 (ie 24 meetings).

One other aspect to be considered is the move towards laptop computers for the conduct of Council business. The revised format, which smooths out the peaks and troughs of weekly committee meetings, lends itself to conversion to a computer format. Reports and resolutions will tie themselves together in a much neater fashion, given the Council making all the resolutions.

Amendments to Standing Orders By-laws

The only amendments required to be made to the Standing Orders By-laws would be in By-law 36, which related to the Order of Business and this should reflect the desired format for the Agenda Paper.

All references to Committees in these By-laws provide that Council "may" establish Standing Committees and run these in the prescribed manner. The provisions can remain in the By-laws without altering the requirements for Council meetings.

Conclusion

The advantages of two Council meetings per month include:

- 1 Speedy resolution of the business before Council, every two weeks instead of four.
- 2 All business is conducted in the public arena.
- 3 The costs of conducting Council's business would be reduced both in hours of staff overtime and catering costs.

- 4 Councillors would not be called upon to spend so much time at Committee meetings.
- 5 Wanneroo would move towards program management in an orderly fashion.
- 6 Council business would more effectively be managed on laptop computer.

If it is Council's wish that the above amendments to Council's meeting structure be adopted, it may be possible for this format to be put in place for the March 1992 round of meetings, to give the existing Council two months in which to test the procedure, prior to the upheaval of elections. I have outlined a proposed resolution, which would ensure the necessary actions are put in place.

SUGGESTED RESOLUTION TO AMEND COUNCIL'S MEETING STRUCTURE

That Council:

- 1 accepts the proposal outlined in the Town Clerk's memorandum dated 17 December 1991 to conduct Council business in an open forum by dispensing with the Committee system, with the exception of Policy and Resources Committee, by holding two Council meetings per month, on the second and fourth Wednesdays;

- 2 in accordance with the provisions of Clause 12 (a) of the Standing Orders By-laws, resolves to amend its resolution F90528 (May 1991) to appoint the programme of Ordinary Meetings of Council by appointing the following:

Wednesday, 12 March 1992
Wednesday, 26 March 1992

to commence at 7.30 pm.

- 3 in accordance with Clause 36 of the Standing Orders By-laws resolves that the Order of Business at Ordinary Council Meetings be as follows:

ATTENDANCES AND APOLOGIES

CONFIRMATION OF MINUTES

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

PETITIONS, MEMORIALS AND DEPUTATIONS

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

BUSINESS REQUIRING ACTION

- REGULATORY (Health, Building, Security)
- COMMUNITY SERVICES (Recreation, Libraries, Welfare, Public Relations)

- CITY PLANNING (Town Planning Forward Planning, Economic Growth)
- INFRASTRUCTURE DEVELOPMENT (Engineering, Parks, Council Buildings and Property)
- FINANCE/TREASURY (Accounts, Budgeting, Payroll, Donations)
- ADMINISTRATION (Policy, Organisation Development, Human Resources, Computing Services)

BUSINESS FOR INFORMATION

TOWN CLERK'S REPORT

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CLOSE OF MEETING

4 rescinds resolutions F80503, F80504, F80505 and F80506 to appoint the following Standing Committees:

1 Community Services

- 2 Town Planning
- 3 Technical Services
- 4 Finance and Administrative Resources;

(NOTE: This resolution does not affect the Policy and Resources Committee which will continue to meet as and when required)

- 5 in accordance with Clause 12(b) of the Standing Orders By-laws, gives notice that at the meeting of Council fixed for 12 March 1992, the following Notice of Motion will be submitted for consideration:

"That Council resolves to meet on the following dates:

9 April 1992
23 April 1992

at 7.30 pm."

MOVED Cr Dammers, **SECONDED** Cr Moloney that Council convenes a Special Meeting of Council in January or early February to consider a change in its Council Meeting Structure, as outlined above.

CARRIED

F91235 NOTICE OF MOTION - CR WATERS - PROPOSED SPECIAL RURAL ZONE: LOTS 5, 7, 53 AND PT LOC 3144 ADAMS ROAD, MARIGINIUP - [790-592]

Cr Waters had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 18 December 1991:

"That Council rescinds its Resolution F21124 that:

Council advises Feilman Planning Consultants, on behalf of the Adams Road Syndicate, that it will not initiate an amendment to Town Planning Scheme No 1 to rezone Lots 5, 7, 53 and Pt Location 3144 Adams Road, Mariginiup from "Rural" to "Special Rural" for the following reasons:

- 1 the proposal is premature because planning and environmental issues in the East Wanneroo area are unresolved;
- 2 in the absence of a local structure plan the proposal is an ad hoc rezoning and could create an undesirable precedent for rural land in the area."

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

- 1 rescinds its Resolution F21124 that:

"Council advises Feilman Planning Consultants, on behalf of the Adams Road Syndicate, that it will not initiate an amendment to Town Planning Scheme No 1 to rezone Lots 5, 7, 53 and Pt Location 3144 Adams Road, Mariginiup from "Rural" to "Special Rural" for the following reasons:

- 1 the proposal is premature because planning and environmental issues in the East Wanneroo area are unresolved;
- 2 in the absence of a local structure plan the proposal is an ad hoc rezoning and could create an undesirable precedent for rural land in the area."

2 advises Feilman Planning Consultants, on behalf of the Adams Road Syndicate, that in respect of the application to rezone Lots 5, 7, 53 and Pt Location 3144 Adams Road, Mariginiup from "Rural" to "Special Rural":

- (a) it supports the future Special Rural use of this general area as proposed on the plan for East Wanneroo adopted by Council in July of this year;
- (b) prior to initiation of a rezoning of the subject land to "Special Rural", Council will require the applicant to prepare and submit for consideration:
 - (i) an Interim Rural Strategy Plan for the area bounded by Neaves Road, Pinjar Road, Caporn Street, Rousset Road, Townsend Road and the State Forest;
 - (ii) a more detailed Structure Plan for the area bounded by Neaves Road, Adams Road, the proposed major north-south road, Rousset Road (southern end), Townsend Road, the State Forest and the western boundary of the Meadowlands Special Rural Zone;
 - (iii) a revised detailed Special Rural Zone proposal for the subject land which accords with the outcome of (i) and (ii) above.

CARRIED

Cr Dammers left the Chamber at this point, the time being 12.59am.

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

NOTICE OF MOTION - CR CARSTAIRS

Cr Carstairs gave notice of the following motion for consideration at the Ordinary Meeting of Council to be held on 26 February 1992:

"That the policy relating to Media Statements be amended as follows:

'Statements to the media can only be made by the Town Clerk, Mayor or Chairman of Public Relations Occasional Committee. In the absence of the Mayor, the Deputy Mayor has this authority and in the absence of the Town Clerk, the Deputy Town Clerk has this authority.

The Public Relations Occasional Committee Chairman may make statements to the media only in relation to public relations matters or major promotions of the City of Wanneroo.

The Town Clerk or the Mayor have the power to delegate a Department Head to answer a query from the media.'

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

F91236 WATER AUTHORITY OF WESTERN AUSTRALIA LICENSING REQUIREMENTS - [322-18]

MOVED Cr Smith, **SECONDED** Cr Johnson that a report be submitted to Expenditure Control Occasional Committee on:

1 the cost that would be incurred by Council should the Government implement a planned licensing fee system on all water bores for commercial purposes, which will include the parks and gardens within the City of Wanneroo;

2 Council's intention to pass on these service charges to the ratepayers;

3 consideration of the following resolution:

"That Council does not support any planned implementation of a licensing system and licence fee that would affect ratepayers through increased costs of maintaining Council parks and gardens, and in recognising the great important contribution of produce growers in the City of Wanneroo to this State, Council does not support the same planned implementation of charges against this vital rural area."

CARRIED

Cr Dammers entered the Chamber at this point, the time being 1.02 am.

F91237 "NO SMOKING" POLICY IN COUNCIL BUILDINGS - DISPENSATION FOR FUND-RAISING GROUPS - [210-2]

MOVED Cr Freame, **SECONDED** Cr Johnson that a report be submitted to Community Services Committee giving details of all Council Buildings designated as "NO SMOKING" zones, which are used on a regular basis for fund-raising events, similar to the Lions Club of Whitford use of Whitford Senior Citizens Centre for weekly bingo sessions.

CARRIED

F91238 HOLDING OF COUNCIL MEETINGS IN OTHER VENUES THAN COUNCIL CHAMBER - [702-0]

MOVED Cr Freame, **SECONDED** Cr Johnson that a report be submitted to Finance and Administrative Resources Committee on the feasibility of holding one Council meeting each trimester in each Ward by rotation.

CARRIED

F91239 NAMING OF CHILDREN'S SERVICES BUILDING, DUNCRAIG - [303-9-1]

MOVED Cr Major, **SECONDED** Cr Rundle that a report be submitted to the Occasional Committee Delegated to Act on Council's Behalf on the naming of the Children's Services Building in Duncraig, to take into consideration the

recommendation from the Sorrento/Duncraig Recreation Management Committee that the facility be named after Roland O'Neill.

CARRIED

F91240 "NO SMOKING" SIGNS - REQUEST FOR INSTALLATION AT PERCY DOYLE RESERVE
- [061-285-3]

MOVED Cr Major, **SECONDED** Cr Freame that a report be submitted to the Occasional Committee Delegated to Act on Council's Behalf on the installation of standard "NO SMOKING" signs in buildings on Percy Doyle Reserve.

CARRIED

F91241 CLOSURE OF PUBLIC TOILETS - SORRENTO SOCCER CLUB - [472-1-1]

MOVED Cr Major, **SECONDED** Cr Rundle that a report be submitted to Technical Services Committee on closure of the public toilets associated with Sorrento Soccer Club.**CARRIED**

F91242 UNSAFE SKIMMER BOXES - PRIVATE SWIMMING POOLS - [210-8-1]

MOVED Cr Moloney, **SECONDED** Cr Freame that a report be submitted to Technical Services Committee on any action Council may take in relation to replacement of unsafe skimmer boxes on private swimming pools.

CARRIED

Cr Waters said that she would now be leaving the meeting. She advised that the matter deferred for consideration later in the meeting, behind closed doors (Item F91219), could be adopted by Council in its present form.

F91219 WARD BOUNDARIES AND REPRESENTATION - [801-5]

In accordance with the Council resolution F51101, a deputation comprising the Mayor, Town Clerk and City Planner met with the Minister for Local Government, Hon David Smith MLA, late afternoon on Wednesday 4 December at Parliament House.

It was explained to the Minister that Council saw the need to undertake a complete review of its ward boundaries and representation and to this end had set up an Occasional Committee for this purpose. It was also explained that Council was anxious to take into account in any adjustment to boundaries and representation, the proposed new legislation allowing alternative terms of office, in particular the four (4) year terms with elections each two (2) years.

Accordingly, the Minister was asked to defer the direction contained in his letter of 18 October which required adjustments to be made for implementation in time for the 1992 May elections.

The Minister accepted the arguments put on the understanding that Council undertakes a complete review of its ward boundaries and representation and submit to him by May 1992, a proposal for consideration for implementation at the May 1993 elections.

MOVED Cr Waters, **SECONDED** Cr Davies that the information relating to the deputation to the Hon Minister on Ward Boundaries and Representation be received. **CARRIED**

Cr Waters left the Chamber at this point, the time being 1.06 am on Thursday, 19 December.

PUBLIC QUESTION TIME

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

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that the meeting adjourn for a short period and then be held behind closed doors.

CARRIED

The public and members of the Press left the Chamber at this point, the time being 1.30 am, Thursday, 19 December 1991.

CONFIDENTIAL BUSINESS

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that the meeting resume, the time being 1.35 am.**CARRIED**

F91223 CITIZEN OF THE YEAR AWARD - [701-0, 301-5-1]

A confidential memorandum detailing the nominations received for the Citizen of the Year Awards, had been circulated to Councillors.

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

- 1 TOWN CLERK'S MEMORANDUM (attached hereto in the Minute Book) be received;
- 2 Council:
 - (a) makes an award to a Citizen of the Year 1992 as resolved, keeping the information confidential until Friday, 24 January 1992;
 - (b) invites all nominated parties to attend an Australia Day Ceremonial Cocktail on Friday, 24 January 1992. **CARRIED**

F91243 YOUNG CITIZEN OF THE YEAR AWARD - [701-0, 301-5-1]

A confidential memorandum detailing the nominations received for the Young Citizen of the Year Awards, had been circulated to Councillors.

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

- 1 TOWN CLERK'S MEMORANDUM (attached hereto in the Minute Book) be received;
- 2 Council:
 - (a) makes an award to a Young Citizen of the Year 1992 as resolved, keeping the information confidential until Friday, 24 January 1992;
 - (b) invites all nominated parties to attend an Australia Day Ceremonial Cocktail on Friday, 24 January 1992. **CARRIED**

ACTION ON DEFEATED RESCISSION MOTIONS

The Town Clerk explained that where a decision of council had been subject to a rescission motion, which motion had subsequently been defeated, the "cooling off period" determined by Council policy does not apply. Therefore the original motion can be dealt with immediately at the commencement of business in the morning.

MOVED Cr Edwardes, **SECONDED** Cr Smith that the meeting be held with Open Doors, the time being 1.45 am.**CARRIED**

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY, 26 FEBRUARY 1992.**

CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 1.46 am on Thursday, 19 December 1991, the following Councillors being in attendance at that time:

COUNCILLORS:	MARWICK
	MAJOR
	DAVIES
	DAMMERS
	CARSTAIRS
	EDWARDES
	MOLONEY
	SMITH
	NOSOW
	FREAME
	RUNDLE
	JOHNSON