

CITY OF WANNEROO

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
ON WEDNESDAY, 26 FEBRUARY 1992

ATTENDANCES AND APOLOGIES

Councillors:	W H MARWICK - Mayor	Central Ward
	G A MAJOR - Deputy Mayor	South-West Ward
	H M WATERS	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, from 8.46 pm	South Ward
	P NOSOW	South Ward
	F D FREAME	South-West Ward
	N RUNDLE	South-West Ward
	R F JOHNSON	South-West Ward

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

There were 43 members of the Public and 3 members of the Press in attendance.

An apology for late attendance was tendered by Cr Smith.

The Mayor declared the meeting open at 7.35 pm.

CONFIRMATION OF MINUTES

G90201 MINUTES OF COUNCIL MEETING HELD ON WEDNESDAY, 18 DECEMBER 1991

Correction

Item F21229 was incorrectly recorded. Clause 2(a) should be amended by the inclusion of the words:

"- dual use paths;"

MOVED Cr Edwardes, **SECONDED** Cr Moloney that the Minutes of Council Meeting held on 18 December 1991, amended as above, be confirmed as a true and correct record.**CARRIED**

G90202 MINUTES OF SPECIAL COUNCIL MEETING HELD ON TUESDAY 4 FEBRUARY 1992

MOVED Cr Edwardes, **SECONDED** Cr Moloney that the Minutes of Special Council Meeting held on 4 February 1992 be confirmed as a true and correct record.

CARRIED

G90203 MINUTES OF SPECIAL COUNCIL MEETING HELD ON WEDNESDAY, 5 FEBRUARY 1992

MOVED Cr Edwardes, **SECONDED** Cr Moloney that the Minutes of Special Council Meeting held on 5 February 1992, 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

Cr Waters posed the following two questions to the Mayor in relation to the East Wanneroo Structure Plan:

- 1 Would you agree that at a Special Council Meeting on 29 July 1991, yourself and Cr Dammers advised this Council that following a meeting you had had with the Minister, if this Council did not accept one of the options available, the Minister would impose whichever option he saw fit?
- 2 Do you agree that yourself and Cr Dammers recommended Option C as the best option to accept as you advised it was widely accepted by members of the community?

In response, Cr Marwick advised that he had indeed advised Council that, during the deputation with the Minister for Planning, it had become obvious that unless Council registered its support for one of the alternative urbanisation designs for east of Wanneroo Road, the Minister would exercise his Ministerial right and impose a plan on the area, after he had taken into account public submissions.

Cr Marwick confirmed that, in his opinion, Option C was a much better option for Council to support than, for example, Option A promoted by EPARAG in that, under Option C, approximately 26,000 less urban dwellers would be accommodated in the area and about half the number of roads would be upgraded or developed.

He replied that Option C was one of several alternatives presented to Council at its Special Meeting held on 29 July 1991 which considered a very sizeable and comprehensive report from the City Planner outlining the background to the Corridor Review, together with details of public submissions made, discussions held with affected groups and the alternative plans presented by Department of Planning and Urban Development, EPARAG and Council.

He reminded Council that it had resolved as follows at that meeting, which had included a workshop session at which Councillors' concerns had been fully explored:

"MOVED Cr Davies, **SECONDED** Cr Waters that:

1 CITY PLANNER'S REPORT F80747 be received;

2 Council:

- (a) supports the East Wanneroo Road alternative plan (City of Wanneroo) shown on Attachment XV to Report F80747 as the basis for urbanisation of the East Wanneroo Structure Plan area, having regard to the special circumstances of the area, subject to:
 - (i) in the absence of any public open space, the creation of a row of Special Residential lots of 5000m², complete with roads, abutting the southern and eastern perimeter of Carramar Park Special Rural Zone, and on the western boundary of Pinjar Road, abutting Lake Adams Special Rural Zone;
 - (ii) urbanisation not placing any restrictions on alternative lot sizes;
- (b) forwards this information to the Hon Minister for Planning, as Council's response to the urbanisation of East Wanneroo;
- (c) reassesses Council's Draft East Wanneroo District Structure Plan to accommodate the modifications of the new plan.

CARRIED

UNANIMOUSLY"

As Cr Waters' questions had been directed at him, but had alluded to Cr Dammers, the Mayor permitted Cr Dammers to make the following personal explanation:

"I supported Option C but I do not believe I came to this Council saying this Council had to support Option C. This Council elected me to work on the Working Party, I was elected by this Council to represent them. There was a number of plans put forward and the Mayor has explained that Option C was less disruptive of the area and of the people. On top of that, it has also been forgotten that the Mayor, me, City Planner and Town Clerk went to see the Minister and asked him to excise the area of the rural area so we could ask questions of the people and look at a plan ourselves. The Minister refused that. He said "There are the four plans which have been put up. That is where you make your choice." That is what the Minister told us. I have never said you have to accept Option C. I take offence at that.

This Council had a workshop and the City Planner presented the options. We sat here, talked about it for hours. Cr Waters was aware of all the facts.

I did not twist her arm. Cr Davies moved the motion. I did not come back with any false information or encourage this Council to accept Option C. Facts were put before this Council and it made up its own mind unanimously."

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

CITY OF WANNEROO CHARITY DINNER

The City of Wanneroo held a charity dinner dance at Observation City earlier this month to raise funds for disabled children living within the City.

I am pleased to report that the night was a success with more than \$18,500 raised. This money will go towards buying much-needed equipment for children with disabilities within the City.

VISIT FROM JAPANESE COUNCILLORS

Council played host to a group of Japanese Councillors earlier this month.

The visit gave the Japanese guests an opportunity to see how local government operates in Australia, while meeting their Australian counterparts in a friendly, informal atmosphere.

VISIT FROM SHADOW FEDERAL TREASURER, PETER REITH

The Shadow Federal Treasurer Peter Reith paid a visit to the Wanneroo City Council in February for informal talks with the Mayor, Acting Town Clerk and the City Treasurer.

Talks with Mr Reith centred on funding aspects relating to the provision of cultural and civic facilities in the new Joondalup City centre. The topic of Federal Government funding for local authorities was also raised, with particular attention being given to the annual funding that Council receives.

CITIZENSHIP CEREMONY - AUSTRALIA DAY

Council's largest citizenship ceremony of the year was held on Australia Day, January 26 at Mawson Park, Hillarys.

Deputy Mayor Graeme Major officiated at the ceremony, which attracted more than 800 people and saw 160 Wanneroo residents become Australian citizens.

WANNEROO CITIZEN AND YOUNG CITIZEN OF THE YEAR AWARDS

Council held a special function at the administration centre in January to announce the recipients of the 1992 Citizen of the Year and Young Citizen of the Year awards.

Mr Tony Martin was named Citizen of the Year for his efforts to improve facilities and conditions in the community, and particularly his work in organising fund raising events to assist destitute families.

Mr Paul Kadak was named Young Citizen of the Year for his outstanding academic achievements and his involvement in various community-based activities.

RECYCLING SCHEME IN CITY OF WANNEROO

Council's kerbside recycling scheme started in January.

The early feedback shows that a high percentage of residents are taking an active role in recycling and this augurs well for the ongoing effectiveness of the scheme.

WANNEROO AGRICULTURAL SOCIETY - TROPHY PRESENTATION

Council's appreciation dinner for the Wanneroo Agricultural Show 1991 trophy presentation was held earlier this month at the administration centre.

The dinner was well attended and further cemented the strong ties that exist between the Agricultural Society and the local authority.

OPENING OF MULLALOO SURF LIFE SAVING CLUB

The new Mullaloo Surf Lifesaving Club will be officially opened on Friday, 6 March 1992.

The club, built at a cost of \$1.2 million, was designed by Council to complement the growth of the Mullaloo Surf Club and also to make swimming at the beach much safer for Wanneroo residents.

FESTIVAL OF PERTH EVENT - AFRICAN JAZZ PIONEERS

In a similar fashion to the concert arranged last year, the Festival of Perth, in conjunction with the City of Wanneroo, has arranged a concert to be held in Neil Hawkins Park on Saturday, 29 February. At this concert, which starts at 7.15 pm, the African Jazz Pioneers will entertain the citizens of Perth and Wanneroo. We hope this is as successful an event as last year's concert.

PETITIONS, MEMORIALS AND DEPUTATIONS

G90204 PETITION OPPOSING DEVELOPMENT OF CONVENIENCE STORE AT LOT 74 CORNER TRAPPERS DRIVE AND CASTLEGATE WAY, WOODVALE - [30/1982]

Cr Edwardes tabled a 205-signature petition opposing the development of a convenience store at Lot 74 Cnr Trappers Drive and Castlegate Way, Woodvale.

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that the petition opposing development of a convenience store at Lot 74 Cnr Trappers Drive and Castlegate Way, Woodvale be received and referred to Town Planning Committee. **CARRIED**

G90205 PETITION SEEKING AMENDMENT TO THE MEMBERSHIP OF SOUTH-WEST DUNCRAIG TRAFFIC MANAGEMENT GROUP - [510-0-4]

Cr Major tabled an 11-signature petition requesting removal of two members from the South-West Duncraig Traffic Management Working Group on the grounds that their terms of representation were no longer current.

MOVED Cr Major, **SECONDED** Cr Edwardes that the petition seeking amendment to the membership of the South-West Duncraig Traffic Management Working Group be received and referred to Technical Services Committee. **CARRIED**

G90206 PETITION OBJECTING TO AMENDMENT NO 587 - REZONING OF PTN SWAN LOCATION 10147, CORNER MARMION AVENUE AND BURRAGAH AVENUE, DUNCRAIG - [790-587]

A 237-signature petition has been received, objecting to Amendment No 587 to Town Planning Scheme No 1 to rezone portion Swan Location 10147 (corner Marmion Avenue and Burragah Avenue, Duncraig) from Residential to Commercial.

The main grounds for objection are that the area is already over-served with shops and medical centres.

This petition will be considered in conjunction with Item G20231.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to Amendment No 587 to Town Planning Scheme No 1 to rezone portion Swan Location 10147 (corner Marmion Avenue and Burragah Avenue, Duncraig) from Residential to Commercial be received and considered in conjunction with Item G20231. **CARRIED**

G90207 PETITION OPPOSING THE CLOSURE OF THE PEDESTRIAN ACCESSWAY BETWEEN WARNER PLACE AND MULLIGAN DRIVE, GREENWOOD - [510-763]

A 31-signature petition has been received, opposing the proposed closure of the pedestrian accessway between Warner Place and Mulligan Drive, Greenwood (Council resolution F51104). The petitioners contend that the accessway provides easy and convenient access to shops, doctors' surgery and public transport.

This petition will be referred to Town Planning Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition opposing the proposed closure of the pedestrian accessway between Warner Place and Mulligan Drive, Greenwood, be received and referred to Town Planning Committee. **CARRIED**

G90208 PETITION SEEKING EXTENSION OF FOOTPATH AND IMPOSITION OF 40 KPH SPEED RESTRICTIONS IN MARRI ROAD, DUNCRAIG - [510-57]

A 4-signature petition has been received, requesting the extension of the footpath in Marri Road, Duncraig. The petitioners also seek the imposition of a 40 kph speed restriction in that road, together with road furniture designed to increase the safety of pedestrians crossing the road.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition requesting the extension of the footpath in Marri Road, Duncraig, be received and referred to Technical Services Committee. **CARRIED**

**G90209 PETITION REQUESTING REPLACEMENT OF SPRINKLERS FOR ONGOING WATERING
OF MCKIRDY RESERVE, MARMION - [061-425]**

An 18-signature petition has been received, requesting the replacement of stolen sprinklers to ensure the local residents can continue to water McKirdy Reserve, Marmion.

The City Parks Manager reports that, since 1977/78 the residents of McKirdy Way, Marmion, have been undertaking the watering of McKirdy Reserve on a rostered basis. Sprinklers and hoses have recently been stolen and replacement items of equipment have now been issued to these residents.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition requesting the replacement of stolen sprinklers to ensure the local residents can continue to water McKirdy Reserve, Marmion, be received.

CARRIED

**G90210 PETITION SEEKING PROVISION OF TRAFFIC RESTRICTIONS IN ADMIRAL GROVE,
HEATHRIDGE - [510-1202]**

A 73-signature petition has been received, requesting Council attention to dangerous traffic incidents in Admiral Grove, Heathridge, and the installation of road furniture aimed at restricting the speed of traffic in that road. The petitioners point out that the intersections of Admiral Grove with Peninsula Avenue and Channel Drive have been the scene of several serious traffic accidents.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition requesting Council attention to dangerous traffic incidents in Admiral Grove, Heathridge, and the installation of road furniture aimed at restricting the speed of traffic in that road, be received and referred to Technical Services Committee. **CARRIED**

**G90211 PETITION OBJECTING TO DELETION OF PUBLIC OPEN SPACE FROM TOWN
PLANNING SCHEME NO 17 - [780-17]**

A 73-signature petition has been received, objecting to the excision of Harman Park from the Seacrest Retirement Village area (Town Planning Scheme No 17).

The petitioners seek to retain the original agreement under which residents of the Village undertake maintenance of the park.

This petition will be referred to Town Planning Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to the excision of Harman Park from the Seacrest Retirement Village area (Town Planning Scheme No 17), be received and referred to Town Planning Committee.

CARRIED

**G90212 PETITION OBJECTING TO USE OF BELDON PARK AS A TURF NURSERY -
[061-33]**

A 57-signature petition has been received, objecting to the use of Beldon Park as a turf nursery. The petitioners also express concern at recent incidents of vandalism in the park.

The City Parks Manager reports that the petitioners have been advised, by letter, that the turn removed recently from Beldon Park was required at Charonia Park and the new Mullaloo Surf Club. It is possible that additional turf may be taken from the Beldon Park in the future, if turf is required at any park in close proximity.

Use of this park as a turf nursery has saved Council in the vicinity of \$3,000 - the purchase price of a similar quantity of turf.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to the use of Beldon Park as a turf nursery, be received. **CARRIED**

G90213 PETITION SUPPORTING "NO SMOKING" POLICY IN WHITFORD SENIOR CITIZENS CENTRE - [340-9, 335-1-1]

A 63-signature petition has been received on behalf of Whitfords Senior Citizens Club, expressing support for the "NO SMOKING" ban imposed by Council on the building. The petitioners request Council asks the Lions Club to comply with this prohibition.

This petition will be considered in conjunction with Item G40220.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition on behalf of Whitfords Senior Citizens Club, expressing support for the "NO SMOKING" ban imposed by Council on the building be received and considered in conjunction with Item G40220. **CARRIED**

G90214 PETITION OBJECTING TO INCREASE IN HIRE CHARGES FOR GUMBLOSSOM HALL - [433-1]

An 18-signature petition has been received, objecting to the increase in charges for the hire of Gumblossom Recreation Hall for 1992.

Council increased its hire charges for use of recreation facilities as a result of its annual review of fees and charges, at the beginning of this financial year. The petitioners have been advised that, due to the Quinns Rocks Ladies Badminton Club being a community organisation and not a commercial enterprise, the actual hiring costs will not be as severe as they have considered them to be.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to the increase in charges for the hire of Gumblossom Recreation Hall for 1992, be received. **CARRIED**

G90215 PETITION OBJECTING TO INCREASED HIRE CHARGES - KINGSLEY SPORTS HALL - [261-2]

A 13-signature petition has been received, objecting to the increase in hire charges for Kingsley Sports Hall.

Council increased its hire charges for use of recreation facilities as a result of its annual review of fees and charges, at the beginning of this financial year. The petitioners have been advised that, by utilising an income share basis for commercial use of this centre whilst the group's clientele is growing in number, the operators will not be seriously disadvantaged.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to the increase in hire charges for Kingsley Sports Hall, be received.

CARRIED

G90216 PETITION REQUESTING VERGE CLEAN-UP - IPSWICH CRESCENT, GIRRAWHEEN - [311-1, 510-1879]

A 9-signature petition has been received, requesting that Council cleans up the street verge in Ipswich Crescent, Girrawheen.

The petitioners have been advised that this street verge will be included in Council's verge maintenance programme and the work undertaken as a matter of urgency.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition requesting that Council cleans up the street verge in Ipswich Crescent, Girrawheen, be received.

CARRIED

G90217 PETITION OBJECTING TO CLOSURE OF PEDESTRIAN ACCESSWAY IN CELINA CRESCENT, KINGSLEY - [510-1587]

A 28-signature petition has been received, objecting to closure of the pedestrian accessway from Celina Crescent, Kingsley. The petitioners advise that the accessway is a vital link to shops and bus routes on Moolanda Boulevard, as well as linking this locality of Kingsley together.

This petition will be referred to Town Planning Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition objecting to closure of the pedestrian accessway from Celina Crescent, Kingsley, be received and referred to Town Planning Committee.

CARRIED

G90218 PETITION REQUESTING FENCING OF THE PLAY AREA IN MAWSON PARK, HILLARYS - [061-238]

A 95-signature petition has been received, requesting fencing the children's play area in Mawson Park, Hillarys. The petitioners express concern at the proximity of the playground to the lake and suggest that fencing, similar to that in Warrandyte Park, would alleviate the concerns of mothers with more than one small child.

This petition will be referred to Technical Services Committee.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petition requesting fencing off of the children's play area in Mawson Park, Hillarys, be received and referred to Technical Services Committee.

CARRIED

G90219 PETITIONS RELATING TO PROPOSED REDEVELOPMENT OF WARWICK HOTEL - LOT 904 (639) BEACH ROAD, WARWICK - [30/212]

A number of petitions have been received, both in support of and objecting to, the proposed redevelopment of the Warwick Hotel on Lot 904 (639) Beach Road, Warwick, into a cinema complex, tavern restaurants and other family entertainment facilities.

These petitions have been considered by the City Planner in conjunction with Item G20203.

MOVED Cr Freame, **SECONDED** Cr Johnson that the petitions in support of, and objecting to the proposed redevelopment of the Warwick Hotel on Lot 904 (639) Beach road, Warwick, into a cinema complex, tavern, restaurants and other family entertainment facilities, be received and considered in conjunction with Item G20203.**CARRIED**

PRESENTATION FROM THE LONDON BOROUGH OF SUTTON

Cr Johnson presented to Council, a plaque, tie and banner on behalf of the Mayor and Councillors of the London Borough of Sutton. He passed on the tanks of that Council for a similar presentation he made to that Council on behalf of the City of Wanneroo.

PRESENTATION FROM MEMBERS OF THE FIRST AID TEAM, GRIMETHORPE COLLIERY

Cr Freame formally presented to Council a water colour sketch, two ties, several badges and other items of memorabilia, on behalf of the First Aid Team from Grimethorpe Colliery, Yorkshire, England, who visited Council recently.

ANY BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

REPORTS OF COMMITTEES

G90220 COMMUNITY SERVICES COMMITTEE

MOVED Cr Freame, **SECONDED** Cr Rundle that the Report of the Community Services Committee Meeting, held on 10 February 1992, be received.

CARRIED

ATTENDANCES

Councillors:	F D FREAME - Chairman	South-West Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - deputising for Cr Davies, to 7.05 pm	North Ward
	A M CARSTAIRS - from 5.40 pm	Central Ward
	B J MOLONEY - from 5.50 pm to 10.00 pm	South Ward
	A V DAMMERS - deputising for Cr Carstairs to 5.40 pm, Observer, to 7.05 pm	Central Ward
	P NOSOW - Observer	South Ward
	W S SMITH - Observer, from 5.40 pm to 6.20 pm	South Ward
	G A MAJOR - Observer	South-West Ward
	N RUNDLE - Observer	South-West Ward
	R F JOHNSON - Observer	South-West Ward

Acting 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
Senior Welfare Officer:	D LETHRIDGE
Minute Clerk:	V GOFF

APOLOGIES

An apology for absence was tendered by Cr Davies; Cr Waters deputised.

Apologies for late attendance were tendered by Crs Moloney and Carstairs; Cr Dammers deputised for Cr Carstairs.

CONFIRMATION OF MINUTES

The Minutes of the Community Services Committee Meeting held on 2 December 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION FROM COLES MYER LTD AND HEINZ & CO - FOOD SAMPLE 37603

In accordance with Council resolution F41201, Council has invited a deputation from Heinz & Co and Coles Myer Ltd to address the Committee in relation to Food Sample 37603.

Mr M Dejong, State Administration Manager of Coles Supermarkets and Dr W H Kwee of H J Heinz and Company addressed the Committee in relation to a customer complaint about foreign matter in a package of baby food.

Dr Kwee reported on a conflict of opinion between the State Health Department analyst and the analyst used by the manufacturer as to the source of the alleged contamination. He gives details of quality control procedures carried out by the manufacturer.

Following questions from Councillors, the Chairman thanked Mr Dejong and Dr Kwee 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 G40201 refers.

DEPUTATION FROM BROWNES DAIRY PTY LTD - FOOD SAMPLE 29099

Dr N Thomas and Mr T Christiansen of Brownes Dairy addressed the Committee in relation to a complaint of substandard food (Sample No 29099).

They gave details of the upgrading of the North Perth Dairy and suggested that a malfunction in the computer software controlling system may have allowed excessive water to enter the processing stream. As this has now been rectified, the company requested that in the light of its long record of excellent quality control, Council consider giving merely a warning on this occasion rather than instigate prosecution proceedings.

Following questions from Councillors, the Chairman thanked Dr Thomas and Mr Christiansen 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 G40202 refers.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES:

Commenced: 5.32 pm
Closed: 10.48 pm

G40201 FOOD COMPLAINT - SAMPLE 37603 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40201

In December 1991 (Item F41201), Council considered a complaint of adulterated food and resolved to invite a deputation comprising representatives of Coles Myer Ltd and Heinz Co Australia Ltd, to address the Community Services Committee.

The City Environmental Health Manager provides details of analyses obtained from the State Government Chemistry Centre in relation to the complaint.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Health Act 1911, Council instigates legal proceedings against Coles Myer Ltd, trading as Coles New World Supermarket, Girrawheen in respect of food sample number 37603.

CARRIED

G40202 FOOD COMPLAINT - SAMPLE 29099 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40202

The City Environmental Health Manager reports on an incident of the sale of adulterated milk from Summerfield Delicatessen, Girrawheen.

He seeks Council approval to instigate legal proceedings against the manufacturer, in accordance with the provisions of the Health Act.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Health Act 1911, Council instigates legal proceedings against Peters (WA) Limited, 465 Scarborough Beach Road, Osborne Park in respect of food sample number 29099. **CARRIED**

G40203 SUBSTANDARD FOOD - SAMPLE 33736 - [851-7, 30/1350-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40203

The City Environmental Health Manager reports on an incident of substandard food, namely sausage beef and bacon burgers, purchased during routine sampling procedures.

He seeks Council approval to instigate legal proceedings against the retailer, in accordance with the provisions of the Health Act.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Health Act 1911, Council institutes legal proceedings against the proprietor of the shop known as "Kingsley Quality Meats", Kingsley Village Shopping Centre, Kingsley in respect of food sample number 33736.

CARRIED

G40204 FOOD COMPLAINT - SAMPLE 29095 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40204

In December 1991 (Item F41201), Council resolved to take legal action against Action Food Barns (WA) Pty Ltd regarding the sale of adulterated food.

The City Environmental Health Manager reports on an error in identification of the company involved and seeks Council approval to make the appropriate changes to the resolution.

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

1 rescinds Clause 2(c) of resolution F41201, viz:

"in accordance with the provisions of the Health Act 1911, (as amended) Council instigates legal proceedings against Action Food Barns (WA) Pty Ltd, 18 Miles Road, Kewdale, trading as Action Food Barn Ocean Reef in respect of food sample number 29095";

2 in accordance with the provisions of the Health Act 1911, instigates legal proceedings against Food Chain Holdings Ltd, trading as Action Food Barns, Ocean Reef, in respect of food sample number 29095.

CARRIED

G40205 FOOD COMPLAINT - SAMPLE 29093 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40205

In December 1991 (Item F41201), Council resolved to initiate legal action against Action Food Barns (WA) Pty Ltd as a retailer in regard to the sale of adulterated food.

The City Environmental Health Manager reports that the manufacturer has advised Council of its guilt in regard to this complaint. He seeks Council approval to rescind the instigation of legal proceedings against the retailer and proceed with legal action against the manufacturer, in accordance with the provisions of the Health Act.

The City Environmental Health Manager advised that he has received a Solicitor's opinion on the legal action to be taken in relation to food sample number 29093 - (Item F41201 refers).

As the court case is to be held on Friday, 14 February 1992, he seeks Council endorsement to amend the resolution F41201 to instigate legal proceedings against George Weston Foods Ltd, instead of Action Food Barns Ltd.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council amends Clause 2(b) of Resolution F41201 to instigate legal proceedings against George Weston Foods Limited, 10th Floor, 60 Marcus Clarke Street, Canberra, ACT, trading as Tip Top Bakeries (Canning Vale) in respect of food sample number 29093.

CARRIED

G40206 HEALTH ACT PROSECUTION - LOAF OF BREAD CONTAINING A BEETLE - SAMPLE 29090 - [241-0-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40206

In August 1991 (Item F40802), Council resolved to initiate legal proceedings against A & P Golden Bakeries (North Perth) Pty Ltd in relation to preparation for sale of a loaf of sliced wholemeal bread which was adulterated - food sample number 29090.

The City Environmental Health Manager reports that the case was heard at the Court of Petty Sessions on 21 November 1991, the defendant pleaded guilty and was fined \$500 with costs of \$218.15.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40206 be received. **CARRIED**

G40207 NOISE COMPLAINT - MUSIC - [30/2260, 863-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40207

In September 1991 (Item F40934), Council resolved to initiate legal proceedings against Fabin Holdings Pty Ltd, trading as the Woodvale Tavern, in accordance with the provisions of the Environmental Protection Act relating to loud music.

The City Environmental Health Manager reports that the case was dismissed by the Magistrate on the grounds that the Notice lacked sufficient detail and the noise meter was not calibrated in compliance with the current legislation.

He gives details of the use of wording contained in the Environmental Protection Act and the calibration of noise level meters in accordance with Australian Standards which have been updated more frequently than the relevant legislation.

The City Environmental Health Manager expresses concern at this anomaly and advises that correspondence has been forwarded to the Environmental Protection Authority seeking information on new regulations on noise pollution.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council requests the Minister for the Environment to update the regulations relating to noise pollution, in the light of the recently dismissed case taken under existing noise pollution legislation. **CARRIED**

G40208 NOISE COMPLAINT - BAND PRACTICE - [0135/124/32]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40208

The City Environmental Health Manager reports that an investigation of band practice music emanating from a residential property in Warwick resulted in the service of a Pollution Abatement Notice due to the sound levels exceeding the provisions of the Environmental Protection Act 1986 by up to 23dB(A).

He seeks Council endorsement of this action and the instigation of legal proceedings should the directions of the Notice not be complied with.

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

- 1 endorses the service of a Pollution Abatement Notice on 5 December 1991, in accordance with the provisions of Section 65 of the Environmental Protection Act 1986, on John Ross Hopgood and Maureen Hopgood of Lot 124 (32) Dorchester Avenue, Warwick;
- 2 authorises the instigation of legal action in the event of non compliance with the Notice of 5 December 1991. **CARRIED**

G40209 NOISE COMPLAINT - KREEPY KRAULY - [1014/355/27]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40209

The City Environmental Health Manager reports that an investigation of use of a noisy Kreepy Krauly at a residence in Duncraig resulted in the service of a Pollution Abatement Notice, due to the sound levels exceeding the provisions of the Environmental Protection Act 1986.

He seeks Council endorsement of this action and the instigation of legal proceedings should the directions of the Notice not be complied with.

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

- 1 endorses the service of a Pollution Abatement Notice on 24 December 1991, in accordance with the provisions of Section 65 of the Environmental Protection Act 1986, on Frank Joseph Reynolds and Beverley Joyce Reynolds, RMB 341 Bussell Highway, Witchcliffe, Western Australia;
- 2 authorises the instigation of legal action in the event of non compliance with the Notice of 24 December 1991.

CARRIED

G40210 OFFENSIVE TRADE APPLICATION - MANURE WORKS - [930-14, 30/3867]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40210

Mr Yerko Susac seeks Council approval to establish an offensive trade "manure works" at Lot 6 Safari Place, Carabooda.

The City Environmental Health Manager reports that, in accordance with the requirements of the Model Health By-laws, advertisements were placed in the West Australian and no objection has been received.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that consideration of the application to establish an offensive trade (manure works) at Lot 6 Safari Place, Carabooda, be deferred pending notification of the proposed use to adjoining neighbours.

CARRIED

G40211 APPLICATION - STALLHOLDERS LICENCE - [930-16]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40211

In October 1991 (Item F41002), Council resolved not to issue a Licence to Trade in a Public Place to Mr Brendan Phillips to sell frozen seafood from a bus bay in Mirrabooka Avenue.

The City Environmental Health Manager reports on a further application from Mr and Mrs Phillips seeking a stallholders' licence to trade from the same location. This application is a duplication of the one considered in October under a different By-law.

(b) Model Health By-laws Series 'A' Part V - Lodging Houses;

as outlined on Attachment 1 to Report G40212;

3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;

4 authorises administrative action in accordance with Sections 342, 344 and 345 of the Health Act 1911, to have the By-laws amended.

CARRIED

Appendix I refers

G40213 ITINERANT VENDORS OF FOODS/TRADING IN PUBLIC PLACES - [930-19, 312-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40213

The Western Australian Municipal Association seeks Member Council comment on the subject of "Itinerant Vendors", submitted by the Town of Kwinana.

Kwinana has had numerous complaints about mobile food vendors and is experiencing difficulty in establishing licensing requirements due to an inability to define "public place" in relation to these complaints.

The City Environmental Health Manager reports on the history of action taken in Wanneroo in relation to complaints of this nature and recent legal advice obtained in relation to the definition of "public place".

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

1 advises the Western Australian Municipal Association of the legal opinion obtained by the City of Wanneroo on the interpretation of "public place" as contained in its By-laws relating to Trading in Public Places;

2 submits information to the Western Australian Municipal Association of complaints received on the operation of mobile food traders and the progress currently being made on suitable amendments to the City's By-laws.**CARRIED**

G40214 HAIRDRESSING ESTABLISHMENT REGULATIONS - [241-3, 312-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40214

The Western Australian Municipal Association is seeking Member Council comment on changes in the Hairdressing Establishment Regulations relating to mobile hairdressers.

The City Environmental Health Managers reports on the history behind action taken by the City of Wanneroo in relation to mobile hairdressers and the action taken by the Local Government Association and Western Australian Municipal Association to obtain a clear indication of Member Council views on the registration or licensing of these operators.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council advises the Western Australian Municipal Association of its support for the licensing of mobile hairdressers, and requests that this service be provided by professional establishments. **CARRIED**

G40215 URBAN AND STRAY CATS - [901-1, 312-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40215

The Western Australian Municipal Association is seeking Member Councils comments on a number of draft resolutions formulated to address the problem of urban and stray cats.

The City Environmental Health Manager gives details of the proposals, which seek the enactment of legislation similar to that in South Australia to require cat population control through compulsory sterilisation and registration and identification of registered and desexed cats.

He reports that further investigation is continuing in relation to the containment of cat population and suggests that Council seeks to refer the information already collected, to the working party proposed by Western Australian Municipal Association.

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

- 1 advises the Western Australian Municipal Association that it supports the Draft Motions included in the Circular "Urban and Stray Cats" and outlined in Report G40215;
- 2 refers the information contained in Report F41111 to the Western Australian Municipal Association Working Party to be established to pursue relevant legislation. **CARRIED**

Appendix II refers

G40216 HEALTHY CITIES INITIATIVE - [241-5-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40216

The City Environmental Health Manager reports on the "Healthy Cities" project jointly administered by the Australian Community Health Association, the Australian Local Government Association and the Commission for the Future. The basic premise of the Healthy Cities Project is to plan for health rather than solely to treat for disease and illness. The project aims to bring together public bodies, private organisation and the community to create the social infrastructure often lacking in cities.

He gives details of initiatives of this project, viz:

- . a clean-up day for the local lake, involving individuals from the community, the local Council, lake management authorities and so on.
 This has encouraged a long-term strategy to maintain the lake's environment and avoid pollution;
- . tree-planting schemes involving public and private bodies, and individuals from local communities;

- . involvement of schools, community groups, local industry in monitoring and maintaining local waterways;
- . contribution to traffic management studies, advocacy for improved public transport, identification of traffic-related health issues;
- . working with a local university to study blood lead levels amongst school children and their relationship to local industry;
- . a health expo to highlight local community and public sector activities for promoting healthier lifestyles and environment;
- . comments on the health impacts of proposed developments as part of a strategic planning exercise;
- . preparation of environmental and public health management plans;
- . working with local schools and industrialists to run skin cancer prevention campaigns;
- . community forums to discuss health, environment and development issues;
- . campaigns for road safety and for safety around the home involving a wide range of local, regional and national bodies;
- . a public charter for health, signed by local Councils, health services, businesses, government bodies and community groups;

and reports that the City of Stirling has resolved to adopt the Healthy Cities approach. Its elected members will play an active part in community consultation on "Healthy City" initiatives.

The Chairman of the Healthy Cities Australian Project, Richard Hicks of Noarlunga, South Australia has agreed to run a seminar in Western Australia in March on the subject of Healthy Cities.

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

- 1 agrees to participate in the Healthy Cities initiative;
- 2 invites Richard Hicks, Chairman of the Healthy Cities Australia Project to discuss the initiative with members and senior staff during his trip to Western Australia in March 1991.

CARRIED

G40217 GOVERNMENT GRANT APPROVALS - [880-8]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40217

The City Environmental Health Manager reports on successful grant applications to allow the City of Wanneroo to conduct specific projects within its welfare service.

These include a grant of \$5,000.00 from the Lotteries Commission to promote and develop the Phone Friend Programme, in conjunction with the Beldon/Iluka Uniting Church. This programme offers support to children who are home alone during the hours of 3.00 pm to 6.00 pm.

The Federal Government has allocated \$10,000.00 for the purpose of employing a Project Officer to promote Family Day Care within the Vietnamese community.

A 4% increase has been approved for all of Council's Home and Community Care Programmes, such as Meals on Wheels, Mobile Day Care and Home Support Programmes.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40217 be received. **CARRIED**

G40218 INCREASE IN USER FEES - MOBILE DAY CARE SERVICE - [880-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40218

The City Environmental Health Manager seeks Council approval to increase the user fees for the Mobile Day Care Service from \$1.50 to \$2.50 per attendance.

The current fee level is no longer sufficient to cover costs such as refreshments, craft materials and social outings.

Amendment

Paragraph 3 should be amended to read:

"This amount is no longer sufficient to cover costs such as refreshments, craft materials and social outings".

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council approves the increase in charges to clients attending the Mobile Day Care Services for aged and disabled from \$1.50 to \$2.50 per attendance.

CARRIED

G40219 DEVELOPMENT OF FUTURE SENIOR CITIZENS' CENTRES - [335-0]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40219

The City Environmental Health Manager reviews the current demand for Senior Citizens Centres and presents a proposal for future development.

He gives details of population estimates and age percentages in two areas in question, which encompass:

Ocean Reef, Heathridge, Joondalup, Connolly, Edgewater;

Burns Beach, Quinns Rocks, Two Rocks, Yanchep, Mindarie, Clarkson

and suggests that funds for the development of a centre at Quinns Rocks be listed in the draft 1992/93 Budget.

He reminds Council that Federal/State Home and Community Care Programmes and the Lotteries Commission may be called upon to provide funding to assist with the establishment of facilities of a "welfare" nature.

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

- 1 lists for consideration in the draft 1992/93 Budget funding to construct a Senior Citizens facility at Gumblossom Reserve in Quinns Rock;
 - 2 submits applications to the Home and Community Care Programme and the Lotteries Commission for the purpose of developing a Senior Citizens facility at Quinns Rock;
 - 3 carries out a further review in 1993, to establish the location of a Senior Citizens facility to service the aged community in the Ocean Reef area.
- CARRIED**

G40220 SMOKE FREE ZONE - WHITFORD SENIOR CITIZENS' CENTRE - [335-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40220

In December 1991 (Item F41228), Council deferred consideration of declaration of Whitford Senior Citizens Centre as "a smoke free zone" pending further information on the situation at other Senior Citizens Centres.

The City Environmental Health Manager reports that with the exception of Whitford, all Council's Senior Citizens Centres have adopted "no smoking" in all parts of the centres.

All clubs and aged groups maintain that membership has increased rather than decreased because of the "No Smoking" policy.

Whitford Lions is the only group which opposes the policy and as such is seeking dispensation from the smoking ban for its bingo activities.

RECOMMENDATION

That Council:

- 1 prohibits smoking in the Whitford Senior Citizens Centre;
- 2 advises the Lions Club of Whitford that whilst it appreciates the possible effect that a "smoke free environment" may have on the club's activities in the short term, the long term advantages are self evident.

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

- 1 recommendation of the Committee not be adopted;
- 2 Council:
 - (a) generally prohibits smoking in the Whitford Senior Citizens Centre;

- (b) approves a dispensation from the smoking ban in Whitford Senior Citizens Centre for a period of 2½ hours each Friday to permit the Lions Club of Whitford to hold its fundraising bingo sessions.

LOST

MOVED Cr Carstairs, SECONDED Cr Edwardes that Council:

- 1 prohibits smoking in the Whitford Senior Citizens Centre;
- 2 advises the Lions Club of Whitford that whilst it appreciates the possible effect that a "smoke free environment" may have on the club's activities in the short term, the long term advantages are self evident.

CARRIED

G40221 RECREATION DEPARTMENT MONTHLY REPORT FOR DECEMBER 1991/JANUARY 1992
- [260-0]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40221

The City Recreation and Cultural Services Manager outlines the major activities for the Recreation Department for the months of December 1991 and January 1992.

He reports that the syringe disposal unit installed at Koondoola Reserve Changerooms in December 1991 was checked in January and the results were encouraging.

The 1st term Leisure courses have commenced with 306 separate classes being offered in a range of physical, cultural and social activities. Indications are that this will be the most successful enrolment period for several years.

A computerised booking system is being tested at Warwick Leisure Centre and will be introduced at other centres over the next four months.

Mrs Jean Powell has been appointed Facilities Manager for Ocean Ridge Recreation Zone and the Ocean Ridge Recreation Management Committee has been dissolved.

Aquamotion was well attended in January due to school holidays and the vacation swimming programme. The Family Day held on Monday, 27 January was well supported and enjoyed by all.

Major maintenance was required on the main boiler and the manufacturer will undertake discussions with Council's Building Department in an effort to overcome further problems.

Wanneroo Water World was closed for five days to carry out necessary maintenance to plant and repairs to the concourse and changing rooms.

The Education Department has recently conducted its 4th Vacation Swimming Programme and 12,393 children enrolled in the programme.

A number of young people who are on community work orders, have been placed at Wanneroo Water World following an interview with the Aquatic Centre Manager to establish their suitability.

The City Recreation and Cultural Services Manager reports on the success of a Dial a Young Life Programme which was conducted at Wanneroo Water World in conjunction with the Royal Life Saving Society.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40221 be received. **CARRIED**

G40222 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40222

The City Recreation and Cultural Services Manager reports on matters arising from recent meetings of Sorrento/Duncraig, Whitford, Kingsley/Woodvale, Ocean Ridge and Warwick Leisure Centre Management Committees.

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

- 1 accepts the resignations of Mr R Mennell from the Whitford Recreation Management Committee and Ms J Halliday from the Ocean Ridge Recreation Manage Committee;
- 2 endorses the appointments of Ms J Rowse to the Sorrento/Duncraig Recreation Management Committee and Mr P Planken to the Kingsley/Woodvale Recreation Management Committee;
- 3 undertakes discussions with the Churches of Christ Sport and Recreation Committee in connection with the use of the sports halls at Warwick Leisure Centre for Council Citizenship Ceremonies.

CARRIED

G40223 MANAGEMENT OF KIOSK - AQUAMOTION WANNEROO - [690-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40223

In October 1991 (Item F71007), Council resolved that a report be submitted to Community Services Committee on the feasibility of Council operating the kiosk at Aquamotion, using existing staff.

On 20 January 1992, the operators of the Aquamotion kiosk formally advised Council that their operation was not financially viable and that they intended to discontinue trading from Tuesday, 28 January.

The City Recreation and Cultural Services Manager reports that, as a result of recent developments, an interim arrangement has been implemented utilising existing staff supplemented with casual assistance during busy periods and a rationalisation of the range of goods offered for sale.

He seeks Council endorsement of this arrangement for the remainder of the 1991/92 financial year.

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

- 1 Council endorses the cost effective in-house operation of the Aquamotion Kiosk under the strategy outlined in Report G40223;
- 2 the operating budget outlined in Attachment 1 to Report G40223 be referred to the Finance and Administrative Resources Committee for implementation for the remainder of the 1991/92 financial year - Item G30225 refers.

CARRIED

Appendix III refers

G40224 PROPOSED YOUTH CAFETERIA FOR WARWICK LEISURE CENTRE - ACTIVITIES ROOM 5 - [485-10]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40224

The City Recreation and Cultural Services Manager reports that since the opening of Warwick Leisure Centre, there have been ongoing discussions about Activities Room 5 being designated for unstructured youth activities.

A number of people have expressed an interest in providing 'something' for young people and Ms Debbie Van Riel, Warwick Leisure Centre Manager, Mr Marcus Holt, member of the Youth Advisory Committee and Mr Andrew Hall, Youth Services Co-ordinator have been developing a proposal to provide activities and a youth cafeteria with the support and endorsement of Greenwood/Warwick Recreation Association and the Churches of Christ Sport and Recreation Management team. This facility is targeted at young people under the age of 18 years residing in the surrounding area.

At the same time, the Society of St Vincent de Paul's youth worker has been having discussions with the City of Wanneroo staff about possible projects the Society could be involved with.

It has now been agreed between all parties that the Society will operate the youth cafeteria on three afternoon and two evening sessions per week. Some funding will be required and there is a possibility that funds will be received from the Drug and Alcohol Authority.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40224 be received. **CARRIED**

G40225 RAMIFICATIONS OF LICENSING CLUBROOMS - [930-17]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40225

In November 1991 (Item F21149), Council resolved that a report be submitted to Community Services Committee on the ramifications of user groups obtaining liquor licences for club rooms, in terms of changes to the building structures, and any effects on other user groups, with two buildings in each ward being selected as examples.

The City Recreation and Cultural Services Manager reports that in order to obtain a Club Restricted Liquor Licence, the Club needs to fulfil certain requirements imposed by Town Planning Scheme No 1 and the Health Act. These requirements relate both to the building itself and the "furniture" related to health aspects of liquor dispensing, eg hand basins, fridge, double sinks, etc.

Since June 1990, fourteen clubs have applied to Council for permission to apply for Restricted Liquor Licences.

The City Recreation and Cultural Services Manager gives details of the buildings currently used by clubs with Restricted Liquor Licences, and reports that in general there have been no structural changes to the buildings or negative effects on other user groups.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40225 be received. **CARRIED**

G40226 PROPOSED EXPANSION OF WANNEROO TOURISM COUNCIL PREMISES - [320-2]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40226

Wanneroo Tourism Council has requested an expansion to its premises at 935 Wanneroo Road, Wanneroo to include space for five office staff, a lounge area for visitors, display area, filing cabinets, storage room and a tourist coach bay in Crisafulli Avenue.

These requests have come as a result of a local tour bus company expressing an interest in establishing a branch office in conjunction with the Tourism Council.

The City Recreation and Cultural Services Manager advises that the premises are shared by the Tourism Council, St John Ambulance and the Wanneroo Agricultural Society.

Neither the St John Ambulance nor Agricultural Society wishes to relocate in the near future and consequently there is no additional space within the building for these requested facilities.

The City Building Surveyor gives reasons why he does not recommend additions to this facility, largely due to the historical significance of the existing building to the City of Wanneroo.

The Engineering Department has estimated that the requested tourist coach bay would cost \$9,500 to provide in Crisafulli Avenue.

RECOMMENDATION

That Council:

- 1 does not approve the proposed expansion of 935 Wanneroo Road, Wanneroo, as requested by the Wanneroo Tourism Council Inc;

- 2 approves the establishment of a tourist coach bay in Crisafulli Avenue, adjacent to 935 Wanneroo Road, Wanneroo, subject to all costs being borne by the tour operators.

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

MOVED Cr Waters, **SECONDED** Cr Carstairs that consideration of expansion of the Wanneroo Tourism Council premises at 935 Wanneroo Road, Wanneroo be deferred for one month and referred back to Community Services Committee.

CARRIED

G40226A WANNEROO TOURISM COUNCIL - [320-2]

RECOMMENDATION

- 1 background information on Wanneroo Tourism Council's relationship with the City of Wanneroo;
- 2 the Council's current financial standing;
- 3 the anticipated benefits to Wanneroo Tourism Council of the establishment of a local tour bus company in Wanneroo;
- 4 the future aims of the Wanneroo Tourism Council.

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

MOVED Cr Waters, **SECONDED** Cr Carstairs that Council defers for one month submission of a report to Community Services Committee on Wanneroo Tourism Council, its financial standing and future aims and the expected benefits which could accrue upon establishment of a local bus tour company in Wanneroo.

CARRIED

G40227 WINDING UP OF WANNEROO COMMUNITY ARTS COUNCIL - [301-10]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40227

In July 1991 (Item F50702), Council resolved to arrange a meeting with the management of the Wanneroo Community Arts Council to employ the Community Arts Officer and Clerk Typist from a mutually agreeable date.

As a result of meetings between the City and representatives from the Wanneroo Community Arts Council, it was agreed to employ Ms Carol Seidel and Ms Linda Illingworth from November 1991.

The Wanneroo Community Arts Council held an extraordinary General Meeting in January 1992, when it was resolved by 4/5 majority that the Wanneroo Community Arts Council be dissolved.

The City Recreation and Cultural Services Manager advises that all assets and remaining funds following payment of outstanding invoices, will be transferred to the City of Wanneroo according to the Wanneroo Community Arts Council constitution.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40227 be received. **CARRIED**

G40228 OPERATION OF CRECHE - GIRRAWHEEN/KOONDoola RECREATION CENTRE - [330-2-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40228

Girrawheen/Koondoola Recreation Management Committee has resolved to relinquish its role as employer of Mrs Colleen McAtee, supervisor of the creche at the Centre and make an annual donation of \$1,300.00 to the creche on the basis that all other income must be generated from fees charged.

Mrs McAtee has accepted this offer but seeks clarification from Council of insurances applicable to her business.

The City Recreation and Cultural Services Manager advises that Council has, for the past few years, been paying the public liability insurance for the creches at each of the Recreation Centres. This payment is made via a donation to the various Recreation Associations.

He gives details of a course of action which will enable Mrs McAtee to occupy the facility for use as a creche with Council continuing to donate the public liability insurance.

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

- 1 administers the use of the facilities at the Girrawheen/Koondoola Recreation Centre for the operation of the creche via the "Facility Hire Form" system;
- 2 waives the application hire charges for the use of facilities at the Girrawheen/Koondoola Recreation Centre for the operation of the creche, on the understanding that the creche will continue to be provided on a co-operative basis to the users of the centre;
- 3 continues to donate funds for the public liability insurance for the creche operator at the Girrawheen/Koondoola Recreation Centre.

CARRIED

G40229 NAMING OF CHILDREN'S SERVICES BUILDING - DUNCRAIG - [303-9-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40229

In December 1991 (Item F91239), Council resolved that a report be submitted to Community Services Committee on the naming of the Children's Services Building in Duncraig.

The Sorrento/Duncraig Recreation Management Committee has recommended that the facility be named after Roland O'Neill, a long serving member and former President of the Committee.

The City Recreation and Cultural Services Manager gives reasons why he does not support this recommendation, which is contrary to Council policy and suggests that the facility which has been designed as a community hall be named the "Duncraig Community Hall".

RECOMMENDATION

That Council:

- 1 names the facility currently referred to as the Duncraig Children's Services Building, located on Lot 11265 (47) Beddi Road, Duncraig, as "Duncraig Community Hall";
- 2 advises the Sorrento/Duncraig Recreation Management Committee that a suitable portion of the Duncraig Community Hall could be identified as "The Roland O'Neill Room".

MOVED Cr Major, **SECONDED** Cr Edwardes that consideration of naming of the Duncraig Children's Services Building be deferred pending the outcome of the report requested by Council at Item G40250.

CARRIED

G40230 RENAMING OF CALECTASIA STREET KINDERGARTEN, GREENWOOD - [895-8]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40230

In January (Item G70104), Council resolved to manage the Calectasia Street Kindergarten, Greenwood, from the Greenwood Warwick zone. It has therefore become necessary to rename this facility.

The City Recreation and Cultural Services Manager suggests that it be renamed "Calectasia Hall".

RECOMMENDATION

That Council renames the Calectasia Street Kindergarten, located at Lot 930 Calectasia Street, Greenwood, as "Calectasia Hall".

MOVED Cr Major, **SECONDED** Cr Edwardes that consideration of naming of the Calectasia Street Kindergarten, be deferred pending the outcome of the report requested by Council at Item G40250. **CARRIED**

G40231 YOUTH HEALTH POLICY - [485-7]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40231

The City Recreation and Cultural Services Manager reports that the Youth Advisory Committee is currently developing a comprehensive youth policy for the City of Wanneroo. To date policies relating to Recreation and Transport have been adopted.

Since August 1991, the Youth Services Co-ordinator has prepared a Health Policy in conjunction with professionals and service providers in the community, which has been circulated to all participants of the Community Service Action Seminar. Only minor adjustments were required.

The City Recreation and Cultural Services Manager now seeks Council endorsement of the Health policy including future strategies and directions.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council adopts the Health Policy aims, future directions and strategies recommended by the Youth Advisory Committee as outlined on Attachment 1 to Report G40231.

CARRIED

Appendix IV refers

G40232 AUSTRALIA DAY COUNCIL COMMUNITY EVENT OF THE YEAR - [301-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40232

The Australia Day Council has recently informed Council of a new award known as the 'Community Event of the Year' which was being introduced for Australia Day this year.

The Award has been established to honour community groups who undertake some significant event in their local community. The entries would be assessed by the local authority, as sponsoring body, and the presentation would be made to the successful group as part of the Australia Day celebrations.

The Australia Day Council provides the plaque to the local authority to present to the winner.

The City Recreation and Cultural Services Manager suggests that due to the late advice, it is not appropriate to present an award this year but publicise the 'Community Event of the Year' for presentation in 1993.

The Youth Advisory Committee has suggested that Council considers donating a monetary prize of \$200.00 to the winner in addition to the plaque provided by the Australia Day Council.

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

- 1 advertises the Australia Day 'Community Event of the Year Award' during 1992 seeking nominations from interested community groups with a view to introducing the award at the City of Wanneroo Australia Day Celebrations in January 1993;
- 2 lists for consideration in the draft 1992/93 Budget, provision of a monetary prize of \$200 in addition to the plaque provided by the Australia Day Council.

CARRIED

G40233 TRIAL CIRCULAR BUS ROUTE - RECCA'S FUN BUS - [485-11]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40233

Late in November 1991, a working party of the Youth Advisory Committee discussed the possibility of operating a circular bus route for young people during the summer holiday period.

A survey questionnaire was compiled by 1,213 high school students within the City and it was decided to operate the subsidised bus service in the 1991/92 summer holiday period as a trial.

The City Recreation and Cultural Services Manager reports on how the route was designed and financed and the recreational venues involved.

Ultimately the service was not as well utilised as was hoped but it is suggested that the bus service be operated again next year for the month of January only. This time, advertising of the service will commence earlier.

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

- 1 operates Recca's Fun Bus service during January 1993;
- 2 lists for consideration in the draft 1992/93 Budget, funds to contribute to the operating and promotional costs involved.

CARRIED

G40234 SKATE PARK PETITION AND COMMUNITY CONSULTATIVE COMMITTEE - [485-10-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40234

In December 1991 (Item F91202), Council received a 209-signature petition requesting a skate park and resolved that this be referred to Community Services Committee.

Subsequently, a community consultative meeting was held in January and was attended by 26 interested people.

The Deputy Parks Manager addressed the meeting, and gave an overview of the City's investigations and thoughts to date. These included such topics as:

- . the diversity of designs in existence around Australia;
- . the varying costs of existing skating facilities;
- . whether or not these facilities were supervised;
- . the various skill levels which need to be taken into consideration;
- . legal requirements;
- . safety issues.

The City Recreation and Cultural Services Manager reports that a feasibility study will be undertaken in February and the results of this will be presented to Council in April/May 1992.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40234 be received. **CARRIED**

G40235 JET SKI HIRE OPERATION - SORRENTO BEACH FRONT - [765-13]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40235

The proprietors of Hillarys Jet Ski Hire are seeking Council approval to use a new site located on Sorrento Beach to pick up and return customers from an offshore pontoon where the jet ski business is located. Hillarys Jet Ski Hire is a commercial business that has operated 8 months of each year (October to May) since October 1989, weather permitting. A motorised pontoon is driven daily to a permanent mooring site, approximately 450 metres west of Sorrento Beach and 350 metres south of the south breakwater of Hillarys Harbour.

Customers are transported to the pontoon from a designated pickup point within the harbour, with all jet skiing undertaken south/south-west/west of the mooring.

The City Recreation and Cultural Services Manager suggests that approval be given subject to the agreement of Marine and Harbours Department and specific conditions being observed.

RECOMMENDATION

That consideration of the application for operation of the Jet Ski Hire service be deferred pending the outcome of discussions on the service with the Sorrento Surf Life Saving Club.

ADDITIONAL INFORMATION

The Acting Town Clerk reported that correspondence has been received from the President of the Sorrento Surf Life Saving Club advising that the club would have no objection to the Ski Hire operation moving to a new location, north of the Northern Groyne, providing the distance moved is no less than 200 metres and is closer to Hillarys Boat Harbour.

MOVED Cr Carstairs, **SECONDED** Cr Moloney that consideration of the application for operation of the Jet Ski Hire service be deferred for one month and referred back to Community Services Committee.

CARRIED

G40236 CHANGES TO FUNDING FOR OUT OF SCHOOL CARE CENTRES - [012-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40236

In November 1991 (Item F41126), Council resolved that a further report be submitted to Community Services Committee on funding changes for After School Care Centres.

In September 1991, significant changes were announced to operational grants and fee relief for child care services in the 1991/92 Commonwealth Budget.

At the same time Out of School Hours Care Services were to have access to a more generous fee relief system. This new system would disadvantage parents using Out of School Hours Care Services.

The City Recreation and Cultural Services Manager reports that the Minister for the Aged, Family and Health Services has now announced that the changes will not proceed in the light of community concerns.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40236 be received. **CARRIED**

G40237 SCULPTURES IN PUBLIC SPACES - OPTIONS AND INSURANCE COSTS - [429-1-4]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40237

In November 1991 (Item F41122), Council resolved that a report be submitted to Community Services Committee detailing the options available for displaying sculptures in public places in the municipality and the cost of insuring these sculptures against theft or damage.

The City has a number of options to choose from when displaying art works in public places. These include - loan; lease; lease with purchase option; commissioning an artist, or involving the community in constructing artworks.

The City Recreation and Cultural Services Manager gives details of these options and suggests that Council undertakes the implementation of a Townscape Enrichment Project and forms an "in-house" working party of Council officers to determine the cost and feasibility of implementing the project.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council undertakes the implementation of a pilot "Townscape Enrichment Project" by:

- 1 forming an "in-house" working party to determine the feasibility, location and costs of implementing the project;
- 2 ensuring that this working party adopts a multi-disciplinary team approach;
- 3 assigning to this working party the task of preparing a report detailing the feasibility and costs involved in implementing a pilot Townscape Enrichment Project at a site within the municipality.

CARRIED

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40238

In November 1991 (Item F41121), Council resolved that a report be submitted to Community Services Committee on the estimated cost of cataloguing the historical artefacts held by Council at its various museums.

The City Recreation and Cultural Services Manager reports on discussions with the Western Australian Museums Co-ordinator, Local Museums Programme who is well acquainted with the City's collection. She has recommended that a full-time curator should be appointed as there would be more than twelve months' work to accession all the items.

The City Recreation and Cultural Services Manager gives details of the salary range for a qualified curator and suggests one possible alternative would be to secure the services of a graduate or suitably experienced person who could undertake the task on a contract basis. Funds could then be included in the draft 1992/93 Budget for employment of a full-time curator.

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

1 Council:

- (a) appoints a suitably qualified person, on a contractual basis, to accession Council's collection of historic artefacts;
- (b) lists for consideration in the draft 1992/93 Budget, sufficient funds for completion of the collection accession contract;

2 provision of unbudgeted funds to permit employment of the person for the remainder of the 1991/92 year, be referred to Finance and Administrative Resources Committee to consider reallocation from Ward funds - Item G30225 refers.

CARRIED

G40239 SECURITY/FIRE DEPARTMENT'S ACTIVITIES FROM 1 OCTOBER TO 31 DECEMBER 1991 - [905-1]

SECURITY ADMINISTRATOR'S REPORT G40239

The Security Administrator gives details of the activities of the Security and Fire Department from 1 October 1991 to 31 December 1991.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that SECURITY ADMINISTRATOR'S REPORT G40239 be received. **CARRIED**

SECURITY ADMINISTRATOR'S REPORT G40240

Mr John Capes, Co-ordinator of the City of Wanneroo Volunteer Emergency Service has resigned from the position. Mr Capes has held this position for over seven years and was actively involved in the preparation of the City's Counter Disaster Plan.

The Security Administrator advises that Mr Capes has nominated his Deputy Co-ordinator, Mr Stephen Roy Foureur to the position which has the full support of all members of the City's Volunteer Emergency Service Unit, the Regional Co-ordinator of the State Emergency Service and the City's Security and Fire Department.

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

- 1 accepts the resignation of Mr John Capes and forwards a letter of appreciation to him for the valuable service he has rendered to the community in his capacity as Co-ordinator of the City of Wanneroo Volunteer State Emergency Services;
- 2 appoints Mr Stephen Roy Foureur of 65 Quarkum Street, Wanneroo to the position of Co-ordinator for the City of Wanneroo Volunteer State Emergency Services Unit.**CARRIED**

G40241 APPOINTMENT OF HONORARY BEACH INSPECTOR - MR DENNIS CLUNING - [323-4]

SECURITY ADMINISTRATOR'S REPORT G40241

The Security Administrator reports on the nomination of Mr Dennis Cluning of 5 Packett Place, Yanchep as an Honorary Beach Inspector by Yanchep Districts Surf Club.

He seeks Council approval to appoint Mr Cluning, a Council employee and serving member of the Yanchep Districts Surf Club, as a Beach Inspector in accordance with the provisions of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons, Council approves the appointment of Mr Dennis Cluning as an Honorary Beach Inspector attached to the Yanchep Districts Surf Club for a period of 12 months.

CARRIED

SECURITY ADMINISTRATOR'S REPORT G40242

The Yanchep Districts Surf Club seeks permission to use a 1985 four wheeled TRX 250cc "Quadrunner" motorcycle on Yanchep Lagoon beach and the adjacent Yanchep beach reserve north to the Club Capricorn Holiday Village groyne area, and the beach reserve south to the locality of Alkimos.

The Club would like permission to use the vehicle for rescue and inspection purposes only. A current Public Liability insurance for \$1 million is held by the Club with the State Government Insurance Office.

The Security Administrator advises that Council may grant permission for the Club members to use this vehicle on the beach reserve, in accordance with the provisions of the By-laws Relating to Reserves and Foreshores providing specified conditions are observed.

The Security Administrator has confirmed that the surf life saving organisation at Yanchep has now been established as "Yanchep Districts Surf Club". The Surf Life Saving Association has transferred the assets of the Yanchep Surf Life Saving Club to this group and it is anticipated that affiliation with the Surf Life Saving Association will occur in June, at the beginning of the next financial year. The vehicle in question is therefore considered to be the property of the Yanchep Districts Surf Club.

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

- 1 in accordance with the provisions of its By-laws Relating to Reserves and Foreshores grants permission to the Yanchep Districts Surf Club to gain vehicular access to the public beach reserve at Yanchep Beach Lagoon, the adjacent beach reserve north to the Club Capricorn Holiday Village groyne area, and the beach reserve south to the locality of Alkimos, subject to:
 - (a) the purpose of vehicular access being solely for rescue and inspection purposes only;
 - (b) the vehicle not to remain standing or parked on the beach reserve for any length of time, and being removed when not used for rescue or inspection purposes;
 - (c) a significant disturbance to other people using the beach not being created by this activity;
 - (d) the vehicle only being used on the specified beach reserves during the hours of daylight, as it will be a B class registered vehicle;

informs the applicants that:

- (a) this permission for access to Yanchep Beach Lagoon and the adjacent beach reserves north and south will be withdrawn in the event of:
 - (i) substantial complaints being received;
 - (ii) the conditions of approval being breached;
 - (iii) any motor vehicle used by the applicants not having a current valid combined motor vehicle licence and third party insurance policy;
- (b) only authorised Club Members will drive or use the vehicle, with every driver or user of the vehicle maintaining a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve.

CARRIED

G40243 REQUEST FOR PERMISSION TO KEEP MORE THAN TWO DOGS AT 3 ARTARMON RISE, KALLAROO - [2593/70/3]

SECURITY ADMINISTRATOR'S REPORT G40243

Mr Ian Norman Falconer seeks an exemption from Council's By-Laws in accordance with the provisions of the Dog Act 1976, to keep three dogs at his home at 3 Artarmon Rise, Kallaroo.

The Security Administrator reports that the 954m² property has a large backyard and is fenced off from adjoining properties.

Letters have been sent to three adjoining neighbours and to date one objection has been received.

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

- 1 does not grant an exemption to its By-laws to allow Mr Ian Norman Falconer to keep more than two dogs at 3 Artarmon Rise, Kallaroo;
- 2 advises the applicant of his right of appeal to the Minister for Local Government. **CARRIED**

G40244 REQUEST FOR PERMISSION TO KEEP MORE THAN TWO DOGS AT 35 THE LOOP, EDGEWATER - [1221/140/35]

SECURITY ADMINISTRATOR'S REPORT G40244

Ms Michelle DeWyn and Mr Bruce Mayall seek an exemption from Council's By-Laws in accordance with the provisions of the Dog Act 1976, to keep three dogs at their home at 35 The Loop, Edgewater.

The Security Administrator reports that the 959m² residential property has a medium backyard and is fenced off from adjoining properties.

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

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

- 1 does not grant an exemption from its By-laws to allow Ms Michelle DeWyn and Mr Bruce Mayall to keep more than two dogs at 35 The Loop, Edgewater;
- 2 advises the applicants of their right of appeal to the Minister for Local Government. **CARRIED**

G40245 **DOG ACT APPEAL - MRS J MCCORMICK, 56 SANDALWOOD DRIVE, GREENWOOD - [91/792/56]**

SECURITY ADMINISTRATOR'S REPORT G40245

In September 1991 (Item F40927), Council refused an application from Mrs McCormick to keep three dogs at her residence at 56 Sandalwood Drive, Greenwood on the grounds of excessive smell and odour.

Mrs McCormick lodged an appeal with the Minister for Local Government in accordance with the provisions of Section 26(5) of the Dog Act.

The Security Administrator reports that the Minister has upheld the appeal, permitting Mrs McCormick to keep three dogs at her property, subject to specified conditions.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council advises the adjoining neighbours of Lot 792 (56) Sandalwood Drive, Greenwood, that the Minister upheld the appeal to permit more than two dogs to be kept at that property, subject to a number of specified conditions.

CARRIED

G40246 **DOG ACT APPEAL - MR & MRS A GRIFFITHS, 15 ROTORUA GROVE, JOONDALUP - [2666/204/15]**

SECURITY ADMINISTRATOR'S REPORT G40246

In September 1991 (Item F40929), Council refused an application from Mr and Mrs Griffiths to keep three dogs at their residence at 15 Rotorua Grove, Joondalup on the grounds of excessive smell and inadequate available space.

Mr and Mrs Griffiths lodged an appeal with the Minister for Local Government in accordance with the provisions of Section 26(5) of the Dog Act.

The Security Administrator advises that the Minister has upheld the appeal permitting Mr and Mrs Griffiths to keep three dogs, on their property, subject to specified conditions.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council advises the adjoining neighbours of Lot 204 (15) Rotorua Grove, Joondalup, that the Minister upheld the appeal to permit more than two dogs to be kept at that property, subject to a number of specified conditions.

CARRIED

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40247

In October 1991, an open workshop was conducted for Councillors and staff to discuss ways in which the cost effectiveness and management of its recreation facilities could be improved.

The workshop followed an inspection of Melville Aquatic Centre in which comparisons were drawn between results achieved at that facility and the City of Wanneroo.

The City Recreation and Cultural Services Manager reports on the outcome of the workshop and seeks Council's endorsement of a number of principles which would relate to those recreation facilities with a dedicated manager.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council endorses the implementation of a full management responsibility/accountability approach at its major managed recreation facilities to commence 1 July 1992.

CARRIED

AFRICAN JAZZ PIONEERS CONCERT - NEIL HAWKINS PARK - [429-1-2, 250-1]

Cr Major requested that refreshments to be provided for the African Jazz Pioneers be more substantial than "finger food".

The Acting Town Clerk advised that discussions have been held with the Festival of Perth organisers and suitable arrangements had been made for a Civic Reception for the Jazz Group. Unfortunately the group has to leave Perth almost immediately after the Show, so consequently the time constraints imposed on the reception limit the scale of refreshments to be served.

Cr Johnson asked whether the arrangements for the African Jazz Pioneers Concert have now changed.

The Acting Town Clerk reported that, due to a change in the Group's travel plans, they will not be leaving Perth until the following day and a more formal post-concert function will be held in the Function Area, Administration Building at 10.15 pm on Saturday, 29 February 1992.

G40248 **MARINE EDUCATION SCIENCE ASSOCIATION (MESA) DISPLAY FOR "SEA WEEK" - [615-0-2]**

The Marine Education Science Association based at Hillarys Boat Harbour is seeking support from Council to provide a marine awareness display as part of "Sea Week" to be held from 5-12 April 1992.

Displays will be mounted at Shoalwater Bay, Fremantle and Hillarys Boat Harbour.

Cr Major suggested that the display could include information on the Whitford Nodes, Marmion Marine Park or Council's work on dune restoration.

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

- 1 Council participates in the Marine Awareness Display "Sea Week" to be held 5-12 April 1992 by virtue of the provision of appropriate display material;
- 2 provision of funds for this display be referred to Finance and Administrative Resources Committee.**CARRIED**

G40249 TOTAL "NO SMOKING" BAN - COUNCIL OWNED BUILDINGS - [210-2]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that a report be submitted to Community Services Committee on the ramifications of imposing a total "NO-SMOKING" ban on all Council owned buildings.**CARRIED**

G40250 NOMENCLATURE POLICY - PUBLIC FACILITIES - [702-0]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that a report be submitted to Community Services Committee on the feasibility and ramifications of amending its public facilities nomenclature policy to enable parks, roads and public buildings to be named after people who have served the community and are still living.

CARRIED

G40251 PROVISION OF FRAIL AGED HOUSING - [851-3]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that a report be submitted to Community Services Committee on the feasibility of seeking expressions of interest in the provision of frail aged housing throughout the municipality, in conjunction with Homeswest.

CARRIED

G90220 COMMUNITY SERVICES COMMITTEE

MOVED Cr Freame, **SECONDED** Cr Rundle that the Report of the Community Services Committee Meeting, held on 10 February 1992, be received.

CARRIED

ATTENDANCES

Councillors:	F D FREAME - Chairman	South-West Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - deputising for Cr Davies,	
	to 7.05 pm	North Ward
	A M CARSTAIRS - from 5.40 pm	Central Ward
	B J MOLONEY - from 5.50 pm to 10.00 pm	South Ward
	A V DAMMERS - deputising for	
	Cr Carstairs to 5.40 pm,	
	Observer, to 7.05 pm	Central Ward
	P NOSOW - Observer	South Ward
	W S SMITH - Observer, from 5.40 pm	
	to 6.20 pm	South Ward
	G A MAJOR - Observer	South-West Ward
	N RUNDLE - Observer	South-West Ward
	R F JOHNSON - Observer	South-West Ward

Acting 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
Senior Welfare Officer: D LETHRIDGE
Minute Clerk: V GOFF

APOLOGIES

An apology for absence was tendered by Cr Davies; Cr Waters deputised.

Apologies for late attendance were tendered by Crs Moloney and Carstairs;
Cr Dammers deputised for Cr Carstairs.

CONFIRMATION OF MINUTES

The Minutes of the Community Services Committee Meeting held on 2 December 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION FROM COLES MYER LTD AND HEINZ & CO - FOOD SAMPLE 37603

In accordance with Council resolution F41201, Council has invited a deputation from Heinz & Co and Coles Myer Ltd to address the Committee in relation to Food Sample 37603.

Mr M Dejong, State Administration Manager of Coles Supermarkets and Dr W H Kwee of H J Heinz and Company addressed the Committee in relation to a customer complaint about foreign matter in a package of baby food.

Dr Kwee reported on a conflict of opinion between the State Health Department analyst and the analyst used by the manufacturer as to the source of the alleged contamination. He gives details of quality control procedures carried out by the manufacturer.

Following questions from Councillors, the Chairman thanked Mr Dejong and Dr Kwee 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 G40201 refers.

DEPUTATION FROM BROWNES DAIRY PTY LTD - FOOD SAMPLE 29099

Dr N Thomas and Mr T Christiansen of Brownes Dairy addressed the Committee in relation to a complaint of substandard food (Sample No 29099).

They gave details of the upgrading of the North Perth Dairy and suggested that a malfunction in the computer software controlling system may have allowed excessive water to enter the processing stream. As this has now been rectified, the company requested that in the light of its long record of excellent quality control, Council consider giving merely a warning on this occasion rather than instigate prosecution proceedings.

Following questions from Councillors, the Chairman thanked Dr Thomas and Mr Christiansen 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 G40202 refers.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES:

Commenced: 5.32 pm

Closed: 10.48 pm

G40201 FOOD COMPLAINT - SAMPLE 37603 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40201

In December 1991 (Item F41201), Council considered a complaint of adulterated food and resolved to invite a deputation comprising representatives of Coles Myer Ltd and Heinz Co Australia Ltd, to address the Community Services Committee.

The City Environmental Health Manager provides details of analyses obtained from the State Government Chemistry Centre in relation to the complaint.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Health Act 1911, Council instigates legal proceedings against Coles Myer Ltd, trading as Coles New World Supermarket, Girrawheen in respect of food sample number 37603.

CARRIED

G40202 FOOD COMPLAINT - SAMPLE 29099 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40202

The City Environmental Health Manager reports on an incident of the sale of adulterated milk from Summerfield Delicatessen, Girrawheen.

He seeks Council approval to instigate legal proceedings against the manufacturer, in accordance with the provisions of the Health Act.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Health Act 1911, Council instigates legal proceedings against Peters (WA) Limited, 465 Scarborough Beach Road, Osborne Park in respect of food sample number 29099. **CARRIED**

G40203 SUBSTANDARD FOOD - SAMPLE 33736 - [851-7, 30/1350-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40203

The City Environmental Health Manager reports on an incident of substandard food, namely sausage beef and bacon burgers, purchased during routine sampling procedures.

He seeks Council approval to instigate legal proceedings against the retailer, in accordance with the provisions of the Health Act.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the Health Act 1911, Council institutes legal proceedings against the proprietor of the shop known as "Kingsley Quality Meats", Kingsley Village Shopping Centre, Kingsley in respect of food sample number 33736.

CARRIED

G40204 FOOD COMPLAINT - SAMPLE 29095 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40204

In December 1991 (Item F41201), Council resolved to take legal action against Action Food Barns (WA) Pty Ltd regarding the sale of adulterated food.

The City Environmental Health Manager reports on an error in identification of the company involved and seeks Council approval to make the appropriate changes to the resolution.

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

1 rescinds Clause 2(c) of resolution F41201, viz:

"in accordance with the provisions of the Health Act 1911, (as amended) Council instigates legal proceedings against Action Food Barns (WA) Pty Ltd, 18 Miles Road, Kewdale, trading as Action Food Barn Ocean Reef in respect of food sample number 29095";

2 in accordance with the provisions of the Health Act 1911, instigates legal proceedings against Food Chain Holdings Ltd, trading as Action Food Barns, Ocean Reef, in respect of food sample number 29095.

CARRIED

G40205 FOOD COMPLAINT - SAMPLE 29093 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40205

In December 1991 (Item F41201), Council resolved to initiate legal action against Action Food Barns (WA) Pty Ltd as a retailer in regard to the sale of adulterated food.

The City Environmental Health Manager reports that the manufacturer has advised Council of its guilt in regard to this complaint. He seeks Council approval to rescind the instigation of legal proceedings against the retailer and proceed with legal action against the manufacturer, in accordance with the provisions of the Health Act.

The City Environmental Health Manager advised that he has received a Solicitor's opinion on the legal action to be taken in relation to food sample number 29093 - (Item F41201 refers).

As the court case is to be held on Friday, 14 February 1992, he seeks Council endorsement to amend the resolution F41201 to instigate legal proceedings against George Weston Foods Ltd, instead of Action Food Barns Ltd.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council amends Clause 2(b) of Resolution F41201 to instigate legal proceedings against George Weston Foods Limited, 10th Floor, 60 Marcus Clarke Street, Canberra, ACT, trading as Tip Top Bakeries (Canning Vale) in respect of food sample number 29093.

CARRIED

G40206 HEALTH ACT PROSECUTION - LOAF OF BREAD CONTAINING A BEETLE - SAMPLE 29090 - [241-0-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40206

In August 1991 (Item F40802), Council resolved to initiate legal proceedings against A & P Golden Bakeries (North Perth) Pty Ltd in relation to preparation for sale of a loaf of sliced wholemeal bread which was adulterated - food sample number 29090.

The City Environmental Health Manager reports that the case was heard at the Court of Petty Sessions on 21 November 1991, the defendant pleaded guilty and was fined \$500 with costs of \$218.15.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40206 be received. **CARRIED**

G40207 NOISE COMPLAINT - MUSIC - [30/2260, 863-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40207

In September 1991 (Item F40934), Council resolved to initiate legal proceedings against Fabin Holdings Pty Ltd, trading as the Woodvale Tavern, in accordance with the provisions of the Environmental Protection Act relating to loud music.

The City Environmental Health Manager reports that the case was dismissed by the Magistrate on the grounds that the Notice lacked sufficient detail and the noise meter was not calibrated in compliance with the current legislation.

He gives details of the use of wording contained in the Environmental Protection Act and the calibration of noise level meters in accordance with Australian Standards which have been updated more frequently than the relevant legislation.

The City Environmental Health Manager expresses concern at this anomaly and advises that correspondence has been forwarded to the Environmental Protection Authority seeking information on new regulations on noise pollution.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council requests the Minister for the Environment to update the regulations relating to noise pollution, in the light of the recently dismissed case taken under existing noise pollution legislation. **CARRIED**

G40208 NOISE COMPLAINT - BAND PRACTICE - [0135/124/32]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40208

The City Environmental Health Manager reports that an investigation of band practice music emanating from a residential property in Warwick resulted in the service of a Pollution Abatement Notice due to the sound levels exceeding the provisions of the Environmental Protection Act 1986 by up to 23dB(A).

He seeks Council endorsement of this action and the instigation of legal proceedings should the directions of the Notice not be complied with.

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

- 1 endorses the service of a Pollution Abatement Notice on 5 December 1991, in accordance with the provisions of Section 65 of the Environmental Protection Act 1986, on John Ross Hopgood and Maureen Hopgood of Lot 124 (32) Dorchester Avenue, Warwick;
- 2 authorises the instigation of legal action in the event of non compliance with the Notice of 5 December 1991. **CARRIED**

G40209 NOISE COMPLAINT - KREEPY KRAULY - [1014/355/27]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40209

The City Environmental Health Manager reports that an investigation of use of a noisy Kreepy Krauly at a residence in Duncraig resulted in the service of a Pollution Abatement Notice, due to the sound levels exceeding the provisions of the Environmental Protection Act 1986.

He seeks Council endorsement of this action and the instigation of legal proceedings should the directions of the Notice not be complied with.

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

- 1 endorses the service of a Pollution Abatement Notice on 24 December 1991, in accordance with the provisions of Section 65 of the Environmental Protection Act 1986, on Frank Joseph Reynolds and Beverley Joyce Reynolds, RMB 341 Bussell Highway, Witchcliffe, Western Australia;
- 2 authorises the instigation of legal action in the event of non compliance with the Notice of 24 December 1991.

CARRIED

G40210 OFFENSIVE TRADE APPLICATION - MANURE WORKS - [930-14, 30/3867]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40210

Mr Yerko Susac seeks Council approval to establish an offensive trade "manure works" at Lot 6 Safari Place, Carabooda.

The City Environmental Health Manager reports that, in accordance with the requirements of the Model Health By-laws, advertisements were placed in the West Australian and no objection has been received.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that consideration of the application to establish an offensive trade (manure works) at Lot 6 Safari Place, Carabooda, be deferred pending notification of the proposed use to adjoining neighbours.

CARRIED

G40211 APPLICATION - STALLHOLDERS LICENCE - [930-16]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40211

In October 1991 (Item F41002), Council resolved not to issue a Licence to Trade in a Public Place to Mr Brendan Phillips to sell frozen seafood from a bus bay in Mirrabooka Avenue.

The City Environmental Health Manager reports on a further application from Mr and Mrs Phillips seeking a stallholders' licence to trade from the same location. This application is a duplication of the one considered in October under a different By-law.

(b) Model Health By-laws Series 'A' Part V - Lodging Houses;

as outlined on Attachment 1 to Report G40212;

3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;

4 authorises administrative action in accordance with Sections 342, 344 and 345 of the Health Act 1911, to have the By-laws amended.

CARRIED

Appendix I refers

G40213 ITINERANT VENDORS OF FOODS/TRADING IN PUBLIC PLACES - [930-19, 312-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40213

The Western Australian Municipal Association seeks Member Council comment on the subject of "Itinerant Vendors", submitted by the Town of Kwinana.

Kwinana has had numerous complaints about mobile food vendors and is experiencing difficulty in establishing licensing requirements due to an inability to define "public place" in relation to these complaints.

The City Environmental Health Manager reports on the history of action taken in Wanneroo in relation to complaints of this nature and recent legal advice obtained in relation to the definition of "public place".

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

1 advises the Western Australian Municipal Association of the legal opinion obtained by the City of Wanneroo on the interpretation of "public place" as contained in its By-laws relating to Trading in Public Places;

2 submits information to the Western Australian Municipal Association of complaints received on the operation of mobile food traders and the progress currently being made on suitable amendments to the City's By-laws.**CARRIED**

G40214 HAIRDRESSING ESTABLISHMENT REGULATIONS - [241-3, 312-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40214

The Western Australian Municipal Association is seeking Member Council comment on changes in the Hairdressing Establishment Regulations relating to mobile hairdressers.

The City Environmental Health Managers reports on the history behind action taken by the City of Wanneroo in relation to mobile hairdressers and the action taken by the Local Government Association and Western Australian Municipal Association to obtain a clear indication of Member Council views on the registration or licensing of these operators.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council advises the Western Australian Municipal Association of its support for the licensing of mobile hairdressers, and requests that this service be provided by professional establishments. **CARRIED**

G40215 URBAN AND STRAY CATS - [901-1, 312-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40215

The Western Australian Municipal Association is seeking Member Councils comments on a number of draft resolutions formulated to address the problem of urban and stray cats.

The City Environmental Health Manager gives details of the proposals, which seek the enactment of legislation similar to that in South Australia to require cat population control through compulsory sterilisation and registration and identification of registered and desexed cats.

He reports that further investigation is continuing in relation to the containment of cat population and suggests that Council seeks to refer the information already collected, to the working party proposed by Western Australian Municipal Association.

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

- 1 advises the Western Australian Municipal Association that it supports the Draft Motions included in the Circular "Urban and Stray Cats" and outlined in Report G40215;
- 2 refers the information contained in Report F41111 to the Western Australian Municipal Association Working Party to be established to pursue relevant legislation. **CARRIED**

Appendix II refers

G40216 HEALTHY CITIES INITIATIVE - [241-5-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40216

The City Environmental Health Manager reports on the "Healthy Cities" project jointly administered by the Australian Community Health Association, the Australian Local Government Association and the Commission for the Future. The basic premise of the Healthy Cities Project is to plan for health rather than solely to treat for disease and illness. The project aims to bring together public bodies, private organisation and the community to create the social infrastructure often lacking in cities.

He gives details of initiatives of this project, viz:

- . a clean-up day for the local lake, involving individuals from the community, the local Council, lake management authorities and so on.
 This has encouraged a long-term strategy to maintain the lake's environment and avoid pollution;
- . tree-planting schemes involving public and private bodies, and individuals from local communities;

- . involvement of schools, community groups, local industry in monitoring and maintaining local waterways;
- . contribution to traffic management studies, advocacy for improved public transport, identification of traffic-related health issues;
- . working with a local university to study blood lead levels amongst school children and their relationship to local industry;
- . a health expo to highlight local community and public sector activities for promoting healthier lifestyles and environment;
- . comments on the health impacts of proposed developments as part of a strategic planning exercise;
- . preparation of environmental and public health management plans;
- . working with local schools and industrialists to run skin cancer prevention campaigns;
- . community forums to discuss health, environment and development issues;
- . campaigns for road safety and for safety around the home involving a wide range of local, regional and national bodies;
- . a public charter for health, signed by local Councils, health services, businesses, government bodies and community groups;

and reports that the City of Stirling has resolved to adopt the Healthy Cities approach. Its elected members will play an active part in community consultation on "Healthy City" initiatives.

The Chairman of the Healthy Cities Australian Project, Richard Hicks of Noarlunga, South Australia has agreed to run a seminar in Western Australia in March on the subject of Healthy Cities.

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

- 1 agrees to participate in the Healthy Cities initiative;
- 2 invites Richard Hicks, Chairman of the Healthy Cities Australia Project to discuss the initiative with members and senior staff during his trip to Western Australia in March 1991.

CARRIED

G40217 GOVERNMENT GRANT APPROVALS - [880-8]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40217

The City Environmental Health Manager reports on successful grant applications to allow the City of Wanneroo to conduct specific projects within its welfare service.

These include a grant of \$5,000.00 from the Lotteries Commission to promote and develop the Phone Friend Programme, in conjunction with the Beldon/Iluka Uniting Church. This programme offers support to children who are home alone during the hours of 3.00 pm to 6.00 pm.

The Federal Government has allocated \$10,000.00 for the purpose of employing a Project Officer to promote Family Day Care within the Vietnamese community.

A 4% increase has been approved for all of Council's Home and Community Care Programmes, such as Meals on Wheels, Mobile Day Care and Home Support Programmes.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40217 be received. **CARRIED**

G40218 INCREASE IN USER FEES - MOBILE DAY CARE SERVICE - [880-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40218

The City Environmental Health Manager seeks Council approval to increase the user fees for the Mobile Day Care Service from \$1.50 to \$2.50 per attendance.

The current fee level is no longer sufficient to cover costs such as refreshments, craft materials and social outings.

Amendment

Paragraph 3 should be amended to read:

"This amount is no longer sufficient to cover costs such as refreshments, craft materials and social outings".

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council approves the increase in charges to clients attending the Mobile Day Care Services for aged and disabled from \$1.50 to \$2.50 per attendance.

CARRIED

G40219 DEVELOPMENT OF FUTURE SENIOR CITIZENS' CENTRES - [335-0]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40219

The City Environmental Health Manager reviews the current demand for Senior Citizens Centres and presents a proposal for future development.

He gives details of population estimates and age percentages in two areas in question, which encompass:

Ocean Reef, Heathridge, Joondalup, Connolly, Edgewater;

Burns Beach, Quinns Rocks, Two Rocks, Yanchep, Mindarie, Clarkson

and suggests that funds for the development of a centre at Quinns Rocks be listed in the draft 1992/93 Budget.

He reminds Council that Federal/State Home and Community Care Programmes and the Lotteries Commission may be called upon to provide funding to assist with the establishment of facilities of a "welfare" nature.

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

- 1 lists for consideration in the draft 1992/93 Budget funding to construct a Senior Citizens facility at Gumblossom Reserve in Quinns Rock;
 - 2 submits applications to the Home and Community Care Programme and the Lotteries Commission for the purpose of developing a Senior Citizens facility at Quinns Rock;
 - 3 carries out a further review in 1993, to establish the location of a Senior Citizens facility to service the aged community in the Ocean Reef area.
- CARRIED**

G40220 SMOKE FREE ZONE - WHITFORD SENIOR CITIZENS' CENTRE - [335-1-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G40220

In December 1991 (Item F41228), Council deferred consideration of declaration of Whitford Senior Citizens Centre as "a smoke free zone" pending further information on the situation at other Senior Citizens Centres.

The City Environmental Health Manager reports that with the exception of Whitford, all Council's Senior Citizens Centres have adopted "no smoking" in all parts of the centres.

All clubs and aged groups maintain that membership has increased rather than decreased because of the "No Smoking" policy.

Whitford Lions is the only group which opposes the policy and as such is seeking dispensation from the smoking ban for its bingo activities.

RECOMMENDATION

That Council:

- 1 prohibits smoking in the Whitford Senior Citizens Centre;
- 2 advises the Lions Club of Whitford that whilst it appreciates the possible effect that a "smoke free environment" may have on the club's activities in the short term, the long term advantages are self evident.

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

- 1 recommendation of the Committee not be adopted;
- 2 Council:
 - (a) generally prohibits smoking in the Whitford Senior Citizens Centre;

- (b) approves a dispensation from the smoking ban in Whitford Senior Citizens Centre for a period of 2½ hours each Friday to permit the Lions Club of Whitford to hold its fundraising bingo sessions.

LOST

MOVED Cr Carstairs, SECONDED Cr Edwardes that Council:

- 1 prohibits smoking in the Whitford Senior Citizens Centre;
- 2 advises the Lions Club of Whitford that whilst it appreciates the possible effect that a "smoke free environment" may have on the club's activities in the short term, the long term advantages are self evident.

CARRIED

G40221 RECREATION DEPARTMENT MONTHLY REPORT FOR DECEMBER 1991/JANUARY 1992
- [260-0]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40221

The City Recreation and Cultural Services Manager outlines the major activities for the Recreation Department for the months of December 1991 and January 1992.

He reports that the syringe disposal unit installed at Koondoola Reserve Changerooms in December 1991 was checked in January and the results were encouraging.

The 1st term Leisure courses have commenced with 306 separate classes being offered in a range of physical, cultural and social activities. Indications are that this will be the most successful enrolment period for several years.

A computerised booking system is being tested at Warwick Leisure Centre and will be introduced at other centres over the next four months.

Mrs Jean Powell has been appointed Facilities Manager for Ocean Ridge Recreation Zone and the Ocean Ridge Recreation Management Committee has been dissolved.

Aquamotion was well attended in January due to school holidays and the vacation swimming programme. The Family Day held on Monday, 27 January was well supported and enjoyed by all.

Major maintenance was required on the main boiler and the manufacturer will undertake discussions with Council's Building Department in an effort to overcome further problems.

Wanneroo Water World was closed for five days to carry out necessary maintenance to plant and repairs to the concourse and changing rooms.

The Education Department has recently conducted its 4th Vacation Swimming Programme and 12,393 children enrolled in the programme.

A number of young people who are on community work orders, have been placed at Wanneroo Water World following an interview with the Aquatic Centre Manager to establish their suitability.

The City Recreation and Cultural Services Manager reports on the success of a Dial a Young Life Programme which was conducted at Wanneroo Water World in conjunction with the Royal Life Saving Society.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40221 be received. **CARRIED**

G40222 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40222

The City Recreation and Cultural Services Manager reports on matters arising from recent meetings of Sorrento/Duncraig, Whitford, Kingsley/Woodvale, Ocean Ridge and Warwick Leisure Centre Management Committees.

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

- 1 accepts the resignations of Mr R Mennell from the Whitford Recreation Management Committee and Ms J Halliday from the Ocean Ridge Recreation Manage Committee;
- 2 endorses the appointments of Ms J Rowse to the Sorrento/Duncraig Recreation Management Committee and Mr P Planken to the Kingsley/Woodvale Recreation Management Committee;
- 3 undertakes discussions with the Churches of Christ Sport and Recreation Committee in connection with the use of the sports halls at Warwick Leisure Centre for Council Citizenship Ceremonies.

CARRIED

G40223 MANAGEMENT OF KIOSK - AQUAMOTION WANNEROO - [690-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40223

In October 1991 (Item F71007), Council resolved that a report be submitted to Community Services Committee on the feasibility of Council operating the kiosk at Aquamotion, using existing staff.

On 20 January 1992, the operators of the Aquamotion kiosk formally advised Council that their operation was not financially viable and that they intended to discontinue trading from Tuesday, 28 January.

The City Recreation and Cultural Services Manager reports that, as a result of recent developments, an interim arrangement has been implemented utilising existing staff supplemented with casual assistance during busy periods and a rationalisation of the range of goods offered for sale.

He seeks Council endorsement of this arrangement for the remainder of the 1991/92 financial year.

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

- 1 Council endorses the cost effective in-house operation of the Aquamotion Kiosk under the strategy outlined in Report G40223;
- 2 the operating budget outlined in Attachment 1 to Report G40223 be referred to the Finance and Administrative Resources Committee for implementation for the remainder of the 1991/92 financial year - Item G30225 refers.

CARRIED

Appendix III refers

G40224 PROPOSED YOUTH CAFETERIA FOR WARWICK LEISURE CENTRE - ACTIVITIES ROOM 5 - [485-10]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40224

The City Recreation and Cultural Services Manager reports that since the opening of Warwick Leisure Centre, there have been ongoing discussions about Activities Room 5 being designated for unstructured youth activities.

A number of people have expressed an interest in providing 'something' for young people and Ms Debbie Van Riel, Warwick Leisure Centre Manager, Mr Marcus Holt, member of the Youth Advisory Committee and Mr Andrew Hall, Youth Services Co-ordinator have been developing a proposal to provide activities and a youth cafeteria with the support and endorsement of Greenwood/Warwick Recreation Association and the Churches of Christ Sport and Recreation Management team. This facility is targeted at young people under the age of 18 years residing in the surrounding area.

At the same time, the Society of St Vincent de Paul's youth worker has been having discussions with the City of Wanneroo staff about possible projects the Society could be involved with.

It has now been agreed between all parties that the Society will operate the youth cafeteria on three afternoon and two evening sessions per week. Some funding will be required and there is a possibility that funds will be received from the Drug and Alcohol Authority.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40224 be received. **CARRIED**

G40225 RAMIFICATIONS OF LICENSING CLUBROOMS - [930-17]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40225

In November 1991 (Item F21149), Council resolved that a report be submitted to Community Services Committee on the ramifications of user groups obtaining liquor licences for club rooms, in terms of changes to the building structures, and any effects on other user groups, with two buildings in each ward being selected as examples.

The City Recreation and Cultural Services Manager reports that in order to obtain a Club Restricted Liquor Licence, the Club needs to fulfil certain requirements imposed by Town Planning Scheme No 1 and the Health Act. These requirements relate both to the building itself and the "furniture" related to health aspects of liquor dispensing, eg hand basins, fridge, double sinks, etc.

Since June 1990, fourteen clubs have applied to Council for permission to apply for Restricted Liquor Licences.

The City Recreation and Cultural Services Manager gives details of the buildings currently used by clubs with Restricted Liquor Licences, and reports that in general there have been no structural changes to the buildings or negative effects on other user groups.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40225 be received. **CARRIED**

G40226 PROPOSED EXPANSION OF WANNEROO TOURISM COUNCIL PREMISES - [320-2]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40226

Wanneroo Tourism Council has requested an expansion to its premises at 935 Wanneroo Road, Wanneroo to include space for five office staff, a lounge area for visitors, display area, filing cabinets, storage room and a tourist coach bay in Crisafulli Avenue.

These requests have come as a result of a local tour bus company expressing an interest in establishing a branch office in conjunction with the Tourism Council.

The City Recreation and Cultural Services Manager advises that the premises are shared by the Tourism Council, St John Ambulance and the Wanneroo Agricultural Society.

Neither the St John Ambulance nor Agricultural Society wishes to relocate in the near future and consequently there is no additional space within the building for these requested facilities.

The City Building Surveyor gives reasons why he does not recommend additions to this facility, largely due to the historical significance of the existing building to the City of Wanneroo.

The Engineering Department has estimated that the requested tourist coach bay would cost \$9,500 to provide in Crisafulli Avenue.

RECOMMENDATION

That Council:

- 1 does not approve the proposed expansion of 935 Wanneroo Road, Wanneroo, as requested by the Wanneroo Tourism Council Inc;

- 2 approves the establishment of a tourist coach bay in Crisafulli Avenue, adjacent to 935 Wanneroo Road, Wanneroo, subject to all costs being borne by the tour operators.

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

MOVED Cr Waters, **SECONDED** Cr Carstairs that consideration of expansion of the Wanneroo Tourism Council premises at 935 Wanneroo Road, Wanneroo be deferred for one month and referred back to Community Services Committee.

CARRIED

G40226A WANNEROO TOURISM COUNCIL - [320-2]

RECOMMENDATION

- 1 background information on Wanneroo Tourism Council's relationship with the City of Wanneroo;
- 2 the Council's current financial standing;
- 3 the anticipated benefits to Wanneroo Tourism Council of the establishment of a local tour bus company in Wanneroo;
- 4 the future aims of the Wanneroo Tourism Council.

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

MOVED Cr Waters, **SECONDED** Cr Carstairs that Council defers for one month submission of a report to Community Services Committee on Wanneroo Tourism Council, its financial standing and future aims and the expected benefits which could accrue upon establishment of a local bus tour company in Wanneroo.

CARRIED

G40227 WINDING UP OF WANNEROO COMMUNITY ARTS COUNCIL - [301-10]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40227

In July 1991 (Item F50702), Council resolved to arrange a meeting with the management of the Wanneroo Community Arts Council to employ the Community Arts Officer and Clerk Typist from a mutually agreeable date.

As a result of meetings between the City and representatives from the Wanneroo Community Arts Council, it was agreed to employ Ms Carol Seidel and Ms Linda Illingworth from November 1991.

The Wanneroo Community Arts Council held an extraordinary General Meeting in January 1992, when it was resolved by 4/5 majority that the Wanneroo Community Arts Council be dissolved.

The City Recreation and Cultural Services Manager advises that all assets and remaining funds following payment of outstanding invoices, will be transferred to the City of Wanneroo according to the Wanneroo Community Arts Council constitution.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40227 be received. **CARRIED**

G40228 OPERATION OF CRECHE - GIRRAWHEEN/KOONDoola RECREATION CENTRE - [330-2-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40228

Girrawheen/Koondoola Recreation Management Committee has resolved to relinquish its role as employer of Mrs Colleen McAtee, supervisor of the creche at the Centre and make an annual donation of \$1,300.00 to the creche on the basis that all other income must be generated from fees charged.

Mrs McAtee has accepted this offer but seeks clarification from Council of insurances applicable to her business.

The City Recreation and Cultural Services Manager advises that Council has, for the past few years, been paying the public liability insurance for the creches at each of the Recreation Centres. This payment is made via a donation to the various Recreation Associations.

He gives details of a course of action which will enable Mrs McAtee to occupy the facility for use as a creche with Council continuing to donate the public liability insurance.

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

- 1 administers the use of the facilities at the Girrawheen/Koondoola Recreation Centre for the operation of the creche via the "Facility Hire Form" system;
- 2 waives the application hire charges for the use of facilities at the Girrawheen/Koondoola Recreation Centre for the operation of the creche, on the understanding that the creche will continue to be provided on a co-operative basis to the users of the centre;
- 3 continues to donate funds for the public liability insurance for the creche operator at the Girrawheen/Koondoola Recreation Centre.

CARRIED

G40229 NAMING OF CHILDREN'S SERVICES BUILDING - DUNCRAIG - [303-9-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40229

In December 1991 (Item F91239), Council resolved that a report be submitted to Community Services Committee on the naming of the Children's Services Building in Duncraig.

The Sorrento/Duncraig Recreation Management Committee has recommended that the facility be named after Roland O'Neill, a long serving member and former President of the Committee.

The City Recreation and Cultural Services Manager gives reasons why he does not support this recommendation, which is contrary to Council policy and suggests that the facility which has been designed as a community hall be named the "Duncraig Community Hall".

RECOMMENDATION

That Council:

- 1 names the facility currently referred to as the Duncraig Children's Services Building, located on Lot 11265 (47) Beddi Road, Duncraig, as "Duncraig Community Hall";
- 2 advises the Sorrento/Duncraig Recreation Management Committee that a suitable portion of the Duncraig Community Hall could be identified as "The Roland O'Neill Room".

MOVED Cr Major, **SECONDED** Cr Edwardes that consideration of naming of the Duncraig Children's Services Building be deferred pending the outcome of the report requested by Council at Item G40250.

CARRIED

G40230 RENAMING OF CALECTASIA STREET KINDERGARTEN, GREENWOOD - [895-8]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40230

In January (Item G70104), Council resolved to manage the Calectasia Street Kindergarten, Greenwood, from the Greenwood Warwick zone. It has therefore become necessary to rename this facility.

The City Recreation and Cultural Services Manager suggests that it be renamed "Calectasia Hall".

RECOMMENDATION

That Council renames the Calectasia Street Kindergarten, located at Lot 930 Calectasia Street, Greenwood, as "Calectasia Hall".

MOVED Cr Major, **SECONDED** Cr Edwardes that consideration of naming of the Calectasia Street Kindergarten, be deferred pending the outcome of the report requested by Council at Item G40250. **CARRIED**

G40231 YOUTH HEALTH POLICY - [485-7]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40231

The City Recreation and Cultural Services Manager reports that the Youth Advisory Committee is currently developing a comprehensive youth policy for the City of Wanneroo. To date policies relating to Recreation and Transport have been adopted.

Since August 1991, the Youth Services Co-ordinator has prepared a Health Policy in conjunction with professionals and service providers in the community, which has been circulated to all participants of the Community Service Action Seminar. Only minor adjustments were required.

The City Recreation and Cultural Services Manager now seeks Council endorsement of the Health policy including future strategies and directions.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council adopts the Health Policy aims, future directions and strategies recommended by the Youth Advisory Committee as outlined on Attachment 1 to Report G40231.

CARRIED

Appendix IV refers

G40232 AUSTRALIA DAY COUNCIL COMMUNITY EVENT OF THE YEAR - [301-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40232

The Australia Day Council has recently informed Council of a new award known as the 'Community Event of the Year' which was being introduced for Australia Day this year.

The Award has been established to honour community groups who undertake some significant event in their local community. The entries would be assessed by the local authority, as sponsoring body, and the presentation would be made to the successful group as part of the Australia Day celebrations.

The Australia Day Council provides the plaque to the local authority to present to the winner.

The City Recreation and Cultural Services Manager suggests that due to the late advice, it is not appropriate to present an award this year but publicise the 'Community Event of the Year' for presentation in 1993.

The Youth Advisory Committee has suggested that Council considers donating a monetary prize of \$200.00 to the winner in addition to the plaque provided by the Australia Day Council.

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

- 1 advertises the Australia Day 'Community Event of the Year Award' during 1992 seeking nominations from interested community groups with a view to introducing the award at the City of Wanneroo Australia Day Celebrations in January 1993;
- 2 lists for consideration in the draft 1992/93 Budget, provision of a monetary prize of \$200 in addition to the plaque provided by the Australia Day Council.

CARRIED

G40233 TRIAL CIRCULAR BUS ROUTE - RECCA'S FUN BUS - [485-11]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40233

Late in November 1991, a working party of the Youth Advisory Committee discussed the possibility of operating a circular bus route for young people during the summer holiday period.

A survey questionnaire was compiled by 1,213 high school students within the City and it was decided to operate the subsidised bus service in the 1991/92 summer holiday period as a trial.

The City Recreation and Cultural Services Manager reports on how the route was designed and financed and the recreational venues involved.

Ultimately the service was not as well utilised as was hoped but it is suggested that the bus service be operated again next year for the month of January only. This time, advertising of the service will commence earlier.

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

- 1 operates Recca's Fun Bus service during January 1993;
- 2 lists for consideration in the draft 1992/93 Budget, funds to contribute to the operating and promotional costs involved.

CARRIED

G40234 SKATE PARK PETITION AND COMMUNITY CONSULTATIVE COMMITTEE - [485-10-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40234

In December 1991 (Item F91202), Council received a 209-signature petition requesting a skate park and resolved that this be referred to Community Services Committee.

Subsequently, a community consultative meeting was held in January and was attended by 26 interested people.

The Deputy Parks Manager addressed the meeting, and gave an overview of the City's investigations and thoughts to date. These included such topics as:

- . the diversity of designs in existence around Australia;
- . the varying costs of existing skating facilities;
- . whether or not these facilities were supervised;
- . the various skill levels which need to be taken into consideration;
- . legal requirements;
- . safety issues.

The City Recreation and Cultural Services Manager reports that a feasibility study will be undertaken in February and the results of this will be presented to Council in April/May 1992.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40234 be received. **CARRIED**

G40235 JET SKI HIRE OPERATION - SORRENTO BEACH FRONT - [765-13]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40235

The proprietors of Hillarys Jet Ski Hire are seeking Council approval to use a new site located on Sorrento Beach to pick up and return customers from an offshore pontoon where the jet ski business is located. Hillarys Jet Ski Hire is a commercial business that has operated 8 months of each year (October to May) since October 1989, weather permitting. A motorised pontoon is driven daily to a permanent mooring site, approximately 450 metres west of Sorrento Beach and 350 metres south of the south breakwater of Hillarys Harbour.

Customers are transported to the pontoon from a designated pickup point within the harbour, with all jet skiing undertaken south/south-west/west of the mooring.

The City Recreation and Cultural Services Manager suggests that approval be given subject to the agreement of Marine and Harbours Department and specific conditions being observed.

RECOMMENDATION

That consideration of the application for operation of the Jet Ski Hire service be deferred pending the outcome of discussions on the service with the Sorrento Surf Life Saving Club.

ADDITIONAL INFORMATION

The Acting Town Clerk reported that correspondence has been received from the President of the Sorrento Surf Life Saving Club advising that the club would have no objection to the Ski Hire operation moving to a new location, north of the Northern Groyne, providing the distance moved is no less than 200 metres and is closer to Hillarys Boat Harbour.

MOVED Cr Carstairs, **SECONDED** Cr Moloney that consideration of the application for operation of the Jet Ski Hire service be deferred for one month and referred back to Community Services Committee.

CARRIED

G40236 CHANGES TO FUNDING FOR OUT OF SCHOOL CARE CENTRES - [012-5]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40236

In November 1991 (Item F41126), Council resolved that a further report be submitted to Community Services Committee on funding changes for After School Care Centres.

In September 1991, significant changes were announced to operational grants and fee relief for child care services in the 1991/92 Commonwealth Budget.

At the same time Out of School Hours Care Services were to have access to a more generous fee relief system. This new system would disadvantage parents using Out of School Hours Care Services.

The City Recreation and Cultural Services Manager reports that the Minister for the Aged, Family and Health Services has now announced that the changes will not proceed in the light of community concerns.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40236 be received. **CARRIED**

G40237 SCULPTURES IN PUBLIC SPACES - OPTIONS AND INSURANCE COSTS - [429-1-4]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40237

In November 1991 (Item F41122), Council resolved that a report be submitted to Community Services Committee detailing the options available for displaying sculptures in public places in the municipality and the cost of insuring these sculptures against theft or damage.

The City has a number of options to choose from when displaying art works in public places. These include - loan; lease; lease with purchase option; commissioning an artist, or involving the community in constructing artworks.

The City Recreation and Cultural Services Manager gives details of these options and suggests that Council undertakes the implementation of a Townscape Enrichment Project and forms an "in-house" working party of Council officers to determine the cost and feasibility of implementing the project.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council undertakes the implementation of a pilot "Townscape Enrichment Project" by:

- 1 forming an "in-house" working party to determine the feasibility, location and costs of implementing the project;
- 2 ensuring that this working party adopts a multi-disciplinary team approach;
- 3 assigning to this working party the task of preparing a report detailing the feasibility and costs involved in implementing a pilot Townscape Enrichment Project at a site within the municipality.

CARRIED

G40238 CATALOGUE OF HISTORICAL ARTEFACTS - [308-4]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40238

In November 1991 (Item F41121), Council resolved that a report be submitted to Community Services Committee on the estimated cost of cataloguing the historical artefacts held by Council at its various museums.

The City Recreation and Cultural Services Manager reports on discussions with the Western Australian Museums Co-ordinator, Local Museums Programme who is well acquainted with the City's collection. She has recommended that a full-time curator should be appointed as there would be more than twelve months' work to accession all the items.

The City Recreation and Cultural Services Manager gives details of the salary range for a qualified curator and suggests one possible alternative would be to secure the services of a graduate or suitably experienced person who could undertake the task on a contract basis. Funds could then be included in the draft 1992/93 Budget for employment of a full-time curator.

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

1 Council:

- (a) appoints a suitably qualified person, on a contractual basis, to accession Council's collection of historic artefacts;
- (b) lists for consideration in the draft 1992/93 Budget, sufficient funds for completion of the collection accession contract;

2 provision of unbudgeted funds to permit employment of the person for the remainder of the 1991/92 year, be referred to Finance and Administrative Resources Committee to consider reallocation from Ward funds - Item G30225 refers.

CARRIED

G40239 SECURITY/FIRE DEPARTMENT'S ACTIVITIES FROM 1 OCTOBER TO 31 DECEMBER 1991 - [905-1]

SECURITY ADMINISTRATOR'S REPORT G40239

The Security Administrator gives details of the activities of the Security and Fire Department from 1 October 1991 to 31 December 1991.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that SECURITY ADMINISTRATOR'S REPORT G40239 be received. **CARRIED**

SECURITY ADMINISTRATOR'S REPORT G40240

Mr John Capes, Co-ordinator of the City of Wanneroo Volunteer Emergency Service has resigned from the position. Mr Capes has held this position for over seven years and was actively involved in the preparation of the City's Counter Disaster Plan.

The Security Administrator advises that Mr Capes has nominated his Deputy Co-ordinator, Mr Stephen Roy Foureur to the position which has the full support of all members of the City's Volunteer Emergency Service Unit, the Regional Co-ordinator of the State Emergency Service and the City's Security and Fire Department.

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

- 1 accepts the resignation of Mr John Capes and forwards a letter of appreciation to him for the valuable service he has rendered to the community in his capacity as Co-ordinator of the City of Wanneroo Volunteer State Emergency Services;
- 2 appoints Mr Stephen Roy Foureur of 65 Quarkum Street, Wanneroo to the position of Co-ordinator for the City of Wanneroo Volunteer State Emergency Services Unit.**CARRIED**

G40241 APPOINTMENT OF HONORARY BEACH INSPECTOR - MR DENNIS CLUNING - [323-4]

SECURITY ADMINISTRATOR'S REPORT G40241

The Security Administrator reports on the nomination of Mr Dennis Cluning of 5 Packett Place, Yanchep as an Honorary Beach Inspector by Yanchep Districts Surf Club.

He seeks Council approval to appoint Mr Cluning, a Council employee and serving member of the Yanchep Districts Surf Club, as a Beach Inspector in accordance with the provisions of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that, in accordance with the provisions of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons, Council approves the appointment of Mr Dennis Cluning as an Honorary Beach Inspector attached to the Yanchep Districts Surf Club for a period of 12 months.

CARRIED

SECURITY ADMINISTRATOR'S REPORT G40242

The Yanchep Districts Surf Club seeks permission to use a 1985 four wheeled TRX 250cc "Quadrunner" motorcycle on Yanchep Lagoon beach and the adjacent Yanchep beach reserve north to the Club Capricorn Holiday Village groyne area, and the beach reserve south to the locality of Alkimos.

The Club would like permission to use the vehicle for rescue and inspection purposes only. A current Public Liability insurance for \$1 million is held by the Club with the State Government Insurance Office.

The Security Administrator advises that Council may grant permission for the Club members to use this vehicle on the beach reserve, in accordance with the provisions of the By-laws Relating to Reserves and Foreshores providing specified conditions are observed.

The Security Administrator has confirmed that the surf life saving organisation at Yanchep has now been established as "Yanchep Districts Surf Club". The Surf Life Saving Association has transferred the assets of the Yanchep Surf Life Saving Club to this group and it is anticipated that affiliation with the Surf Life Saving Association will occur in June, at the beginning of the next financial year. The vehicle in question is therefore considered to be the property of the Yanchep Districts Surf Club.

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

- 1 in accordance with the provisions of its By-laws Relating to Reserves and Foreshores grants permission to the Yanchep Districts Surf Club to gain vehicular access to the public beach reserve at Yanchep Beach Lagoon, the adjacent beach reserve north to the Club Capricorn Holiday Village groyne area, and the beach reserve south to the locality of Alkimos, subject to:
 - (a) the purpose of vehicular access being solely for rescue and inspection purposes only;
 - (b) the vehicle not to remain standing or parked on the beach reserve for any length of time, and being removed when not used for rescue or inspection purposes;
 - (c) a significant disturbance to other people using the beach not being created by this activity;
 - (d) the vehicle only being used on the specified beach reserves during the hours of daylight, as it will be a B class registered vehicle;

2 informs the applicants that:

- (a) this permission for access to Yanchep Beach Lagoon and the adjacent beach reserves north and south will be withdrawn in the event of:
 - (i) substantial complaints being received;
 - (ii) the conditions of approval being breached;
 - (iii) any motor vehicle used by the applicants not having a current valid combined motor vehicle licence and third party insurance policy;
- (b) only authorised Club Members will drive or use the vehicle, with every driver or user of the vehicle maintaining a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve.

CARRIED

G40243 REQUEST FOR PERMISSION TO KEEP MORE THAN TWO DOGS AT 3 ARTARMON RISE, KALLAROO - [2593/70/3]

SECURITY ADMINISTRATOR'S REPORT G40243

Mr Ian Norman Falconer seeks an exemption from Council's By-Laws in accordance with the provisions of the Dog Act 1976, to keep three dogs at his home at 3 Artarmon Rise, Kallaroo.

The Security Administrator reports that the 954m² property has a large backyard and is fenced off from adjoining properties.

Letters have been sent to three adjoining neighbours and to date one objection has been received.

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

- 1 does not grant an exemption to its By-laws to allow Mr Ian Norman Falconer to keep more than two dogs at 3 Artarmon Rise, Kallaroo;
- 2 advises the applicant of his right of appeal to the Minister for Local Government. **CARRIED**

G40244 REQUEST FOR PERMISSION TO KEEP MORE THAN TWO DOGS AT 35 THE LOOP, EDGEWATER - [1221/140/35]

SECURITY ADMINISTRATOR'S REPORT G40244

Ms Michelle DeWyn and Mr Bruce Mayall seek an exemption from Council's By-Laws in accordance with the provisions of the Dog Act 1976, to keep three dogs at their home at 35 The Loop, Edgewater.

The Security Administrator reports that the 959m² residential property has a medium backyard and is fenced off from adjoining properties.

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

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

- 1 does not grant an exemption from its By-laws to allow Ms Michelle DeWyn and Mr Bruce Mayall to keep more than two dogs at 35 The Loop, Edgewater;
- 2 advises the applicants of their right of appeal to the Minister for Local Government. **CARRIED**

G40245 **DOG ACT APPEAL - MRS J MCCORMICK, 56 SANDALWOOD DRIVE, GREENWOOD - [91/792/56]**

SECURITY ADMINISTRATOR'S REPORT G40245

In September 1991 (Item F40927), Council refused an application from Mrs McCormick to keep three dogs at her residence at 56 Sandalwood Drive, Greenwood on the grounds of excessive smell and odour.

Mrs McCormick lodged an appeal with the Minister for Local Government in accordance with the provisions of Section 26(5) of the Dog Act.

The Security Administrator reports that the Minister has upheld the appeal, permitting Mrs McCormick to keep three dogs at her property, subject to specified conditions.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council advises the adjoining neighbours of Lot 792 (56) Sandalwood Drive, Greenwood, that the Minister upheld the appeal to permit more than two dogs to be kept at that property, subject to a number of specified conditions.

CARRIED

G40246 **DOG ACT APPEAL - MR & MRS A GRIFFITHS, 15 ROTORUA GROVE, JOONDALUP - [2666/204/15]**

SECURITY ADMINISTRATOR'S REPORT G40246

In September 1991 (Item F40929), Council refused an application from Mr and Mrs Griffiths to keep three dogs at their residence at 15 Rotorua Grove, Joondalup on the grounds of excessive smell and inadequate available space.

Mr and Mrs Griffiths lodged an appeal with the Minister for Local Government in accordance with the provisions of Section 26(5) of the Dog Act.

The Security Administrator advises that the Minister has upheld the appeal permitting Mr and Mrs Griffiths to keep three dogs, on their property, subject to specified conditions.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council advises the adjoining neighbours of Lot 204 (15) Rotorua Grove, Joondalup, that the Minister upheld the appeal to permit more than two dogs to be kept at that property, subject to a number of specified conditions.

CARRIED

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G40247

In October 1991, an open workshop was conducted for Councillors and staff to discuss ways in which the cost effectiveness and management of its recreation facilities could be improved.

The workshop followed an inspection of Melville Aquatic Centre in which comparisons were drawn between results achieved at that facility and the City of Wanneroo.

The City Recreation and Cultural Services Manager reports on the outcome of the workshop and seeks Council's endorsement of a number of principles which would relate to those recreation facilities with a dedicated manager.

MOVED Cr Moloney, **SECONDED** Cr Carstairs that Council endorses the implementation of a full management responsibility/accountability approach at its major managed recreation facilities to commence 1 July 1992.

CARRIED

AFRICAN JAZZ PIONEERS CONCERT - NEIL HAWKINS PARK - [429-1-2, 250-1]

Cr Major requested that refreshments to be provided for the African Jazz Pioneers be more substantial than "finger food".

The Acting Town Clerk advised that discussions have been held with the Festival of Perth organisers and suitable arrangements had been made for a Civic Reception for the Jazz Group. Unfortunately the group has to leave Perth almost immediately after the Show, so consequently the time constraints imposed on the reception limit the scale of refreshments to be served.

Cr Johnson asked whether the arrangements for the African Jazz Pioneers Concert have now changed.

The Acting Town Clerk reported that, due to a change in the Group's travel plans, they will not be leaving Perth until the following day and a more formal post-concert function will be held in the Function Area, Administration Building at 10.15 pm on Saturday, 29 February 1992.

G40248 **MARINE EDUCATION SCIENCE ASSOCIATION (MESA) DISPLAY FOR "SEA WEEK" - [615-0-2]**

The Marine Education Science Association based at Hillarys Boat Harbour is seeking support from Council to provide a marine awareness display as part of "Sea Week" to be held from 5-12 April 1992.

Displays will be mounted at Shoalwater Bay, Fremantle and Hillarys Boat Harbour.

Cr Major suggested that the display could include information on the Whitford Nodes, Marmion Marine Park or Council's work on dune restoration.

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

1 Council participates in the Marine Awareness Display "Sea Week" to be held 5-12 April 1992 by virtue of the provision of appropriate display material;

2 provision of funds for this display be referred to Finance and Administrative Resources Committee.**CARRIED**

G40249 TOTAL "NO SMOKING" BAN - COUNCIL OWNED BUILDINGS - [210-2]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that a report be submitted to Community Services Committee on the ramifications of imposing a total "NO-SMOKING" ban on all Council owned buildings.**CARRIED**

G40250 NOMENCLATURE POLICY - PUBLIC FACILITIES - [702-0]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that a report be submitted to Community Services Committee on the feasibility and ramifications of amending its public facilities nomenclature policy to enable parks, roads and public buildings to be named after people who have served the community and are still living.

CARRIED

G40251 PROVISION OF FRAIL AGED HOUSING - [851-3]

MOVED Cr Moloney, **SECONDED** Cr Carstairs that a report be submitted to Community Services Committee on the feasibility of seeking expressions of interest in the provision of frail aged housing throughout the municipality, in conjunction with Homeswest.

CARRIED

G90222 TECHNICAL SERVICES COMMITTEE

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that the Report of the Technical Services Committee Meeting held on Monday, 17 February 1992, be received.

CARRIED

ATTENDANCES

Councillors:	A M CARSTAIRS - Chairman	Central Ward
	W H MARWICK - Mayor	Central Ward
	H M WATERS - to 6.55 pm	North Ward
	C G EDWARDES	South Ward
	G A MAJOR - from 5.35 pm	South-West Ward
	A V DAMMERS - Observer	Central Ward
	B J MOLONEY - Observer - from 5.54 pm	South Ward
	P NOSOW - Observer - from 5.50 pm	South Ward
	F D FREAME - Observer - from	
	6.38 pm	
	N RUNDLE - Observer - from 5.50 pm	South-West Ward
	to 7.57 pm	
	R F JOHNSON - Observer - from	South-West Ward
	5.38 pm	South-West Ward

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

CONFIRMATION OF MINUTES

The Minutes of the Technical Services Committee Meeting held on 9 December 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Edwardes declared an interest in Item G10206.
Cr Carstairs declared an interest in Item G10237.

MEETING TIMES

Commenced:	5.32 pm
Closed:	8.00 pm

G10201 PLANT REPLACEMENT RESERVE - PURCHASE OF PLANT AND EQUIPMENT - TENDER NOS 072, 073, 074-91/92 - [208-072-073-074-91/92]

CITY ENGINEER'S REPORT G10201

In accordance with the programme adopted in August 1991, (Item F10801) tenders have been called for the replacement of municipal plant and equipment.

The City Engineer gives details of the tender submissions received.

As empowered by the August 1991 meeting of Council, the Technical Services Committee accepted the tender price submitted by E & M J Rosher for the supply of a Maschio BI205 Rotary Hoe for the changeover price of \$4,000, as outlined on Attachment 1 to Report G10201, in relation to Tender No 073-91/92.

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

- 1 rescinds Resolution F11104 to:

 "accept the tender price submitted by Total Turf Australia Pty Ltd for the supply of Ford 4130 Tractor/Jacobsen Gang Mower in relation to Tender No 050-91/92";
- 2 endorses the City Engineer's action in recalling tenders for the replacement of Toro Parkmaster Plant No 98268;
- 3 does not accept any tender in relation to Tender No 072-91/92, for the replacement of Toro Parkmaster Plant No 98268 with a tractor and seven gang mower;
- 4 calls tenders for the replacement of Toro Parkmaster Plant No 98268 with a seven gang mower;
- 5 recalls tenders for the replacement of Flail Mower Plant No 98239;
- 6 delegates authority to the March meeting of Technical Services Committee to accept tender prices for the new Flail Mower and a seven gang mower. **CARRIED**

Appendix VIII refers

G10202 SALE OF SURPLUS PLANT - TENDER NOS 075 AND 076-91/92 - [208-075-076-91/92]

CITY ENGINEER'S REPORT G10202

Tenders have recently been advertised for the sale of surplus plant, namely one walk behind Riga'L mini loader and a Wenco Pedestrian trencher.

The City Engineer gives details of the tender submissions received.

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

- 1 does not accept any tender submission made in relation to Tender No 075-91/92 for the purchase of the Riga'L mini loader, Plant No 98330;
- 2 recalls tenders for the sale of Riga'L mini loader, Plant No 98330 and Wenco Pedestrian Trencher, Plant No 98225, as surplus plant.

CARRIED

G10203 **HEATHRIDGE RESERVE TENNIS COURTS - CONTRACT NO 043-91/92 - [208-043-91/92]**

CITY ENGINEER'S REPORT G10203

Tenders have been called for the construction of two additional illuminated tennis courts, adjacent to the existing northern tennis courts, on Heathridge Reserve. Funds for this construction were included in the 1991/92 Budget.

The City Engineer gives details of the tender submissions received.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council accepts the fixed lump sum price of \$52,850 submitted by Independent Paving and Earthmoving, for construction of two illuminated tennis courts on Heathridge Reserve, Heathridge using GEC Trackflood luminaires, 12m tapered octagonal poles and Plexi-pave surface system, as outlined in Report G10203, in relation to Tender No 043-91/92.

CARRIED

Appendix IX refers

G10204 **SUPPLY AND ERECTION OF FENCING - CONTRACT NO 068-91/92 - [208-068-91/92]**

CITY ENGINEER'S REPORT G10204

In November 1991 (Item F11107), Council resolved to terminate Contract 139-90/91 for the supply and erection of sump security fencing and recall tenders for this item for the period January to 30 June 1990.

The City Engineer reports on the tender submissions received.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council accepts the tender price schedule submitted by Boral Cyclone Fencing for the supply and erection of sump security fencing, as outlined on Attachment 1 to Report G10204, in relation to Tender No 068-91/92.

CARRIED

Appendix X refers

**G10205 CRAIGIE RECREATION CENTRE - KITCHEN BENCHES & EQUIPMENT AND COOLROOM
FREEZER & SHELVING - NOMINATED SUB-CONTRACTS - [208-78-91/92, 208-
79-91/92]**

CITY BUILDING SURVEYOR'S REPORT G10205

Tenders have been called for kitchen benches and equipment, coolroom freezing and shelving for the Craigie Recreation Centre.

Funds for these items have been included in the overall budget for this regional facility.

The City Building Surveyor gives details of the tender submissions received.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in respect of the Craigie Regional Recreation Centre Project, Council:

- 1 accepts the tender price of \$83,827 submitted by Caterlink for the kitchen benches and equipment, as outlined in Report G10205, in relation to Tender No 078-91/92;
- 2 nominates Caterlink to the builder in respect of the provisional sum for kitchen benches and equipment;
- 3 accepts the tender price of \$20,922 submitted by Lenny's Commercial Kitchens for the coolroom, freezer and equipment, as outlined in Report G10205, in relation to Tender No 079-91/92;
- 4 nominates Lenny's Commercial Kitchens to the builder in respect of the provisional sum for coolroom freezer and equipment. **CARRIED**

Appendix XI refers

**G10206 CHICHESTER AND SEACREST RESERVES - TOILET FACILITIES - TENDER NO
047-91/92 - [208-047-91/92]**

CITY BUILDING SURVEYOR'S REPORT G10206

In October 1991 (Item F11005), Council accepted a tender from Desway Constructions for construction of toilet blocks on Chichester and Seacrest Reserves.

The City Building Surveyor reports on variations to both toilet blocks and seeks Council approval for amendments to the contracts. Funds for the variations can be accommodated within the 1991/92 Budget.

The Kingsley/Woodvale Recreation Management Committee requested an onsite meeting to discuss possible alternatives for the siting of the toilet facilities and carpark on Chichester Reserve.

The City Engineer gives details of four options for the positioning of the toilet facilities, siting of the carpark and access road.

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

MOVED Cr Dammers, **SECONDED** Cr Waters that, in relation to Tender No 047-91/92, Council:

- 1 varies the contract awarded to Desway Constructions for construction of the Seacrest Reserve toilet block, by \$10,161;
- 2 varies the contract awarded to Desway Constructions for the connection to sewer and addition of the referees area, kitchen and store to the Chichester toilets and changerooms facility, by \$49,900;
- 3 increases the scope of the contract with Desway Constructions to approve the construction of the retaining wall, including compaction and fill, to the Chichester toilets and changerooms, at an additional cost of \$20,780;
- 4 constructs an 80 bay car park on Chichester Reserve, Woodvale in the location outlined as Chichester Reserve - Car Park Option 4 on Attachment 1 to these Minutes.

CARRIED

Appendix XII refers

G10207 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT G10207

The City Engineer reports on major roadworks, drainage, pedestrian and cycle paths, traffic management treatments, car parks, road resurfacing and maintenance contract works, street lighting, refuse disposal and subdivisional development for the period up to 7 February 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council includes a calendar of recycling pickup dates in its Statutory Advertising column in the Wanneroo Times.**CARRIED**

G10208 1992/93 URBAN ARTERIAL ROAD PROGRAMME - [540-0-3, 011-8]

CITY ENGINEER'S REPORT G10208

The Main Roads Department has invited submission of projects for funding consideration as part of the 1992/93 Urban Arterial Road Programme.

A multi-criteria analysis has been adopted this year to provide an effective method of project evaluation which will enable road improvements on Urban Arterial roads to be prioritised.

The Main Roads Department also requested that any project submitted, be in an advanced stage of investigation and design to facilitate assessment of projects.

The City Engineer advises that two projects for funding were submitted in 1991/92 - Whitford Avenue (road duplication), Mitchell Freeway to Wanneroo Road; and Ocean Reef Road (duplication and completion of Wildlife Crossing), Trappers Drive to Wanneroo Road with the Whitford Avenue project being approved and Ocean Reef Road being given a high priority for 1992/93.

Accordingly, design and documentation of the Ocean Reef Road project and Wildlife Crossing structure was commissioned.

A submission for the duplication of Joondalup Drive has also been sent to Main Roads Department to make the Department aware of Council's priorities.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses submission of the following projects to the Main Roads Department for consideration of funding as part of the 1992/93 Urban Arterial Road Programme:

Ocean Reef Road - Trappers Drive to Wanneroo Road
(Road duplication and completion of
wildlife crossing)

Joondalup Drive - North of Wedgewood Drive to Edith Cowan
University entrance (road duplication).

CARRIED

G10209 ROAD DESIGN PROGRAMME - EAST WANNEROO - [770-28, 290-7]

CITY ENGINEER'S REPORT G10209

As part of the anticipated release of the final North West Corridor Structure Plan, the Department of Planning and Urban Development has proposed a jointly funded road design programme for the east of Wanneroo area.

It is considered, with the release of the Structure Plan the preparation of the proposed road reserve plans will assist with enquiries and overall planning of this area.

The Department is prepared to engage a contract engineer with supplementary support staff to prepare the base plans at an estimated total cost of \$74,000 and is seeking an equal share of this cost from Council.

The City Engineer advises that funds are available to allocate to this project; however, he considers the work should only be commissioned following the State Government's release of the final North West Corridor Structure Plan.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council accepts the offer from the Department of Planning and Urban Development to undertake a jointly funded road design project on an equal cost sharing arrangement for the area east of Wanneroo Road, at a total estimated cost of \$74,000, subject to the commissioning of this project being undertaken after the State Government's release of the final North West Corridor Plan incorporating the East Wanneroo area.

CARRIED

CITY ENGINEER'S REPORT G10210

In December 1991 (Item F11210), Council considered a prefunding proposal for the full upgrading of Berkley Road and Redcliffe Avenue and resolved that negotiations be undertaken with the developer on the options of either the full upgrading of the works being undertaken or the staging of these works to a minimum standard of 50% of the total cost.

The City Engineer reports on discussions with the developer who has reiterated that his company is only prepared to offer to prefund the upgrading works, subject to the full upgrading of the roads being undertaken to a residential standard, with the City reimbursing 50% of the actual costs, interest free within two years of commencement of each construction contract.

The City Engineer gives reasons why the offer of prefunding should be strongly supported.

MOVED Cr Carstairs. SECONDED Cr Edwardes that:

1 Council:

(a) rescinds its resolution F11210 that:

"it does not accept the offer from Estates Development Company (Myaree Estates Pty Ltd) 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;"

(b) concurs with Myaree Estates Pty Ltd prefunding and upgrading Berkley Road and Redcliffe Avenue, Marangaroo, adjacent to Lots 1 and 2;

(c) enters into an agreement with Myaree Estates Pty Ltd to repay 50% of the actual cost of construction of the upgrading of Berkley Road and Redcliffe Avenue, interest free, within two years from the construction of each stage;

(d) concurs with L & T Crocker Pty Ltd undertaking the upgrading construction of the section of Berkley Road, between Skeit Road and Highclere Boulevard;

2 the funding arrangement with Myaree Estates Pty Ltd be referred to
the Finance and Administrative Resources Committee. **CARRIED**

CITY ENGINEER'S REPORT G10211

In November 1990 (Item E11110), Council considered a report on the traffic situation in Guron Road, Duncraig as a result of a petition from residents.

A traffic survey indicated that Guron Road was functioning as an important, local collector link across a section of Duncraig. Council resolved not to close the road, but to request the Main Roads Department and SECWA to improve road signing and lighting.

A further petition has since been received seeking the installation of road traffic treatments following a series of vehicle accidents.

The City Engineer suggests the installation of pedestrian refuge islands and painted median strips to assist in controlling driver behaviour.

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

- 1 lists for consideration in the draft 1992/93 Budget, the traffic treatments in Guron Road as shown on Attachment 2 to Report G10211 at an estimated cost of \$8,000;
- 2 requests the Police Department to undertake surveillance of Lennoxtown Road, Cummings Way and Guron Road on Friday and Saturday evenings for the period 2000-2100 hours;
- 3 advises the petitioners accordingly. **CARRIED**

Appendix XIII refers

G10212 TRAFFIC TREATMENTS - GIRRAWHEEN AVENUE/CALVERT WAY/WADE COURT, GIRRAWHEEN - [510-178]

CITY ENGINEER'S REPORT G10212

In October 1991 (Item F91009), Council referred a petition seeking the installation of traffic signals at the intersection of Girrawheen Avenue, Culvert Way and Wade Court, Girrawheen to Technical Services Committee. The request was subsequently referred to Main Roads Department for comment.

The Department has now advised that, in lieu of traffic signals, construction of a roundabout and a series of pedestrian refuge islands would be more appropriate.

The City Engineer provides details of an overall traffic strategy to improve traffic control along Girrawheen Avenue.

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

- 1 lists for consideration in the draft 1992/93 Budget the construction of two roundabouts and a series of pedestrian refuge islands and painted median strips in Girrawheen Avenue, as shown on Attachment 1 to Report G10212 at an estimated cost of \$60,000;
- 2 advises the petitioners accordingly. **CARRIED**

Appendix XIV refers

G10213 PARKING PROHIBITIONS - STEELE ROAD/HAYNES ROAD, SORRENTO - [510-38]

CITY ENGINEER'S REPORT G10213

A resident of Haynes Road, Sorrento has expressed concern at the lack of adequate sight lines at the intersection of Steele Road and Haynes Road as vehicles are regularly parked on the northern verge of Steele Road.

The City Engineer reports that while the statutory 'NO STANDING ANYTIME' prohibition exists at the intersection, this does not apply to vehicles parked on the verge.

He suggests the implementation of a 'NO STANDING ANYTIME CARRIAGEWAY OR VERGE' prohibition would be more effective.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the north west corner of the intersection of Steele Road and Haynes Road, Sorrento as outlined on Attachment 1 to Report G10213. **CARRIED**

Appendix XV refers

G10214 PARKING PROHIBITIONS - KINGSLEY DRIVE, KINGSLEY - [510-1334]

CITY ENGINEER'S REPORT G10214

Residents of Kingsley Drive, between Hampstead Court and Greenwich Court, have requested an extension of the existing 'NO STANDING ANYTIME CARRIAGEWAY OR VERGE' prohibitions adjacent to Kingsley Village Shopping Centre.

The City Engineer advises that a problem occurs when drivers of commercial vehicles park on the verges while visiting the Kingsley Tavern. He suggests that the extension of the prohibition will remove this problem.

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

1 installs "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs along the west side of Kingsley Drive between Hampstead Court and Greenwich Court, Kingsley as outlined on Attachment 2 to Report G10214;

2 advises the residents accordingly. **CARRIED**

Appendix XVI refers

G10215 LYMBURNER PRIMARY SCHOOL PICK UP/SET DOWN BAYS - [520-630]

CITY ENGINEER'S REPORT G10215

The Lymburner Primary School staff and the Parents' and Citizens' Association have continued to express concern about traffic congestion around the school.

Council undertook road widening, and the installation of a pedestrian refuge island and parking prohibitions in Lyburner Street, in an attempt to alleviate the problem; however, traffic congestion has continued.

The City Engineer proposes a 50/50 cost sharing arrangement with the Ministry of Education to construct two parking embayments in Lyburner Street, south of Oliver Street, at a cost of \$23,000.

He reports that Joondalup District Education Office has now advised that \$11,500 has been approved for this work. Funds for Council's contribution to the works have been identified from completed projects within the 1991/92 Budget.

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

- 1 Council approves construction of the parking embayments in Lyburner Drive, Hillarys as shown on Attachment 1 to Report G10215, at an estimated cost of \$23,000 with a 50% contribution from the Ministry of Education;
- 2 the reallocation of funds for this project from the accounts listed below be referred to Finance and Administrative Resources Committee:

Account No

39224 - Percy Doyle Reserve Main Car Park	\$9,810
39226 - Seacrest Park Car Park	\$1,690

- Item G30225 refers.

CARRIED

Appendix XVII refers

G10216 TEMPORARY CLOSURE - MARRI ROAD - DUNCRAIG PRIMARY SCHOOL - [510-57]

CITY ENGINEER'S REPORT G10216

The Parents and Citizens' Association of Duncraig Primary School has requested a one day temporary closure of Marri Road, Duncraig for the duration of the annual school fete on Saturday, 4 April 1992 from 8.30 am to 4.30 pm.

The Association proposes to have stalls on both the school site and Marri Reserve and has expressed concern for the safety of pedestrians.

The City Engineer advises that the impact of the closure relates generally to through access and traffic movements to the Marri Shopping Centre. The Association has gained support for the closure from the shop owners' and managers of the Shopping Centre.

He gives reasons why the temporary closure may be supported, subject to Police Department approval and compliance with standard permit conditions.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council supports the temporary closure of Marri Road, Duncraig along the frontage of Duncraig Primary School, as shown on Attachment 1 to Report G10216 for Saturday, 4 April 1992 between the hours of 8.30 am and 4.30 pm, subject to:

- 1 approval of the Police Department;
- 2 Duncraig Primary School P & C Association advising emergency services, Main Roads Department and local residents of the proposed temporary closure. **CARRIED**

Appendix XVIII refers

G10217 TRAFFIC CONGESTION - KENT ROAD, MARANGAROO - VILLA TERENCE AGED PERSONS HOME - [510-2474]

CITY ENGINEER'S REPORT G10217

For some years traffic congestion and parking in Kent Road, Marangaroo, particularly in front of the Villa Terenzio Aged Persons Homes, has been of concern.

To improve the situation, construction of a parking embayment along the Aged Persons' Home frontage was proposed with costs being shared on 50/50 basis with the Association.

The City Engineer reports that the Italian Australian Welfare Inc has now indicated that Commonwealth funding is available and construction of this project will enable the finalisation of the footpath scheme in this area.

He gives details of the cost of this work and advises that funds are available for completion of this project in the 1991/92 Budget.

To provide safe passage of residential through traffic he seeks Council approval for the installation of 'NO STANDING' prohibitions on the northern side of Kent Road.

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

- 1 Council approves:
 - (a) the construction of an embayment in Kent Road, Marangaroo, as shown on Attachment 1 to Report G10217 at an estimated cost of \$6,000 on the basis of a 50/50 cost sharing arrangement, in three equal monthly instalments, with the Italian Australian Welfare Inc;
 - (b) the installation of "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs in Kent Road, Marangaroo, on the northern bend, south of Boxley Grove, as shown on Attachment 3 to Report G10217;

2 the reallocation of funds for this project, from Account No 36501 - Road Maintenance, be referred to the Finance and Administrative Resources Committee - Item G30225 refers. **CARRIED**

Appendix XIX refers

G10218 MERRIWA STAGE 6 - PROPOSED TEMPORARY ACCESS - [740-82129, 740-37]

CITY ENGINEER'S REPORT G10218

The Quinns Estate Partnership has programmed development of its Merriwa Stage 6 residential subdivision and has requested Council consideration for temporary access to the estate from Hester Avenue.

The City Engineer reports on the developer's reasons for this access which will operate for a period of eighteen months.

He supports approval of this request, subject to certain conditions being observed.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council agrees to the provision of the temporary access road from Hester Avenue to Merriwa Street Stage 6 subdivision, shown as Option A on Attachment 1 to Report G10218 provided that the Quinns Estate Partnership;

- 1 undertakes to provide alternative access via a dedicated road system within 18 months and remove the temporary access road at that time;
- 2 provides detailed design drawings of the proposed temporary access road to the satisfaction of the City Engineer;
- 3 erects appropriate signage to indicate that the access road is temporary;
- 4 undertakes to utilise the temporary access road, Option B, to Cakora Lane to the satisfaction of the City Engineer, should traffic concerns be generated with the temporary access road, Option A.

CARRIED

Appendix XX refers

G10219 1991/92 BUS SHELTER INSTALLATION PROGRAMME - [503-3]

CITY ENGINEER'S REPORT G10219

The Department of Transport has agreed to the payment of a subsidy of \$3,625 for the erection of five bus shelters within the City of Wanneroo this financial year.

Council allocated funds in the 1991/92 Budget, for the manufacture and erection of bus shelters.

The City Engineer gives details of eight bus shelter sites which have been recommended and inspected by representatives from the Main Roads Department, Department of Transport and Transperth.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses the 1991/92 Bus Shelter Installation Programme outlined on Attachment 1 to Report G10219.

CARRIED

Appendix XXI refers

G10220 BUS SHELTER REMOVAL - MIRRABOOKA AVENUE, KOONDOOLA - [503-3, 168/14/108]

CITY ENGINEER'S REPORT G10220

Mr T J Fagg, a resident of Koondoola and the Hon R G Pike, MLC, Member for North Metropolitan Region are seeking Council approval, for the removal of a bus shelter adjoining Lot 15 Mirrabooka Avenue, Koondoola.

The reason for the request is that Mr Fagg and other nearby residents have experienced problems with persons frequenting this bus shelter at night which has led to vandalism, windows being smashed and drunken behaviour.

The City Engineer advises that this shelter has required ongoing maintenance for the removal of graffiti.

Although the bus shelter is used regularly by Transperth passengers who will no doubt be inconvenienced by its removal, the City Engineer considers the bus shelter should be removed and a seat placed at the stop.

RECOMMENDATION

That Council:

- 1 removes the bus shelter adjoining Lot 15 (106) Mirrabooka Avenue, Koondoola and replaces it with a seat;
- 2 advises Hon R G Pyke and Mr T J Fagg of this determination.

MOVED Cr Moloney, **SECONDED** Cr Freame that consideration of removal of the bus shelter adjoining Lot 15 (106) Mirrabooka Avenue, Koondoola, be deferred and referred back to Technical Services Committee.

CARRIED

G10221 JOONDALUP DRIVE STREET LIGHTING - [510-1665]

CITY ENGINEER'S REPORT G10221

G B Hill and Partners Pty Ltd, on behalf of Joondalup Development Corporation, has requested Council to fund SECWA street lighting associated with the Joondalup Drive duplication project.

The Corporation is currently duplicating Joondalup Drive between the future Honeybush Drive and Kennedy Drive and will install the decorative light poles and fittings approved by Council for the City Centre (Item E11220).

The City Engineer gives reasons why it is considered appropriate to install street lighting prior to the opening of the eastern carriageway of Joondalup Drive, together with a cost estimate from SECWA. Funds for the project are available from completed projects within the 1991/92 Budget.

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

- 1 Council installs underground fed street lighting to Joondalup Drive in the sections Honeybush Drive to Hodges Drive and Shenton Avenue to Kennedy Drive, at an estimated cost of \$33,194;
- 2 the reallocation of funds for this project be referred to Finance and Administrative Resources Committee - Item G30225 refers. **CARRIED**

G10222 STORMWATER SUMP SITE - NELLIGAN AVENUE/BURGLAND DRIVE, GIRRAWHEEN - [510-1122]

CITY ENGINEER'S REPORT G10222

In September 1991 (Item F10927), Council deferred consideration of the installation of a barrier treatment on the verges of the drainage reserve at the corner of Nanovich Avenue and Nelligan Avenue, Girrawheen, pending the outcome of an investigation to monitor the driver behaviour of motorists at these verges.

The City Engineer reports that a recent site inspection indicates no obvious disturbance to the semi-advanced trees which have now become sufficiently established so as not to warrant the installation of a barrier treatment.

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

- 1 does not install a barrier treatment on the verges of the drainage reserve at the corner of Nanovich Avenue and Nelligan Avenue, Girrawheen;
- 2 advises the petitioners accordingly. **CARRIED**

G10223 SAND QUARRY, PT SWAN LOC 1571 AND PT 1585 FURNISS ROAD/CARRIPAN ROAD, LANDSDALE - [30/3274]

CITY ENGINEER'S REPORT G10223

Koltasz, Smith and Partners, on behalf of Universal Sand Supplies seek Council agreement for the renewal of approval to operate a sand quarry on Pt Swan Loc 1571 and Pt 1585 Furniss Road/Carripan Road, Landsdale.

The quarry operation was approved two years ago with conditions that included the relocation and part construction of Carripan Road. This work has now been completed.

The City Engineer seeks Council support for the application subject to conditions with regard to fuel storage, hours of operation and site rehabilitation being observed.

Amendment

The City Engineer advised that the Attachment 1 to Report G10223 had not been circulated with the Agenda. He tabled a copy for inclusion with the Minutes.

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

- 1 approves the application from Koltasz, Smith and Partners, on behalf of Universal Sands Pty Ltd, to commence development of a sand quarry on Pt Swan Loc 1571 and 1585, Landsdale in accordance with the provisions of Town Planning Scheme No 1, for a two year period, subject to:
 - (a) all fuel storage on site being in above ground tanks on a bunded hardstanding area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated flammable liquid (hydrocarbons) installations in underground water pollution control areas;
 - (b) submission of an annual updated site contour plan and rehabilitation report;
 - (c) all site operations, including vehicles, plant and machinery not working outside the following hours:

Monday to Friday - 7.00 am to 6.00 pm
Saturday - 7.00 am to 3.30 pm
- 2 advises the Department of Planning and Urban Development of its support of the application by Koltasz, Smith and Partners, on behalf of Universal Sand Supplies Pty Ltd, to commence development of a sand quarry on Pt Swan Loc 1571 and 1585, Landsdale, for a two year period and the conditions applied;
- 3 approves Extractive Industry Licences for Universal Sand Supplies Pty Ltd and for WA Limestone Pty Ltd with the following conditions:
 - (a) annual fee \$300;
 - (b) period of licence two years;
 - (c) rehabilitation bond \$20,000 (combined).

CARRIED

G10224 AMENDMENT OF CONSTITUTION OF MINDARIE REGIONAL COUNCIL - [508-5-5]

TOWN CLERK'S REPORT G10224

In November 1991 (Item F11122), Council deferred consideration of amendments to the constitution of the Mindarie Regional Council pending a report being submitted to Technical Services Committee.

Councillors were concerned that suggested amendments to the Constitution might impose restrictions on Council in recycling waste collected without reference to or approval from Mindarie Regional Council.

The proposed clauses were not intended to be restrictive on the practice of withdrawal of certain items from the waste stream for the purpose of recycling. Nevertheless solicitors acting for Mindarie Regional Council have suggested a new draft amendment which has the same effect but qualifies the definition of waste to exclude material extracted for recycling pursuits.

The Town Clerk gives details of the proposed amendments.

Cr Marwick suggested that an additional amendment be made to the Constitution Agreement to clarify precisely what waste can be retained by recycling purposes viz:

add to 4A.1 - Line 3:

"...dispose of waste other than waste retained by a constituent municipality for the purposes of recycling in accordance with the requirements..."

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

- 1 consideration of proposed amendments to the Mindarie Regional Council Constitution Agreement be deferred for one month;
- 2 a report be submitted to Technical Services Committee incorporating the complete Constitution Agreement document, together with proposed and suggested amendments.

CARRIED

G10225 WASTE MANAGEMENT INTO THE 21ST CENTURY - [508-5-3, 508-5-5]

CITY ENGINEER'S REPORT G10225

In October 1991, the State Government released a report entitled "Waste Management into the 21st Century". Copies were sent to all Councillors and Western Australian Municipal Association formed a review committee to examine and respond to the State Government's concerns relating to waste management.

Rubbish collected by Councils constitutes half the total waste stream. The other major component by weight is builders' rubble and other inert material.

The State Government through the Health Department and the Environmental Protection Authority, has taken on major responsibility for septage, special industrial waste, some chemical waste and hazardous waste.

The Report addresses ways of establishing a State Waste Management Authority which would benefit from being in a position to:

- 1 direct special rubbish to most appropriate tip without needing approval from Local Council;
- 2 operate under direction of State Government instead of current fragmented input from many Councils;

- 3 be adequately funded due to levy system;
- 4 direct funding to promote recycling;
- 5 ensure proper landfill charges (minimum of \$33 suggested);
- 6 undertake research;
- 7 promote single approach to recycling;
- 8 increase private industry involvement in waste disposal;
- 9 prepare of strategies to address today's priorities.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council advises the Western Australian Municipal Association that it supports the need for a Statewide co-ordinating body for waste management and the establishment of a Waste Management Board and Municipal Waste Authority, as detailed in the Local Government's Response to "Waste Management into the 21st Century" Local Government Working Party Report.

CARRIED

G10226 PENALTIES FOR CARELESS BURNING BY CONTRACTORS - [902-1]

CITY ENGINEER'S REPORT G10226

In December 1991 (Item F91215), Council resolved that a report be submitted on penalties imposed on persons clearing land by burning not taking adequate precautions to control the fires.

The City of Wanneroo issues fire permits for the whole of the City, including WA Fire Brigades Board gazetted areas.

The City Engineer gives details of conditions which apply to the issue of burning permits and the penalties which may be applied for either the fire being started with no permit or the permit holder not complying with the conditions.

In regard to the fire on Craigie Open Space Craigie, Council's contractor was issued with a permit to burn off stockpiles and the Fire Brigade checked there was sufficient material to control the burning stockpiles.

Although a fire started 500-1000m north of the controlled stockpiles, it is impossible to substantiate that this was caused by the burning of stockpiles.

The City Engineer expresses concern at the ongoing fire hazard on this and many other reserves and the apparent lack of fire control strategy for them.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on the feasibility of introducing a monitoring strategy for "blacking out", in conjunction with Volunteer Bush Fires Brigades, as a condition to the issuing of burning off permits. **CARRIED**

G10227 UPGRADE OF MOBILE RADIO SYSTEM - ADDITIONAL TWO-WAY RADIOS - [208-011-91/92]

CITY ENGINEER'S REPORT G10227

In October 1991 (Item F11033), Council approved expenditure of \$273,562 for the upgrade of its mobile radio system to a trunked radio system.

An evaluation was undertaken during December/January to prepare a programme for the installation of the new two-way radios, which revealed a shortfall of seven mobile and two handheld radios to satisfy the needs of the current fleet and vehicles currently being manufactured.

The City Engineer advises that the cost of ten mobile radios can be accommodated from collective savings made from plant and vehicles purchases from the Municipal Fund.

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

- 1 Council endorses the Town Clerk's authorisation of the purchase of ten two-way radios at a cost of \$12,340 in addition to those specified in Tender No 011-91/92;
- 2 the reallocation of funds from the sources listed below, for the purchase of ten additional two-way radios be referred to the Finance and Administrative Resources Committee:

Account No 47599	\$3,100
Account No 27973	\$3,200
Account No 28899	\$6,040

- Item G30225 refers.**CARRIED**

G10228 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT G10228

The City Building Surveyor reports on the number and value of building licences issued during the months of December 1991/January 1992, building control activity, Council building works and swimming pool inspections.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council endorses the action taken in relation to the issuing of Licences as set out in Attachment A to Report G10228.**CARRIED**

Appendix XXII refers

G10229 PROPOSED BUILDING WORKS - WARD ALLOCATIONS - [702-0]

CITY BUILDING SURVEYOR'S REPORT G10229

The City Building Surveyor seeks Council endorsement for various building works requested by Councillors with funds being drawn from Ward allocations.

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

- 1 Council undertakes the following works in the South and South-West Wards:

<u>Ward</u>	<u>Location/Request</u>	<u>\$</u>
South	<u>Cabrini Reserve</u>	
	Installation of hot water system to changerooms. In accordance with policy, the Perth Outlaws Mens Softball Club have accepted responsibility for the cost of energy.2,000	
	Improve security to kiosk by installing grill and metal sheeting to door600	
	<u>Penistone Reserve</u>	
	Fence for playground. (Parks Department)	2,880
		<u>5,480</u>
South-West	<u>Mildenhall Senior Citizens Centre</u>	
	Tint office window	180
	Tint window in quiet lounge	100
	<u>Otago Reserve Toilet Block</u>	
	Install security gates	800
	<u>Whitfords Senior Citizens Centre</u>	
	Install basin and hairdryer	2,000
	Replace hall curtains, clean stage curtains and reverse hand	2,600
	<u>Warrandyte Reserve Clubrooms</u>	
	Guttering	800
	<u>Forrest Reserve Toilets</u>	
	Install security gates	800
	<u>Marri Reserve Toilets</u>	
	Replace ceiling	2,000

- 2 the reallocation of funds from Ward allocations to facilitate these projects be referred to the Finance and Administrative Resources Committee - Item G30225 refers.

CARRIED

G10230 CLUBROOM ADDITIONS - ST ANDREWS RESERVE - [061-320-1]

CITY BUILDING SURVEYOR'S REPORT G10230

Council has provided funds within the 1991/92 Budget to upgrade the toilet block on St Andrews Reserve to provide a small clubroom of approximately 30m² for the Yanchep Soccer Club.

In December 1990, the scope of the works was varied to increase the clubrooms to approximately 60m² and extra funds of \$7,400 were provided for the additional work.

The City Building Surveyor gives reasons why the project requires further additional works to complete the building to a satisfactory standard which will cause a shortfall in budgeted funds.

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

- 1 Council approves the extra work required to complete the St Andrews Reserve Clubrooms;
 - 2 the shortfall of \$6,617.71 for this project be referred to the Finance and Administrative Resources Committee - Item G30225 refers.
- CARRIED**

G10231 CLOSURE OF PUBLIC TOILETS - SORRENTO SOCCER CLUB - [472-1-1]

CITY BUILDING SURVEYOR'S REPORT G10231

In December 1991 (Item F91241), Council resolved that a report be submitted to Technical Services Committee on the closure of the public toilets associated with Sorrento Soccer Club.

The City Building Surveyor reports on the Sorrento Soccer Club's request for the closure of the toilet block adjoining the Club building on the grounds of excessive vandalism.

Investigations reveal that vandalism at this toilet block has not been severe and as this is the only facility available to the public on Percy Doyle Reserve when the recreation centre and other buildings are closed, it should remain open.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY BUILDING SURVEYOR'S REPORT G10231 be received. **CARRIED**

G10232 YANCHEP LAGOON KIOSK TOILETS AND CHANGEROOMS - STRUCTURAL DETERIORATION - [765-16-1]

CITY BUILDING SURVEYOR'S REPORT G10232

The condition of Yanchep Lagoon kiosk toilets and changerooms located adjacent to Yanchep Lagoon has deteriorated due to the buildings proximity to the sea and erosion by wind, salt and sand.

The City Building Surveyor gives details of the history of this building, which was provided by the original developer and the cost of repairs which would increase the future lifespan of the building to approximately 10 to 15 years.

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

- 1 Council authorises preparation of the documentation and calling of tenders for the repair and preservation of the Yanchep Lagoon Kiosk and Toilets;

- 2 the provision of unbudgeted funds of \$50,000 be referred to the Finance and Administrative Resources Committee - Item G30225 refers.

CARRIED

G10233 LIONS CLUB OF WHITFORD - BRISBANE PARK, PADBURY - [061-45, 312-4]

CITY PARKS MANAGER'S REPORT G10233

The Lions Club of Whitford has regularly undertaken work at Brisbane Park, Padbury to develop this dry park into a usable public facility by installing small items of play equipment and a picnic shelter.

The Club has an additional \$2,000 to allocate for play equipment and is seeking a "dollar for dollar" purchase agreement with Council.

The City Parks Manager advises that similar agreements have been undertaken with other service clubs and ratepayer groups.

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

- 1 Council undertakes the provision of play equipment on Brisbane Park, Padbury on a dollar for dollar basis with the Lions Club of Whitford;
- 2 provision of unbudgeted funds of \$2,000 from the South-West Ward Allocation for this project be referred to Finance and Administrative Resources Committee - Item G30225 refers.

CARRIED

G10234 PROPOSED GARAGE - LOT 271 (31) MOUSEHOLE CRESCENT, YANCHEP - [1491/271/31]

CITY BUILDING SURVEYOR'S REPORT G10234

The owner of Lot 271 (31) Mousehole Crescent, Yanchep seeks Council approval to erect an outbuilding which exceeds the maximum area permitted by Council.

The City Building Surveyor reports that 1630m² property has been created by amalgamating two residential house lots. An existing outbuilding of 68.4m² was approved by Council in 1984.

The larger area does not entitle the owner to construct more than two outbuildings in excess of 60m².

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that consideration of an application to erect a steel framed garage at Lot 271 Mousehole Crescent, Yanchep be deferred pending an onsite meeting with interested Councillors, the City Building Surveyor and interested parties.

CARRIED

TRAFFIC ON TRANQUIL DRIVE, NEERABUP - [510-1528]

Cr Waters requested an investigation into methods of slowing traffic on Tranquil Drive, Neerabup. This winding road with blind corners and a traffic speed limit of 110 kph is being used by heavy vehicles as an access between Wanneroo Road, Pinjar Road and Flynn Drive Industrial Estate.

The City Engineer advised that he would investigate this problem.

JUNCTION CARRAMAR ROAD AND WANNEROO ROAD, NEERABUP - [510-1527, 510-3000]

Cr Waters requested a report on the feasibility of improving the junction of Carramar Road with Wanneroo Road.

At present, cars queue to turn right off Wanneroo Road to access Carramar Park and vehicles heading north on Wanneroo Road have to use the unsealed road shoulder to carry out the passing manoeuvre.

The City Engineer advised that he would seek recommendations from the Main Roads Department on ways to improve this junction.

G10235 BARBED WIRE ON BOUNDARY FENCING - LOT 263 (2) CLABON STREET, GIRRAWHEEN - [1117/263/2]

CITY BUILDING SURVEYOR'S REPORT G10235

The owner of Lot 263 (2) Clabon Street, Girrawheen has applied to Council for approval to retain barbed wire on top of the boundary fence.

The adjoining owner has lodged a complaint in respect to a 3000 single strand of barbed wire on the common boundary. A further 43000 of double strand barbed wire is attached to the 1800 brick fence on the Clabon and Hudson Avenue street boundary.

The City Building Surveyor gives details of Council's By-laws relating to Fencing and Private Tennis Court Floodlighting which require Council approval to permit the barbed wire to remain.

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

- 1 refuses to grant approval for the barbed wire installed on the boundary fencing at Lot 263 (2) Clabon Street, Girrawheen;
- 2 requires that it be removed forthwith. **CARRIED**

G10236 DEPARTURE FROM APPROVED PLANS - LOT 447 (10) ABITIBI WAY, JOONDALUP - [2855/447/10]

CITY BUILDING SURVEYOR'S REPORT G10236

In July 1991 (Item F10728), Council approved the service of a Notice on the builder of a dwelling under construction at Lot 447 (10) Abitibi Way, Joondalup requiring the builder to carry out remedial works to bring the structure into conformity with approval plans.

The City Building Surveyor gives reasons why the service of the Notice was delayed until 9 December 1991.

It now appears that the builder has been declared bankrupt and the Notice has been returned by Australia Post as being unclaimed. No further action can now be taken.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY BUILDING SURVEYOR'S REPORT G10236 be received. **CARRIED**

G10237 APPEAL TO REFEREES - LOT 73 (17) TURNATT WAY, WANNEROO - [901/73/17]

CITY BUILDING SURVEYOR'S REPORT G10237

In November 1991 (Item F11125), Council approved the service of a Notice under Section 411(1) of the Local Government Act requiring the removal of an unauthorised pergola at Lot 73 (17) Turnatt Way, Wanneroo. The Notice gives the owners the right of appeal to referees and they have exercised that right.

The City Building Surveyor advises that the Act requires a referee to be selected by the Minister for Local Government and a referee to be chosen by Council.

He suggests that the Principal Building Surveyor of the City of Melville be invited to carry out the duties of referee, on behalf of Council.

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

MOVED Cr Dammers, **SECONDED** Cr Edwardes that Council invites Mr Murray Walker of the City of Melville to act as Council's referee in the matter of the pergola structure erected at Lot 73 (17) Turnatt Way, Wanneroo, at a time and date to be set by the Minister for Local Government. **CARRIED**

G10238 MONTHLY REPORT FOR DECEMBER 1991/JANUARY 1992 - [201-5]

CITY PARKS MANAGER'S REPORT G10238

The City Parks Manager reports on the major areas of work carried out by groundstaff during December 1991/January 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT G10238 be received. **CARRIED**

G10239 HOMESWEST HILLARYS PROJECT - PUBLIC OPEN SPACE CONCEPT PLAN - [740-86077]

CITY PARKS MANAGER'S REPORT G10239

Homeswest design team has submitted a concept plan for planning and development of Reserve 34029, Waterford Drive, Hillarys.

The City Parks Manager gives details of the open space development concept and the reasons why the inclusion of a small lake is not supported.

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

- 1 rejects the public open space development concept submitted for the Homeswest Hillarys Project at Reserve 34029 Waterford Drive, Hillarys;
 - 2 continues negotiations for a revised concept, excluding a lake;
 - 3 notifies the Homeswest Hillarys Project design team accordingly.
- CARRIED**

G10240 LILBURNE PARK, DUNCRAIG - [061-225]

CITY PARKS MANAGER'S REPORT G10240

The City Parks Manager gives details of a concept plan for conservation and protection of Lilburne Park, Duncraig.

He considers that this 5.8 ha of remnant nature bush is significant and provides a southern link to a band of bushland worthy of conservation, which includes Hepburn Heights and Pinnaroo Valley Memorial Park.

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

- 1 endorses the concept plan for Lilburne Reserve outlined on Attachment 1 to Report G10240;
 - 2 lists for consideration in the draft 1992/93 Budget funds for implementation of the concept plan.
- CARRIED**

Appendix XXIII refers

G10241 SHEPHERDS BUSH PARK BUSH FIRE - [061-326]

CITY PARKS MANAGER'S REPORT G10241

A large section of Shepherds Bush Park was burned in January resulting in some trees and shrubs planted under the Green Plan revegetation scheme being destroyed.

The City Parks Manager advises that the affected area will be monitored and a weed eradication programme will be implemented at the start of Winter 1992. The area will be revegetated at that time.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT G10241 be received. **CARRIED**

G10242 PEST PLANT DECLARATION - PAMPAS GRASS (CORTADERIA SPP) - [301-2, 250-0]

CITY PARKS MANAGER'S REPORT G10242

A report has been received from the Agriculture Protection Board on the abundance, distribution and potential impact of Pampas Grass in Western Australia.

The City Parks Manager reports on the minor areas affected and a programme for eradication.

He suggests that Fennel (*Foeniculum vulgare*) should be considered as a future pest plant.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY PARKS MANAGER'S REPORT G10242 be received. **CARRIED**

G10243 TRAILWOOD DRIVE, WOODVALE DRAINAGE BASIN FENCING - WARD ALLOCATION -
[506-7, 510-1558]

Crs Edwardes and Smith have requested the landscape screening and installation of a swimming pool type of fence around the drainage basin in Trailwood Drive, Woodvale.

The City Engineer gives details of the estimated cost of landscaping and fencing of this area.

Funds for this project would be available from the South Ward allocation.

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

1 Council endorses the proposed landscape treatment and fencing works to the drainage basin in Trailwood Drive, Woodvale at an estimated cost of \$20,000;

2 provision of unbudgeted funds of \$20,000 from South Ward fund allocation be referred to Finance and Administrative Resources Committee - Item G30225 refers. **CARRIED**

G10244 FOOTPATH FROM ANGOVE DRIVE, HILLARYS TO HILLARYS BOAT HARBOUR -
[510-1039]

Cr Major requested construction of a footpath between Angove Drive, Hillarys and Hillarys Boat Harbour.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on the cost and feasibility of constructing a footpath from Angove Drive, Hillarys to Hillarys Boat Harbour.

CARRIED

BROKEN SLABS FOOTPATH IN TAYWOOD DRIVE, WANNEROO - [510-289]

Cr Marwick requested the replacement of broken slabs in the footpath on Taywood Drive, Wanneroo, as they are becoming hazardous to pedestrians.

The City Engineer advised that maintenance of this footpath would be programmed.

G10245 TOILETS AT CABRINI RESERVE, MARANGAROO - [250-1]

The Girrawheen/Koondoola Recreation Management Committee has requested that the toilets at Cabrini Reserve be locked at night to prevent vandalism and loiterers.

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

1 Council:

(a) secures the toilets at Cabrini Reserve at night by virtue of locked gates;

(b) provides keys for these toilets to the sporting bodies using the Reserve;

2 provision of unbudgeted funds for the provision of steel gates and locks be referred to the Finance and Administrative Resources Committee, with funds from South Ward allocation - Item G30225 refers.**CARRIED**

FRANKLIN ROAD - PROVISION OF CROSSING POINT FOR EQUESTRIAN TRAFFIC - [510-266]

Cr Dammers requested that when upgrading work for Franklin Road is being planned, consideration be given to the provision of a safe crossing point for equestrian traffic to and from Garden Park Estate.

G10246 PROVISION OF FOOTPATH - BARRADINE WAY, CRAIGIE - [510-587]

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on the cost and feasibility of providing a footpath in Barradine Way, Craigie.

CARRIED

G10247 LONG TERM MAINTENANCE - ARTIFICIAL LAKES - [506-7]

Cr Edwardes sought information on the cost to Council of the ongoing maintenance of artificial lakes, provided by developers as selling features for major subdivisions.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on the cost of ongoing maintenance of artificial lakes in the City of Wanneroo.**CARRIED**

GOLF PRACTICE PROHIBITION SIGNS ON RECREATION RESERVE, CHICHESTER PARK, WOODVALE - [250-1, 509-0-1]

Cr Edwardes requested the installation of golf practice prohibition signs on the recreation reserve, Chichester Park.

The City Parks Manager advised that the requested signs would be installed.

PAVEMENT MANAGEMENT SYSTEMS - AUSTRALIAN ROAD RESEARCH BOARD - [201-2]

At this point in the meeting, the City Engineer showed a 7 minute video relating to "Pavement Management Systems - Australian Road Research Board".

G90221 TOWN PLANNING COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Edwardes that the Report of the Town Planning Committee Meeting, held on 12 February 1992, be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	W H MARWICK - Mayor, to 7.02 pm	Central Ward
	C P DAVIES North Ward	
	P NOSOW South Ward	
	N RUNDLE South-West Ward	
	A M CARSTAIRS - Observer, to 9.41 pm	Central Ward
	B J MOLONEY - Observer, from 6.20 pm to 10.04 pm	South Ward
	G A MAJOR - Observer, deputising for Cr Marwick from 7.02 pm	South-West Ward
	R F JOHNSON - Observer, to 10.03 pm	South-West Ward
Acting Town Clerk:	A ROBSON	
City Planner:	O G DRESCHER	
Committee Clerk:	M THURSTON	
Minute Clerk:	D VINES	

CONFIRMATION OF MINUTES

Correction

Item F21229 was incorrectly recorded. Clause 2(a) should be amended to include:

"- dual use paths;"

The Minutes of Town Planning Committee Meeting held on 4 December 1991, amended as above, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION FROM RESIDENT ASSOCIATIONS EAST OF WANNEROO ROAD

In accordance with Council resolution F91213, Mr Ken Loughton, Mr Murray Bell, Ms Anne Dante, Ms Shirley Neville and Ms Karen Stephens, representatives of Eastern Perimeter Arterial Road Action Group, the Lake Adams Residents Association and the Carramar Park Residents Association addressed the Committee in relation to urbanisation of East Wanneroo - Item G20246 refers.

Mr Ken Loughton spoke on behalf of the EPARAG Committee regarding Council's decision to support Option C in relation to the North West Corridor Structure Plan. He advised that following a recent meeting, the unanimous decision of all residents in the area was to strongly oppose Option C of the Plan which, although discontinuing the six lane highway, would ultimately lead to urbanisation of this rural area. He stated that his Committee had received a lot of questions from residents wanting to know why Council, after initially supporting them, had changed its decision by supporting Option C and submitting it to the Minister.

The Mayor, Cr Marwick, replied to the EPARAG representatives by first advising that Option C had been published, prior to the Minister's decision, in the Wanneroo Times. He outlined the background of the Structure Plan, and the process by which Council had decided to support Option C which had been provided as one of a number of alternatives by the Minister. He explained that Council's plan and the plan submitted by EPARAG had been studied very closely in conjunction with market gardeners and residents in the area, and due consideration had been taken to protect wildlife. The main concerns stemmed from the six lane highway, but the majority of people were in favour of the urbanisation programme.

The major concern that Council had with the EPARAG plan was the relocation of the highway across the Ngarangara Mound. This was considered to be unacceptable due to the potential danger to groundwater resources.

After consideration of all these options, Council decided that the best plan for the area was an amended Option C of the North West Corridor Structure Plan.

At this point, Cr Dammers confirmed that Council does not appear to be in a position to rescind the decision to support Option C, as action has been taken since that time, based on that support. He also advised that the proposed upgrading of Franklin/Lenore/Roussett Roads will not be taking place for some time yet, as no surveying has even been carried out.

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

DEPUTATION FROM SWAN PORTLAND CEMENT LTD AND THE ENVIRONMENTAL PROTECTION AUTHORITY

Mr Harry Martelew of Swan Portland Cement Ltd, Mr Shane Sadler and Mr Bruce Kennedy of the Environmental Protection Authority addressed the Committee in relation to the proposed Quicklime Plant in Wattle Avenue, Nowergup - Item G20241 refers.

Cr Dammers thanked the deputation for attending the meeting and explained that although Councillors were familiar with the situation, some Councillors had reservations they wished to address.

Cr Davies' main concerns about the quicklime plant were the noise levels that would emanate from the plant and the quarry. He felt that as the plant is only 0.8 km from the nearest residence, 40 dba, the maximum level approved by the Environmental Protection Authority, is quite considerable, especially during night time operation.

Mr Kennedy advised that the Environmental Protection Authority had set standard noise levels and the quicklime plant would not be exceeding these levels.

Mr Martelew explained that no quarrying would be in operation at the quicklime plant during the night time.

It was suggested that Cr Davies meet with Swan Portland Cement Ltd and the Environmental Protection Authority to fully explore all aspects of the quicklime plant.

Cr Rundle advised that she is quite satisfied with the Environmental Protection Authority and the measures it has taken to ensure safe operation of the plant. She stated that she is pleased the plant is proposed, as it will be bringing industry and employment to the area.

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

DEPUTATIONS REFUSED

Peter Webb and Associates - Proposed Rezoning, Swan Location 2579 and Lots 1 and 2 Flynn Drive, Neerabup.

Ms S Clark - Occasional Child Care, Lot 318 (46) Parnell Avenue, Marmion.

Ms June Goulding - Proposed Entertainment Complex, Warwick.

Westpoint Corporation (Mr Luke Saraceni) - Proposed Entertainment Complex, Warwick.

DECLARATIONS OF PECUNIARY INTEREST

Cr Marwick declared an interest in Item G20201

Cr Moloney stated her intention to declare an interest in Item G20207 at the next Council meeting.

Cr Dammers declared an interest in Item G20234.

MEETING TIMES:

Commenced: 5.37 pm

Closed: 11.31 pm

G20201 DEVELOPMENT ASSESSMENT UNIT - DECEMBER 1991 AND JANUARY 1992 - [290-1]

CITY PLANNER'S REPORT G20201

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit during December 1991 and January 1992.

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

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report G20201. **CARRIED**

Appendix V refers.

G20202 DEVELOPMENT ENQUIRIES - DECEMBER 1991 AND JANUARY 1992 - [290-0]

CITY PLANNER'S REPORT G20202

The City Planner lists the development enquiries received during December 1991 and January 1992 together with a resumé of advice given to the enquirer.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20202 be received. **CARRIED**

G20203 PROPOSED ENTERTAINMENT COMPLEX ON LOT 904 (639) BEACH ROAD, WARWICK - [30/212]

CITY PLANNER'S REPORT G20203

In December 1991 (Item F91227) Council considered an application from Westpoint Consulting Group, on behalf of Jayshore Pty Ltd, to redevelop the Warwick Hotel on Lot 904 (639) Beach Road, Warwick, into an entertainment complex, comprising hotel/tavern, food hall, supper club/cabaret, reception centre, eight cinemas and various entertainment/business uses and offices. Council resolved to give preliminary approval in principle subject to the proposal being advertised on-site for a period of 30 days and various carparking issues being resolved to the satisfaction of the City Planner and City Engineer.

The City Planner reports on the submissions received during the advertising period, both in support of and objecting to the proposal. He sets out the grounds for objection which relate mainly to concerns over traffic, parking, possible anti-social behaviour and commercial viability of the shopping complex as a whole.

In relation to the concerns expressed on traffic generation, including a submission from the City of Stirling, the City Planner suggests that the developer should be required to undertake a traffic analysis surrounding the proposed site, in order to determine the level of traffic management measures required for the adjacent streets and the distribution of crossovers in the subject area.

He confirms that the parking ratio of 6.4 car bays per 100m² of gross leasable area has been attained by the developer reducing the overall floorspace of the development by a 2 metre reduction in height. All of the conditions imposed by Council in December have therefore been met.

RECOMMENDATION

That Council:

- 1 approves the uses applied for by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for Lot 904 (639) Beach Road, Warwick with the exception of the supper club/cabaret which should be deleted from the application;
- 2 requires the applicant, at his expense, to:
 - (a) undertake a traffic management analysis for Dorchester Avenue, Beach Road and Glendale Avenue to determine, to the satisfaction of the City Planner and the City Engineer, the level of traffic management measures and the location and number of crossovers to the subject site which should be put in place by the applicant before the complex is opened to the public;
 - (b) liaise with the City Planner and the City Engineer regarding the internal traffic circulation prior to submitting revised plans showing reduced floor space;
 - (c) undertake installation of traffic management measures as considered necessary by the City Engineers of Stirling and Wanneroo;
- 3 upon completion of the above, delegates authority to the City Planner to formally determine the application submitted by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for the redevelopment of Lot 904 (639) Beach Road, Warwick, subject to:
 - (a) a final parking ratio of 6.4 car bays per 100m² of gross leasable area;
 - (b) standard and appropriate development conditions.

ADDITIONAL INFORMATION

The City Planner advised that a further submission has been received from the Dorchester and Warwick Road Action Committee. Their initial submission was tabled in a memorandum to the Town Clerk and was presented to the February Town Planning Committee.

Briefly, the submission was signed by Westpoint Consulting Group, the applicant for the proposal, who agreed with the terms of the Resident Action Committee. It was advised that the terms of the Resident Action Committee have already been discussed in Report G20203 and incorporated in the recommendation to the Town Planning Committee.

The latest submission by the Resident Action Committee informs Council that the terms agreed with the developer have not changed. It further advises that a number of objectors to the proposal are now prepared to support the application, subject to the terms of agreement between the Resident Action Committee and the developer. To this end, 78 individual responses of support have been received of which 69 originate from Dorchester Avenue. When compared to the survey conducted by Land Planning Consultants on behalf of the applicant (Attachment No 3 of Report G20203) the following Dorchester Avenue results are:

- 5 remain as objectors
- 12 previously objected and are now in support
- 35 are additional supporters
- 22 have previously supported the application

(Therefore, there are 69 supporters in Dorchester Avenue)

As the Town Planning Committee's February resolution incorporates the Resident Action Committee's concerns/conditions and the latest submission does not add any new significant information, the Town Planning Committee's resolution should stand.

AMENDMENT MOVED Cr Edwardes **SECONDED** Cr Dammers, that 2(a) of the above recommendation be amended to read:

- "(a) undertake a traffic management analysis for Dorchester Avenue, Beach Road and Glendale Avenue to determine, to the satisfaction of the City Planner, the City Engineer and the Residents' Committee of Dorchester Avenue, the level of traffic management measures and the location and number of crossovers to the subject site which should be put in place by the applicant before the complex is opened to the public;"
- CARRIED**

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

"That Council:

- 1 approves the uses applied for by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for Lot 904 (639) Beach Road, Warwick with the exception of the supper club/cabaret which should be deleted from the application;
- 2 requires the applicant, at his expense, to:
 - (a) undertake a traffic management analysis for Dorchester Avenue, Beach Road and Glendale Avenue to determine, to the satisfaction of the City Planner, the City Engineer and the Residents' Committee of Dorchester Avenue the level of traffic management measures and the location and number of crossovers to the subject site which should be put in place by the applicant before the complex is opened to the public;

- (b) liaise with the City Planner and the City Engineer regarding the internal traffic circulation prior to submitting revised plans showing reduced floor space;
- (c) undertake installation of traffic management measures as considered necessary by the City Engineers of Stirling and Wanneroo;

3 upon completion of the above, delegates authority to the City Planner to formally determine the application submitted by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for the redevelopment of Lot 904 (639) Beach Road, Warwick, subject to:

- (a) a final parking ratio of 6.4 car bays per 100m² of gross leasable area;
- (b) standard and appropriate development conditions."

was PUT and

CARRIED

Cr Nosow dissented.

G20204 PROPOSED NIGHTCLUB, LOT 457 (4) REID PROMENADE, JOONDALUP - [30/3885]

CITY PLANNER'S REPORT G20204

Hames Sharley Australia (Architects) on behalf of Tanzum Pty Ltd, seek Council approval to establish a nightclub/restaurant/dining establishment at Lot 457 (4) Reid Promenade, Joondalup.

The City Planner reports on the ramifications of the proposal, which requires the approval of Council as an "AA" use under Town Planning Scheme No 1. He outlines the requirements of the Scheme in relation to carparking for the development and suggests that, as the proposed uses are the type of activities intended to be accommodated within the Joondalup City Centre zone, the normal advertising period for the proposal be waived.

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

- 1 approves the proposed nightclub/restaurant on Lot 457 (4) Reid Promenade, Joondalup, as submitted by Hames Sharley Australia (Architects) on behalf of Tanzum Pty Ltd, 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 any works whatsoever are commenced;
 - (b) the parking area, driveways and points of ingress and egress being designed, constructed, drained, marked as part of the building programme and thereafter maintained to the specification and satisfaction of the City Engineer;

- (c) all stormwater being collected on-site and disposed of in a manner acceptable to the City Engineer;
- (d) compaction and stabilisation being carried out to Council specifications;
- (e) suitably screened bulk bin area being provided to the satisfaction of the City Engineer and City Environmental Health Manager;
- (f) adequate separation being provided between male and female staff toilets, to the satisfaction of the City Environmental Health Manager;
- (g) change-room facilities being provided for both male and female food handlers, to the satisfaction of the City Environmental Health Manager;
- (h) a low wall or similar being constructed between the car parking bays and the access easement, to the satisfaction of Council;
- (i) the submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence;
- (j) landscaping being established and thereafter maintained to the satisfaction of the City Parks Manager;
- (k) the submission of an acoustics consultant's report to ensure that the proposed development is capable of containing all noise;
- (l) the approval of the Joondalup Development Corporation;
- (m) a "cash-in-lieu of parking" payment of \$58,850.00 being made to Council for the thirteen car parking bay shortfall, in accordance with Clause 9.4 of its Town Planning Scheme No 1 and its cash-in-lieu of parking policy or the provision of thirteen public car parking bays by the Joondalup Development Corporation;

2 exercises its discretion and waives the normal 30 day on-site advertising period for this application. **CARRIED**

G20205 PROPOSED NORTHPOINT DEVELOPMENT CNR JOONDALUP DRIVE/OCEAN REEF ROAD, EDGEWATER - [30/3769]

CITY PLANNER'S REPORT G20205

In September and October 1991 (Items F20904 and F21005) Council considered an application from Feilman Planning Consultants, on behalf of Northpoint Centre Pty Ltd, for the comprehensive commercial development of Lot 3 Joondalup Drive, Edgewater. It resolved to rezone the land to "Mixed Business", refuse the proposed commercial complex and refer the application to the Department of Planning and Urban Development for determination.

The City Planner reports on advice from the Department of Planning and Urban Development that it has resolved to refuse the application because the land is inappropriately zoned under the City of Wanneroo Town Planning Scheme and the decision to rezone cannot be pre-empted.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20205 be received.
CARRIED

G20206 PROPOSED ADDITIONAL USES : MEDICAL CENTRE/OFFICE DEVELOPMENT ON LOT 74 CASTLEGATE WAY, CORNER TRAPPERS DRIVE, WOODVALE - [30/1982]

CITY PLANNER'S REPORT G20206

Plenty Pty Ltd, seeks Council approval to establish a video library, unisex hairdresser/beautician or a pool supplies outlet within Suite 1 of an existing medical centre/office development located at Lot 74 Castlegate Way, Woodvale.

The City Planner reports on the history of the subject site -approval as a medical centre and professional office, and the upheld appeal to accommodate general offices on the site.

He gives details of the uses which could be accommodated within this zoning in Town Planning Scheme No 1 and the suggested locations for the uses proposed in this application.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council does not approve the application submitted by Plenty Pty Ltd, for a video library, unisex hairdresser/beautician or pool supply outlet from Suite 1, Lot 74 Castlegate Way, Woodvale as:

- 1 under Town Planning Scheme No 1, video libraries and pool supply outlets are uses not permitted within a Residential Development Zone;
- 2 a hairdresser/beautician is considered to be more appropriate within a Commercial or Mixed Business Zone.

CARRIED

G20207 CLOTHING AND JEWELLERY SALES FROM SUITE 9, LOT 2 (11) SHEPPARD WAY, MARMION - [30/853]

CITY PLANNER'S REPORT G20207

The proprietors of Pumpkins Formal Dress Hire, S Povey and H Vinton, seek Council approval for the retailing of incidentals such as earrings, stockings, etc, and gowns which have no hire potential left due to normal wear and tear.

The subject business is conducted at Suite 9, Lot 2 (11) Sheppard Way, Marmion.

The City Planner reports on the history of the zoning of Lot 2 Sheppard Way - a professional centre wherein the floor space must not be used for retail purposes - and suggests that as Council has previously approved a pharmacy and a hairdresser within the professional centre, it may wish to approve the proposed uses.

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

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

- 1 approves the application from S Povey and H Vinton to sell items incidental to the Pumpkins Formal Dress Hire business located in Suite 9, Lot 2 (11) Sheppard Way, Marmion;
- 2 delegates authority to the City Planner to consider all applications for retail selling from Lot 2 (11) Sheppard Way, Marmion, on a commercial basis.**CARRIED**

G20208 PROPOSED FRESH FISH SUPPLY OUTLET, UNIT 3 TWO ROCKS SHOPPING PLAZA, TWO ROCKS - [30/3888]

CITY PLANNER'S REPORT G20208

Marshall Thompson (Kailis Bros) on behalf of Pelton Holdings Pty Ltd, seeks Council approval to operate a fresh fish outlet from Unit 3, Two Rocks Shopping Plaza.

The City Planner outlines the requirements for a "Fish Shop" within Town Planning Scheme No 1 and the Health Act, which define the use as an "offensive trade". The statutory advertising, to satisfy the needs of both the Scheme and the Act, have been undertaken, and to date no submission has been received.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council approves the application for a fresh fish supply outlet to operate from Unit 3, Two Rocks Shopping Plaza, Two Rocks, as submitted by Marshall Thompson (Kailis Bros), subject to:

- 1 all operations, including storage and display, being confined to within the unit;
- 2 the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before any works whatsoever are commenced;
- 3 the approval of the City Environmental Health Manager.

CARRIED

G20209 HOME OCCUPATION : PICTURE FRAMING : LOT 856 (38) AMADEUS GARDENS, JOONDALUP - [2856/856/38]

CITY PLANNER'S REPORT G20209

Mr C Gibson seeks Council approval to conduct a picture framing business as a home occupation at Lot 856 (38) Amadeus Gardens, Joondalup.

The City Planner gives details of the processes involved in the business - the assembly of picture frames using frames and paper matting. The equipment used to ensure no dust nuisance will be caused, does not exceed the noise levels of a household vacuum cleaner. No complaint has been received from local residents and immediate neighbours and it is Mr Gibson's intention to build up a client base and then move to premises within the Joondalup Service Trades Estate.

The City Planner reminds Council that it has not yet finally adopted a Home Occupation policy and suggests this application be deferred pending that adoption.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council defers consideration of the application from Mr C Gibson for a home occupation (picture framing) at Lot 856 (38) Amadeus Gardens, Joondalup pending adoption of a "Home Occupations Policy".**CARRIED**

G20210 HOME OCCUPATION : OCCASIONAL CHILD CARE : LOT 318 (46) PARNELL AVENUE, MARMION - [20/318/46]

CITY PLANNER'S REPORT G20210

In December 1991 (Item F91231) Council refused an application from Mrs S Clark to undertake occasional child care for up to ten children, as a home occupation on Lot 318 (46) Parnell Avenue, Marmion. This refusal was based on the grounds that the proposed use went further than what is intended in Council's Home Occupation Policy and noise and traffic nuisance could result. Mrs Clark seeks Council reconsideration of her application.

The City Planner reiterates the concerns expressed previously and submits the application in full. He suggests that, due to the residential nature of the subject area, a formal "Application to Commence Development" for a small child care centre, would be more appropriate than a home occupation.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council reiterates its view that Mrs Clark's application goes beyond what it intended for home occupations and advises her that if she wishes to care for more than four children, she should lodge a formal "Application to Commence Development" for a small child care centre at Lot 318 (46) Parnell Avenue, Marmion.

CARRIED

G20211 REZONING, LOT 11 WHITFORD AVENUE, WOODVALE TO MIXED BUSINESS - [790-586]

CITY PLANNER'S REPORT G20211

In July 1991 (Item F20737) Council initiated Amendment No 586 to Town Planning Scheme No 1 to rezone Lot 11 Whitford Avenue, Woodvale, from "Commercial" to "Mixed Business". This would have the effect of removing this lot from the Commercial zone and allow uses such as Showrooms/Offices and Restaurants. Shops would not be allowed, thus restricting the size of the Woodvale District Centre to a maximum 4990m² retail gla.

The City Planner reports that during the amendment advertising period, seven (identical) submissions were received, all objecting to the proposal. The major objections to the amendment are that a covenant is currently being prepared to restrict activities on Lot 11 to those listed as "Non-Retail Commercial", and the proposed rezoning would reduce the value of the land purchased. The City Planner advises that the restrictive covenant has been in preparation for some time now, and transfer of ownership of the lot could delay the covenant indefinitely. Rezoning the land to "Mixed Business" is therefore considered essential to ensure control over the type of activities that may be accommodated on Lot 11.

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

- 1 finally adopts Amendment No 586 to Town Planning Scheme No 1;
- 2 forwards the submissions to the Hon Minister for consideration;
- 3 following advice that the Hon Minister is prepared to finally approve the amendment, authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

CARRIED

G20212 **PROPOSED REZONING : LOTS 2 AND 4 PRIEST AND GNANGARA ROADS, LANDSDALE - [790-599]**

CITY PLANNER'S REPORT G20212

In December 1991 (Item F21204) Council resolved to support an application for the proposed rezoning of Swan Locations 1803 and 1914, and Lots 2, 4 and 44 of Swan Location E1, Landsdale.

The City Planner reports that Mr and Mrs M K and T A Priest have advised that the proposed rezoning of Lot 4 Priest Road as "Special Rural/Special Residential", within the overall structure plan for that major development, was an oversight and the entire lot, with the exception of the south eastern corner, adjacent to Snake Swamp, should have been identified for residential purposes.

The Department of Planning and Urban Development Plan for East Wanneroo denotes the subject land as future urban and the City Planner can see no reason why this modification should not be made to the structure plan and the initial rezoning.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council modifies Amendment No 599 to Town Planning Scheme No 1 by deleting the "Special Residential Zone" over portion of Lot 4 Priest Road, Landsdale.

CARRIED

**G20213 PROPOSED REZONING OF LOTS 1-4, 7 & 8 ELLIOT ROAD AND GREENFIELDS
CIRCLE, WANNEROO - [790-609]**

CITY PLANNER'S REPORT G20213

BSD Consultants, on behalf of Elliott Road Village Pty Ltd, seek Council approval for the rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo, from "Residential Development R20" to "Commercial". An additional application for rezoning Lots 5 and 6 Greenfields Circle and Wattle Mews, Wanneroo to accommodate a child care centre, will be treated as a separate exercise.

The City Planner reports on the ramifications of the proposal which seeks to establish a retail centre for the residents between Wanneroo Road and Lake Joondalup, and to address a current shortfall in total retail floorspace within the Wanneroo District.

He gives details of infrastructures which are required to be put in place should any further development occur east of Wanneroo Road - schools, public open space, community service sites, major roads and drainage sites. In order to create a balance for the acquisition of the land required for the above features with the benefits to be gained from commercially zoned land, Council resolved that all of this land would be acquired through the Town Planning Development Scheme for the whole area. This proposed rezoning does not accord with the Structure Plan utilised by Council and the Department of Planning and Urban Development for this area for many years.

RECOMMENDATION

That Council defers consideration of the application submitted by BSD Consultants, on behalf of Elliot Road Village Pty Ltd, for the proposed rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo from "Residential Development (R20)" to "Commercial" until the Structure Plan for the land bounded by Elliot Road, Wanneroo Road, Lenore Road and Ocean Reef Road has been advertised and all submissions in respect of this plan, including this application, have been assessed.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that consideration of the application submitted by BSD Consultants, on behalf of Elliot Road Village Pty Ltd, for the proposed rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo from "Residential Development (R20)" to "Commercial", be deferred for one month and referred back to Town Planning Committee. **CARRIED**

**G20214 REZONING AND STRUCTURE PLAN, LOT 3 ROMEO ROAD, ALKIMOS - [770-26,
770546]**

CITY PLANNER'S REPORT G20214

Geoff Lewis, Town Planning and Project Management Consultant, on behalf of Northern Corridor Development Ltd, seeks the initiation of an amendment to the Metropolitan Region Scheme to provide for future urban development of Lot 3 Swan Location 1370 Romeo Road, Alkimos (226.0397 hectares in area). The applicant has submitted a Structure Plan of the area in support of his application for rezoning.

The City Planner outlines the details of the proposed structure plan and the ways in which it could impinge on surrounding landholdings. He confirms that overall the structure plan meets the City's requirements; however, in order to ensure a co-ordinated approach to development of the whole of the Clarkson-Butler and the Alkimos-Eglinton "urban cell", it is important that a legal mechanism be established. This would provide for an overall co-ordinated and equitable sharing of the costs of the construction of district roadways and other infrastructures.

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

- 1 recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone Lot 3, Swan Location 1370 Romeo Road, Alkimos, from "Rural" to "Urban and Important Regional Roads Reservation" in general accordance with Structure Plan No AK1 dated July 1991 prepared by Geoff Lewis, Town Planning and Project Management Consultant, subject to the land requirements for the proposed Important Regional Road Reserves of Marmion Avenue, Connolly Drive and Romeo Road being determined and then ceded free of cost to the Crown.

This will include the detailed alignment of the Romeo Road Reserve being determined and this should include the pegging of the current location of this road to identify and assess its impact on the Quindalup Dune Ridge. The ceding of the land for these roads is to be effected prior to Council requesting the initiation of the Metropolitan Region Scheme amendments;

- 2 informs the proponent that a prerequisite to rezoning of the land under Council's Town Planning Scheme No 1 will be the putting into place of a mechanism providing for equitable contribution from the landowner for the construction of district distributor roads and other infrastructure similar to, and based on much the same principles set out in the proposed Clarkson/Butler Headworks Scheme. This will also involve a similar commitment from all landowners within the "urban cell" north of the southern boundary of the subject land and Lot 102 Alkimos to the southern boundary of the proposed lateral wedge of Regional Open Space north of Eglinton.

CARRIED

G20215 APPLICATION FOR REZONING OF PROPOSED SECWA SUB STATION SITE, CNR WANNEROO ROAD AND CLARKSON AVENUE, NEERABUP - [319-2, 790-605]

CITY PLANNER'S REPORT G20215

The State Energy Commission of Western Australia seeks Council approval for rezoning a proposed substation site on the corner of Clarkson Avenue and Wanneroo Road, Neerabup, in order to service the future urban areas east of Wanneroo Road. The subject land is 1.9225 hectares in area.

The City Planner reports that although this type of facility could be accommodated within the existing zoning for the area, SECWA has specifically requested rezoning to ensure security of tenure, once people have moved into the area and oppose the development of such a facility.

Subdivision of this site has already been supported subject to access conditions (both temporary and permanent) being firmly adhered to.

RECOMMENDATION

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

- 1 supports the application submitted by SECWA for the rezoning of a portion of Swan Location 2579 corner Wanneroo Road and Clarkson Avenue, Neerabup from "Rural" to "Special Zone (Restricted Use) SECWA Substation";
- 2 forwards the documentation for Amendment No 605 to Town Planning Scheme No 1, to the Minister for Planning for preliminary approval to advertise;
- 3 prior to finalising the rezoning, seeks from SECWA details of the location of transmission and distribution lines relating to the sub-station.

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

- 1 the recommendation of the Committee not be adopted;
- 2 consideration of the application submitted by SECWA for the rezoning of a portion of Swan Location 2579 corner Wanneroo Road and Clarkson Avenue, Neerabup from "Rural" to "Special Zone (Restricted Use) SECWA Substation" be deferred;
- 3 Council writes to SECWA requesting details of the proposed location of the transmission and distribution lines relating to the sub-station.**CARRIED**

G20217 PROPOSED TOWN PLANNING SCHEME NO 22 - BERKLEY ROAD DEVELOPMENT SCHEME - [780-22]

CITY PLANNER'S REPORT G20217

The City Planner gives details of the 100 hectares of land on the north and south sides of Berkley Road, Marangaroo and Alexander Heights, the last areas of these two suburbs which have not received approval to subdivide.

The subject area includes 55 separate lots, with the majority being approximately 2 hectares in area, owned by 43 different owners, including private developers and the Department of Planning and Urban Development. The area is currently zoned Residential Development (R20), in Town Planning Scheme No 1 and has been zoned "Urban" under the Metropolitan Region Scheme for approximately 10 years.

The City Planner reports that a Town Planning Development Scheme is proposed to be established over this area as a practical and efficient means of ensuring the long term orderly development of Berkley Road. The scheme would provide the best method of implementing the Structure Plan over the area as it provides a statutory backing to proposals, does not require detailed subdivision patterns to be incorporated and establishes equitable contributions for "common items" (ie Scheme costs).

MOVED Cr Nosow, **SECONDED** Cr Dammers 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 22 - Berkley Road 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 attached to Report No G20217;
- 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 the Scheme area by facilitating the provision of certain infrastructure and other facilities within the Scheme area, including:
 - (i) the district distributor roads, including drainage (land acquisition and construction of full earthworks and one carriageway);
 - (ii) upgrading and construction of existing roads;
 - (iii) pedestrian-cyclist under/over passes;
 - (iv) dual use paths;
 - (v) public open space;
 - (vi) local drainage facilities;
 - (b) ensure development occurs on an equitable basis, both in terms of the contributions made by developing landowners and the benefits they receive, with prior contributions to public open space being taken into consideration;
- 3 following receipt of the legal agreement between the City of Wanneroo, Peacefield Holdings and Mr and Mrs Franze, owners of Lots 101 and 102 Redcliffe Avenue/Berkley Road, Marangaroo, authorises the affixation of the Common Seal to, and endorses the signing of, the legal agreement.

CARRIED

Appendix VI refers.

CITY PLANNER'S REPORT G20218

Chapman Glendinning and Associates, on behalf of J and P Gilman and R and L Damasson, seek Council approval for the subdivision of Lot 101 Berkley Road, Marangaroo, in order to create 21 residential lots.

The City Planner outlines the proposal, which will integrate with the adjoining subdivision application submitted by Geoff Lewis Town Planning and Project Management Consultants.

He gives details of drainage issues which will need to be addressed, together with the requirements for a "headworks levy" to be imposed on each owner for provision of items of infrastructure such as regional roads, public open space, drainage sites, dual use paths and underpasses and/or footbridges.

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

- 1 advises Chapman Glendinning and Associates that, prior to support for the subdivision being issued, a legal agreement is required to be entered into (at the developer's expense) to ensure proportional contributions are made to the "headwork levy" when an appropriate amount is determined by Council;
- 2 supports the proposed subdivision of Lot 101 Berkley Road, Marangaroo, subject to:
 - (a) the upgrading of Berkley Road when it abuts the application area to the satisfaction of Council;
 - (b) construction and drainage of Skeit Road to the satisfaction of Council;
 - (c) provision of a 1,396m² drainage reserve to the specification and satisfaction of the City Planner and City Engineer;
 - (d) a 0.1 metre pedestrian accessway being provided along the boundary of those lots where they abut the proposed Hepburn Avenue;
 - (e) uniform fencing/landscaping being provided along the 0.1 metre pedestrian accessway;
 - (f) all stormwater drainage from the application area and Hepburn Avenue to be accommodated within the application;
 - (g) standard conditions of subdivision. **CARRIED**

G20219 SUBDIVISION, LOT 5 CAPORN STREET, MARIGINIUP - [740-86280]

CITY PLANNER'S REPORT G20219

R G and D F Lindsay seek Council approval for the subdivision of Lot 5 Caporn Street, Mariginiup, into two lots of approximately two hectares each.

The City Planner reports on the Council's Rural Subdivision Policy, which requires a minimum lot size of 4 hectares for land in this area. He also reminds Council that the subject lot is affected by Planning Control Area No 16, in that a small portion of the lot is designated as Regional Open Space under the proposed Parks and Recreation Land Requirement formulated by Department of Planning and Urban Development.

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

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4.0 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality;
- 3 the applicants should negotiate with the Department of Planning and Urban Development for their purchase of that portion of land required for Planning Control Area No 16.

CARRIED

G20220 SUBDIVISION, LOCATION 1739 CNR MEADOWLANDS DRIVE/NEAVES ROAD, MARIGINIUP - [740-85909]

CITY PLANNER'S REPORT G20220

BSD Consultants, on behalf of Mr S Lucisano, seek Council approval for the subdivision of Location 1739 Neaves Road, Mariginiup, into eleven lots ranging in size from 2.01 to 2.34 hectares. The subject site, is zoned "Rural" and Amendment No 462 to Town Planning Scheme No 1 which proposes a rezoning to "Special Rural", is currently being processed.

The City Planner outlines the proposal, which reflects the Development Guide Plan submitted with the rezoning application. He confirms that the majority of the conditions imposed by Council in November 1991 when Amendment No 462 was adopted, have been complied with.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council supports the application by BSD Consultants on behalf of S Lucisano for the subdivision of Location 1739 Neaves Road, Mariginiup, subject to:

- 1 the finalisation of Amendment No 462 to Town Planning Scheme No 1;
- 2 corner truncation to Neaves Road and Meadowlands Drive to be increased to 10 metres x 10 metres;

- 3 construction of bridle paths to the satisfaction of the City Planner and City Engineer;
- 4 pedestrian accessway to link with existing pedestrian accessway to the south which connects with Via Vista Drive;
- 5 completion of construction of Meadowlands Drive at the junction of Neaves Road;
- 6 standard conditions of subdivision. **CARRIED**

G20221 SUBDIVISION, RESERVE 34029 WATERFORD DRIVE, HILLARYS - [740-86077]

CITY PLANNER'S REPORT G20221

Homeswest seeks Council approval for subdivision of Reserve 34029 Waterford Drive, Hillarys. The proposed subdivision would create a 45 lot medium density housing precinct (coded R25), 75 traditional housing lots, two grouped sites for aged persons' housing and a public open space contribution of 1.15 hectares.

The City Planner reports that the subject area was originally set aside as a high school site. The Minister for Education has now deemed the reserve as surplus to requirements. The application area is bounded by both existing and proposed residential development, the Ern Halliday campsite and a proposed neighbourhood shopping centre.

The City Planner gives details of a number of concerns related to small lot sizes, eg on and off street parking, solar access, streetscape design and co-ordination of crossovers, and reports that the applicant, Homeswest, is undertaking discussions with Council officers in an attempt to address these issues.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council supports the application submitted by Homeswest for the subdivision of Reserve 34029 Waterford Drive, Hillarys, subject to the following conditions:

- 1 finalisation of Amendment No 866/33A to the Metropolitan Region Scheme and Amendment No 574 to Town Planning Scheme No 1;
- 2 co-ordination of final site levels with surrounding land, to the satisfaction of the City Engineer;
- 3 provision of drainage facilities for the application area, to the satisfaction of the City Engineer, such facilities not to impinge upon the public open space contribution;
- 4 plans for the proposed development of public open space being submitted to the City Parks Manager for approval, at least four weeks prior to works commencing;
- 5 the provision of uniform fencing along residential lot boundaries abutting public open space;

- 6 road batters not intruding into public open space without prior City
Parks Manager's approval;
- 7 road batters adjacent to public open space being stabilised, to the
satisfaction of the City Parks Manager;
- 8 access places, roundabouts and crossovers where required by Council
being designed and constructed to the satisfaction of the City
Engineer;
- 9 provision of a 0.1 metre wide pedestrian accessway along the
boundaries of the 445m², 398m², 414m² and 505m² lots where they abut
the access place in order to restrict vehicular access;
- 10 access point to Angove Drive being co-ordinated with the existing
access point to Reserve 23563 to the satisfaction of the City
Engineer;
- 11 provision of adequate corner truncations to lots adjacent to the
proposed roundabout to the satisfaction of the City Engineer;
- 12 provision of a dual use path within the Angove and Waterford Drive
road reserves to the satisfaction of the City Engineer;
- 13 standard conditions of subdivision. **CARRIED**

G20222 SUBDIVISION, LOT 32 CARABOODA ROAD, CARABOODA - [740-86129]

CITY PLANNER'S REPORT G20222

P W and T P Fitzsimmons seek Council approval to subdivide Lot 32 Carabooda Road, Carabooda into two lots of 4.05 hectares each.

The City Planner reports that under the Draft North West Corridor Structure Plan, prepared by the Department of Planning and Urban Development, the subject site is marked "Agriculture". Under Council's Rural Subdivision Policy, the minimum lot size is specified as 4.0 hectares and as this proposal complies with that policy, the City Planner recommends approval.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council supports the application submitted by P W and T P Fitzsimmons for the subdivision of Lot 32 Carabooda Road, Carabooda, subject to:

- 1 minimum lot size not being less than 4.0 hectares;
- 2 all buildings having the necessary clearance from the new
boundaries. **CARRIED**

G20223 PROPOSED SUBDIVISION : PORTION LOT M1722 MARMION AVENUE, CURRAMBINE - [740-86185]

CITY PLANNER'S REPORT G20223

Feilman Planning Consultants, on behalf of Beaumaris Land Sales, seek Council approval for the subdivision of portion of Lot M1722 Marmion Avenue, Currambine, into 66 residential lots, with a public open space contribution of 1.214 hectares.

The City Planner reports that Amendment No 452 to Town Planning Scheme No 1 to rezone the subject site from "Rural" to "Residential Development" is currently being processed. Council has not adopted the Structure Plan for this area as the Ministry of Education has yet to advise of its support for the configuration of the high school site.

Subject to approval from the Ministry of Education, the City Planner provides a number of issues to be imposed as conditions, should approval be given to the proposed subdivision.

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

- 1 defers consideration of the application submitted by Feilman Planning Consultants, on behalf of Beaumaris Land Sales, for the subdivision of portion of Lot M1722 Marmion Avenue, Currambine;
- 2 upon written notification from the Ministry of Education indicating support for the proposed high school site, delegates authority to the City Planner to support the application, subject to compliance with the following conditions:
 - (a) finalisation of Amendment No 452 to Town Planning Scheme No 1;
 - (b) road batters not intruding into public open space without the prior approval of the City Parks Manager;
 - (c) road batters adjacent to public open space being stabilised to the satisfaction of the City Parks Manager;
 - (d) the roadway abutting the proposed high school site being constructed with either a 9 metre pavement width or as a parking embayment designed and constructed to the satisfaction of the City Engineer;
 - (e) provision of adequate corner truncation to lots adjacent to the proposed roundabout to the satisfaction of the City Engineer;
 - (f) access places, cul-de-sac heads, roundabouts and retaining walls being designed to the satisfaction of the City Engineer;
 - (g) provision of a 0.1 metre wide pedestrian accessway along the boundary of the 663m² and 667m² lots where they abut the access place in order to prevent vehicular access;
 - (h) a dual use path network being provided within the application area to the satisfaction of the City Engineer;
 - (i) standard conditions of subdivision.

CARRIED

**G20224 AMENDMENT NO 378 TO TOWN PLANNING SCHEME NO 1, SWAN LOCATION 2477
FLYNN DRIVE, NEERABUP - [790-378]**

CITY PLANNER'S REPORT G20224

The City Planner reports that Department of Planning and Urban Development is seeking advice on the future of Amendment No 378 to Town Planning Scheme No 1.

This amendment was initiated in February 1987 and proposed to rezone Loc 2477 Flynn Drive, Neerabup, from "Rural" to "Special Rural". The Department of Planning and Urban Development deferred any action on the amendment until the outcome of the corridor review was known.

In the interim, the applicants, A and N Borrello, sought subdivision and development approval for a family golf course - this has subsequently been approved.

The draft North West Corridor Structure Plan and Council's preferred option both identify the area as future industrial. To continue with rezoning to Special Rural at this time would conflict with the future intentions for this land.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council discontinues Amendment No 378 to Town Planning Scheme No 1, which proposed to rezone Loc 2477 Flynn Drive, Neerabup from "Rural" to "Special Rural".

CARRIED

**G20225 AMENDMENTS 490/596 AND REVISED STRUCTURE PLAN, LOT 2 BURNS BEACH
ROAD, BURNS - [790-596, 790-458, 790-490]**

CITY PLANNER'S REPORT G20225

Russell Taylor and William Burrell, on behalf of Burns Beach Management Pty Ltd, have submitted a revised Structure Plan for the eastern and central cells of Burns Beach Estate on Lot 2 Burns Beach Road, Burns. This review addresses issues of bus routes, commercial centre locations and residential codings, close to the Burns Railway Station.

The City Planner reports on the main features of the Structure Plan - potential lot yield in the eastern and central cells, primary and high school sites, public open space, a neighbourhood centre of 5000m² net lettable area in the central cell, a neighbourhood centre of 1500m² NLA in the eastern cell, dual use paths and internal road structure planning.

The applicants seek modification of the documents relating to Amendment No 490 to Town Planning Scheme No 1 to reflect these changes and the City Planner gives details of Government instrumentality and Council Department comments on the plan.

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

- 1 supports the application submitted by Taylor and Burrell, on behalf of Burns Beach Management Pty Ltd to rezone the Commercial site within the central cell (between Marmion Avenue and Connolly Drive) of Lot 2 Burns Beach Road, Burns Beach to "Residential Development", the new shopping site from "Residential Development" to "Commercial, Service Station and Civic," and the deli/medical centre site from "Residential Development" to "Commercial and Special Zone (Restricted Use) Medical Centre";
- 2 in accordance with the revised Structure Plan (Plan No 77/40/68 dated August 1991), as outlined in Report G20225:
 - (a) recodes the three nominated group housing sites to "Residential Development R40";
 - (b) amends the Fifth Schedule of the Scheme Text to include a figure of 5000m² GLA for the proposed Neighbourhood Shopping Centre, and 100m² GLA for the proposed delicatessen;
- 3 modifies the documents for Amendment No 490 in accordance with the revised Structure Plan (being Plan No 77/40/68 dated August 1991) by:
 - (a) recoding the residential area in the southern portion of the eastern cell (between Connolly Drive and the Mitchell Freeway alignment) from R20 to R40;
 - (b) zoning the proposed shopping centre site to "Commercial, Service Station, Civic and Special Zone (Restricted Use) Medical Centre";
- 4 includes in the Fifth Schedule of the Scheme Text a figure of 1500m² GLA for the proposed Neighbourhood Shopping Centre;
- 5 forwards the documentation for Amendment Nos 490 and 596 to the Minister for Planning for preliminary approval to advertise;
- 6 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 Amendment Nos 490 and 596 it will require:
 - (a) a legal agreement ensuring the ceding and construction of earthworks and one carriageway of Connolly Drive between the new Burns Beach Road and the southern boundary of Lot 2 Burns Beach Road, the upgrading of Burns Beach Road to the ultimate design across the Marmion Avenue intersection, including the approach section west of Connolly and construction of pedestrian underpasses on Marmion Avenue and Burns Beach Road (east of Connolly Drive);

- (b) legal agreement ensuring the ceding of the two community purpose sites free of cost to Council;
- (c) detailed structure plans for the proposed deli/medical centre site and both neighbourhood shopping centres, including the associated facilities;
- (d) resolution of the issues raised by the Environmental Protection Authority and the Department of Conservation and Land Management to the satisfaction of those authorities;
- (e) the design criteria for Burns Beach Road west of Marmion Avenue being finalised. **CARRIED**

Appendix VII refers.

G20226 AMENDMENT NOS 577 AND 595 : PROPOSED REZONING, VARIOUS LOTS ELLIOT, WYATT, WANNEROO AND EAST ROADS AND LOT 19 ARCHER STREET, WANNEROO - [790-577, 790-595]

CITY PLANNER'S REPORT G20226

In October 1991 (Item F21023) Council resolved to support an application for rezoning the area bounded by Wanneroo, Elliot, Lenore and Ocean Reef Roads, Wanneroo, and sought submission of a structure plan.

The City Planner reports that subsequent to that meeting, other landholders in the vicinity of the proposed area have sought inclusion in this Structure Plan. The Plan has been assessed by Council officers and submitted to the Water Authority of Western Australia.

The City Planner outlines several issues of concern and suggests the establishment of a Town Planning Development Scheme over the area, once the Structure Plan has been advertised for public comment.

RECOMMENDATION

That Council:

- 1 advises Taylor and Burrell Planning Consultants that prior to initiating Amendment No 595, the applicants will be required to indicate that the areas concerned can be economically serviced to the satisfaction of the City and the Water Authority of Western Australia;
- 2 upon compliance with 1 above, in accordance with the provisions of Section 7 of the Town Planning and Development Act, 1928 (as amended):

- (a) supports the application submitted by Taylor and Burrell Planning Consultants on behalf of Australian Housing and Land, the Roman Catholic Church, Giuseppe and Bruno Pelle, Suburban Hotels, M Faas, B & N Peterkin, K Colgate, C Butler, M Tye and R & J Ballato, for the rezoning of Lots Pt 2, 7, 8, 31 and 34 Wanneroo Road, Lots 14, 15, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from "Rural" to "Residential Development (R20)";
- (b) forwards the documentation for Amendment No 595 to the Minister for Planning for preliminary approval to advertise;
- (c) recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone land which is the subject of Amendment No 595, from "Rural" to "Urban";

3 advises the applicants that in the interest of facilitating the prompt development of the subject area, it has resolved to seek the above amendment but before granting final approval to Amendment Nos 577 and 595, it will require:

- (a) the Structure Plan to be modified to:
 - (i) include a row of 5,000m² lots abutting Lenore Road, directly opposite Special Rural Zone No 13;
 - (ii) include church sites in the vicinity of the neighbourhood centres;
 - (iii) identify notional areas of R40 (grouped housing and aged persons' housing) adjacent to proposed neighbourhood centres;
 - (iv) include proposed road widening for Elliot and Lenore Roads in accordance with proposals contained in the North West Corridor Structure Plan for East of Wanneroo;
 - (v) show notional locations of underpasses;
 - (vi) provide where possible, Controlled Access place and Service Roads to abut roads in excess of 3,000 VPD to reduce the areas of uniform fencing and increase pedestrian access particularly to public transport corridors;
 - (vii) include the proposed public transport route through the area;

- (b) that the applicants enter into a legal agreement with Council, at the applicants' expense, with regard to the payment of the relevant headworks charges to be determined by Town Planning Scheme No 21 - East Wanneroo Development Scheme;
- (c) in respect of Amendment No 577, either Lot 202 Wattle Mews, Wanneroo (6211m²) be vested as public open space or alternatively an equivalent area of public open space be set aside adjacent to this lot with a legal agreement being entered into between the landowner and Council (at the applicants' expense) to ensure that 6211m² will be vested for public open space in the applicants' first stage of subdivision in accordance with the proposed structure plan and at no expense to Council;

4 authorises release of, for public comment for a period of three months, the Structure Plan and explanatory report prepared by Taylor and Burrell Planning Consultants, for the area bounded by Elliot Road, Lenore Road, Ocean Reef Road and Wanneroo Road, subject to:

- (a) the modifications referred to in 3(a) above being carried out to the satisfaction of the City Planner;
- (b) the modified plan being given preliminary approval by the Department of Planning and Urban Development;
- (c) the explanatory report accompanying the Structure Plan including an outline of the Statement of Objects and Intent adopted by Council in respect to the proposed East Wanneroo Development Scheme;

5 writes to all landowners in the area which is the subject of the Structure Plan, providing them with a copy of the Structure Plan and informing them of the public comment period;

6 places appropriate advertisements in the local and "The West Australian" newspapers.

MOVED Cr Nosow, **SECONDED** Cr Moloney that consideration of the application from Taylor and Burrell Planning Consultants for rezoning of the area bounded by Wanneroo, Elliot, Lenore and Ocean Reef Roads, Wanneroo, be deferred pending adoption of the East West Corridor Structure Plan.

LOST

Cr Dammers advised that the release of the structure plan for public comment would involve meetings being held, at Council's invitation, with all of the landowners in the affected area.

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

1 advises Taylor and Burrell Planning Consultants that prior to initiating Amendment No 595, the applicants will be required to indicate that the areas concerned can be economically serviced to the satisfaction of the City and the Water Authority of Western Australia;

2 upon compliance with 1 above, in accordance with the provisions of Section 7 of the Town Planning and Development Act, 1928 (as amended):

- (a) supports the application submitted by Taylor and Burrell Planning Consultants on behalf of Australian Housing and Land, the Roman Catholic Church, Giuseppe and Bruno Pelle, Suburban Hotels, M Faas, B & N Peterkin, K Colgate, C Butler, M Tye and R & J Ballato, for the rezoning of Lots Pt 2, 7, 8, 31 and 34 Wanneroo Road, Lots 14, 15, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from "Rural" to "Residential Development (R20)";
- (b) forwards the documentation for Amendment No 595 to the Minister for Planning for preliminary approval to advertise;
- (c) recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone land which is the subject of Amendment No 595, from "Rural" to "Urban";

3 advises the applicants that in the interest of facilitating the prompt development of the subject area, it has resolved to seek the above amendment but before granting final approval to Amendment Nos 577 and 595, it will require:

- (a) the Structure Plan to be modified to:
 - (i) include a row of 5,000m² lots abutting Lenore Road, directly opposite Special Rural Zone No 13;
 - (ii) include church sites in the vicinity of the neighbourhood centres;
 - (iii) identify notional areas of R40 (grouped housing and aged persons' housing) adjacent to proposed neighbourhood centres;
 - (iv) include proposed road widening for Elliot and Lenore Roads in accordance with proposals contained in the North West Corridor Structure Plan for East of Wanneroo;
 - (v) show notional locations of underpasses;
 - (vi) provide where possible, Controlled Access place and Service Roads to abut roads in excess of 3,000 VPD to reduce the areas of uniform fencing and increase pedestrian access particularly to public transport corridors;

(vii) include the proposed public transport route through the area;

(b) that the applicants enter into a legal agreement with Council, at the applicants' expense, with regard to the payment of the relevant headworks charges to be determined by Town Planning Scheme No 21 - East Wanneroo Development Scheme;

(c) in respect of Amendment No 577, either Lot 202 Wattle Mews, Wanneroo (6211m²) be vested as public open space or alternatively an equivalent area of public open space be set aside adjacent to this lot with a legal agreement being entered into between the landowner and Council (at the applicants' expense) to ensure that 6211m² will be vested for public open space in the applicants' first stage of subdivision in accordance with the proposed structure plan and at no expense to Council;

4 authorises release of, for public comment for a period of three months, the Structure Plan and explanatory report prepared by Taylor and Burrell Planning Consultants, for the area bounded by Elliot Road, Lenore Road, Ocean Reef Road and Wanneroo Road, subject to:

(a) the modifications referred to in 3(a) above being carried out to the satisfaction of the City Planner;

(b) the modified plan being given preliminary approval by the Department of Planning and Urban Development;

(c) the explanatory report accompanying the Structure Plan including an outline of the Statement of Objects and Intent adopted by Council in respect to the proposed East Wanneroo Development Scheme;

5 writes to all landowners in the area which is the subject of the Structure Plan, providing them with a copy of the Structure Plan and informing them of the public comment period;

6 places appropriate advertisements in the local and "The West Australian" newspapers. **CARRIED**

**G20227 AMENDMENT NO 603 : REZONING OF LOT 5 (33) PRINDIVILLE DRIVE, WANGARA
- [790-603]**

CITY PLANNER'S REPORT G20227

Mr Peter Tyrrell, on behalf of Wanneroo Markets, is seeking Council approval to rezone Lot 5 (33) Prindiville Drive, Wangara to accommodate a proposed mini golf course development.

The City Planner reports on the proposal, which is to be located on the area currently used as a children's playground. The subject land is currently zoned "Special Zone (Restricted Use) Markets" in Town Planning Scheme No 1.

The City Planner advises that the inclusion of incidental amusement based uses within this form of development can be supported. He suggests the most suitable avenue to accommodate the use proposed is to amend the definition of "Market" as presented in Town Planning Scheme No 1.

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

- 1 prepares, adopts and signs Amendment No 603 to Town Planning Scheme No 1 to redefine "Market" to read:

"means premises at which goods are sold from temporary stalls in individual bays leased to sellers and may include as incidental uses such public amusements considered by the Council to be complementary to the operation of markets";

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

G20228 AMENDMENT NO 610 : PROPOSED TOURISM ZONE - [790-610]

CITY PLANNER'S REPORT G20228

Mr S Aston seeks Council approval to rezone Lot 300 (543) Wanneroo Road from "Rural" to "Special Use Accommodation" to develop a proposed twelve room family holiday complex.

The City Planner outlines the history of the strip of land between Yellagonga Regional Park and Wanneroo Road, and suggests that as this is one of three applications received for tourism/recreation related developments in the area (a golf complex on Lot 1 Wanneroo Road/Woodvale Drive and a restaurant/fast food and service station on Lot 66 Whitford Avenue/Wanneroo Road), Council may wish to undertake a co-ordinated approach and introduce a "Tourism Zone" into Town Planning Scheme No 1 to be applied to this area. The zone would include tourist accommodation, associated leisure and recreation services and exclude, inter alia, industrial and commercial uses.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council seeks comments from the landowners of Lots 1 south through to 6 Wanneroo Road, Woodvale and Lots 98, 99 and 500 Whitford Avenue, Woodvale on the proposed "Tourism Zone".

CARRIED

G20229 CLOSE OF ADVERTISING : AMENDMENT NO 521 TO TOWN PLANNING SCHEME NO 1
: PORTION LOT 31 CONNOLLY DRIVE, MERRIWA - [790-521]

CITY PLANNER'S REPORT G20229

In February 1990 (Item E20204) Council initiated Amendment No 521 to Town Planning Scheme No 1 to rezone portion Lot 31 Connolly Drive, Merriwa from "Residential Development" to "Commercial, Special Zone (Restricted Use) Medical Centre and Civic".

Advertising of the amendment closes on 14 February 1992 and to date no submission has been received.

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

- 1 adopts Amendment No 521 to Town Planning Scheme No 1 to rezone portion of Lot 31 Connolly Drive from "Residential Development" to "Commercial, Special Zone (Restricted Use) Medical Centre and Civic";
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents. **CARRIED**

G20230 **CLOSE OF ADVERTISING : AMENDMENT NO 552 TO TOWN PLANNING SCHEME NO 1 : LOT 11 CONNOLLY DRIVE, MERRIWA - [790-552]**

CITY PLANNER'S REPORT G20230

In September 1990 (Item E20929) Council initiated Amendment No 552 to Town Planning Scheme No 1 to rezone Lot 11 Connolly Drive, Merriwa, from "Rural" to "Residential Development (R20 and R40) and Service Industrial".

Advertising of the amendment closed on 4 February 1992 and no submission has been received.

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

- 1 adopts Amendment No 552 to Town Planning Scheme No 1 to rezone Lot 11 Connolly Drive, Merriwa from "Rural" to "Residential Development (R20 and R40) and Service Industry";
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents. **CARRIED**

G20231 **CLOSE OF ADVERTISING : AMENDMENT NO 587 PT LOC 10147 MARMION AVENUE/BURRAGAH WAY, DUNCRAIG - [790-587]**

CITY PLANNER'S REPORT G20231

In August 1991 (Item F20815) Council initiated Amendment No 587 to Town Planning Scheme No 1 to rezone a portion of Loc 10147 Burragah Way/Marmion Avenue, Duncraig, from "Residential Development" to "Commercial".

The City Planner reports on the submissions received during the advertising period - a mixture of support and objection. The main grounds for objection were business difficulties, vandalism, and traffic problems. The Department of Planning and Urban Development has placed a condition on final approval of the amendment - that the remaining vacant land needs the Commission's approval for subdivision before finalisation of the amendment will be permitted.

The City Planner supports the applicants' contention that their submission of a plan showing the aged persons housing to the south and a proposed green street subdivision, should be satisfactory, as investigations on these aspects are still currently being assessed. The Department of Planning and Urban Development will be requested to modify its requirement as the structure plan submitted gives an indication of the proposed uses.

RECOMMENDATION

That Council:

- 1 adopts Amendment No 587 to Town Planning Scheme No 1 to rezone portion Location 10147 Burragah Way/Marmion Avenue, Duncraig from "Residential Development" to "Commercial";
- 2 accepts the outline plan for the future subdivision of the remaining landholding and seeks the Department of Planning and Urban Development's acceptance also in this regard;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

AMENDMENT MOVED Cr Major, **SECONDED** Cr Freame that point 2 of the recommendation be amended to read:

- "2 accepts that the remaining vacant land needs Department of Planning and Urban Development approval for subdivision before finalisation of the amendment is permitted."

LOST

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

- 1 adopts Amendment No 587 to Town Planning Scheme No 1 to rezone portion Location 10147 Burragah Way/Marmion Avenue, Duncraig from "Residential Development" to "Commercial";
- 2 accepts the outline plan for the future subdivision of the remaining landholding and seeks the Department of Planning and Urban Development's acceptance also in this regard;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

CARRIED

Cr Major dissented.

G20232 **MINISTER'S REFUSAL TO PERMIT ADVERTISING : AMENDMENT NO 535, PT LOCATION 1866 NEAVES ROAD, MARIGINIUP - [790-535]**

CITY PLANNER'S REPORT G20232

In May 1990 (Item E90585) Council initiated Amendment No 535 to Town Planning Scheme No 1 to rezone portion Location 1866 Neaves Road, Mariginiup from "Special Rural" to "Special Zone (Restricted Use) Service Station and Local Store".

The City Planner reports that the Minister for Planning has withheld consent for the amendment to be advertised on the grounds that the proposed uses are considered inappropriate within a Special Rural Zone and represent an ad hoc rezoning contrary to orderly and proper planning of the locality. The Minister also considers that the proposal would detract from the rural character, is inconsistent with the proposed uses under the Draft North West Corridor Structure Plan and approval for the proposal would create an undesirable precedent for similar applications within Special Rural Zones for the area.

RECOMMENDATION

That Council discontinues Amendment No 535 to Town Planning Scheme No 1, which proposed to rezone portion Lot 1866 Neaves Road, Mariginup from "Special Zone (Restricted Use) Service Station and Local Store".

MOVED Cr Waters, **SECONDED** Cr Carstairs that Item G20232 be deferred and considered in conjunction with Item G20234. **CARRIED**

G20233 MINISTER'S REFUSAL TO PERMIT ADVERTISING : AMENDMENT NO 561 - YANCHEP INDUSTRIAL AREA - [790-561]

CITY PLANNER'S REPORT G20233

In July 1991 (Item F20714) Council initiated Amendment No 561 to Town Planning Scheme No 1 to adopt a mixed industrial zone within the Scheme and to rezone Lots 1-13 and 20 Stevenage Street/Glenrothes Crescent, Yanchep to "Mixed Industry".

The City Planner reports that the object of the amendment was to give Council greater flexibility in assessing applications in the Yanchep Industrial Area based on its relatively isolated nature.

A previous amendment, also initiated to address the inflexibility of the current zoning to accommodate a proposed office and lunch bar development on Lot 6 Stevenage Street and a motor vehicle spray painting business on Lot 10 Glenrothes Crescent, was not permitted to be advertised for public comment.

The Minister for Planning has again refused to grant approval to advertise the amendment on the grounds that Council's Town Planning Scheme already contains three industrial zones which can accommodate a wide variety of industrial and ancillary uses and an additional industrial zone is considered unnecessary.

The City Planner outlines a suggested amendment which, while not solving the overall issue of the inflexible zoning, will address the current problem associated with Lots 6 and 10.

RECOMMENDATION

That Council:

- 1 discontinues Amendment No 561 to Town Planning Scheme No 1;
- 2 prepares, adopts and signs Amendment No 608 to Town Planning Scheme No 1 to rezone Lot 6 Stevenage Street, Yanchep from "General Industrial" to "Light Industrial" and rezone Lot 10 Glenrothes Crescent, Yanchep from "Light Industrial" to "General Industrial";
- 3 forwards the amendment to the Department of Planning and Urban Development for approval to advertise.

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

- 1 the recommendation of the Committee not be adopted;
- 2 Council asks the Minister for Planning to reconsider his decision not to grant approval to advertise Amendment No 561 to Town Planning Scheme No 1. **CARRIED**

G20234 MINISTER'S REFUSAL TO GRANT FINAL APPROVAL - AMENDMENT NO 545, PT LOT 76 GNANGARA ROAD, LANDSDALE - [790-545]

CITY PLANNER'S REPORT G20234

In September 1991 (Item F20921) Council resolved to seek final approval for a Service Station on portion Lot 76 Gngangara Road, Landsdale, via Amendment No 545 to Town Planning Scheme No 1.

The City Planner reports that the Minister for Planning has refused to grant final approval for the amendment on the grounds of inappropriateness, potential traffic conflict and disruption and the setting of a precedent for further commercial development on an important regional road.

The applicants, Land Planning Consultants, have submitted a detailed response to each of the Minister's grounds for refusal and seek his reconsideration of the proposal.

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

RECOMMENDATION

That Council submits the response from Land Planning Consultants to the Minister for Planning with a request for further reconsideration of Amendment No 545 to Town Planning Scheme No 1.

Cr Smith entered the Chamber at this point, the time being 8.46 pm.

MOVED Cr Waters, **SECONDED** Cr Davies that consideration of Amendment Nos 535 and 545 to Town Planning Scheme No 1 be deferred for one month and referred back to Town Planning Committee with power to act.

LOST

MOVED Cr Freame, **SECONDED** Cr Carstairs that consideration of Amendment Nos 535 and 545 to Town Planning Scheme No 1 be deferred for one month and referred back to Town Planning Committee.

CARRIED

G20235 MODIFICATION TO SCHEME AMENDMENT NO 570 : RESERVE 11630 BURNS BEACH ROAD, BURNS - [790-570]

CITY PLANNER'S REPORT G20235

In April 1991 (Item F20411) Council initiated Amendment No 570 to Town Planning Scheme No 1 to recode a portion of Reserve 11630 (552) Burns Beach Road, Burns, from R20 to R40. This was in response to an application from the Department of Land Administration to comply with the Department of Planning and Urban Development's request to provide opportunities for medium density development.

The City Planner reports that Department of Land Administration has modified the area proposed for the recoding by reducing its size to 3691m² and, due to the realignment of Burns Beach Road and Ocean Reef Road, has sought rezoning of portion of Lot 1000 Burns Beach Road from "Reserve for Parks and Recreation" to "Residential Development".

The City Planner concludes that as the size, location and configuration of the recreation area precludes its development for any other use, the lot is surrounded on two sides by major roads and on the third side by urban development, and a site visit has revealed that the area has already been cleared of all vegetation, Council should support the proposed modification to the Amendment.

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

- 1 modifies Amendment No 570 to Town Planning Scheme No 1 to:
 - (a) rezone portion of Lot 1000 Burns Beach Road, Iluka from "Reserve for Parks and Recreation" to "Residential Development";
 - (b) recode portion of Reserve 11630 Burns Beach Road, Burns and Portion of Lot 1000 Burns Beach Road, Iluka from "R20" to "R40";
- 2 forwards the amendment to the Department of Planning and Urban Development for approval to advertise;
- 3 recommends that the North West District Planning Committee requests the Department of Planning and Urban Development to amend the Metropolitan Region Scheme to rezone Portion of Lot 1000 Burns Beach Road, Iluka from "Reserve for Parks and Recreation" to "Urban".

CARRIED

G20236 APPEAL AGAINST REFUSAL OF DENTAL PRACTICE : LOT 54 (121) MOOLANDA BOULEVARD, KINGSLEY - [30/1370]

CITY PLANNER'S REPORT G20236

In August 1991 (Item F20805) Council refused to accommodate a fourth medical practitioner (a dentist) to operate from the premises at Lot 54 (121) Moolanda Boulevard, Kingsley. The applicant, Mr J Spiccia subsequently appealed against Council's decision to the Minister for Planning.

The City Planner reports that the Minister has reviewed the matter and advised that should Council still be unwilling to exercise its discretion to permit the proposed use, the appeal will then be determined by the Hon Minister.

The City Planner outlines the reasons why Council rejected this application in the first place - there is a definite parking problem with regard to the subject development and allowing a further practitioner would only worsen the situation.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council advises the Hon Minister that it is not prepared to reduce its normal parking standards to allow a fourth medical practitioner to consult at Lot 54 (121) Moolanda Boulevard, Kingsley, in view of the parking shortage and that he should therefore determine Mr Spiccia's appeal on the basis of a cash-in-lieu of car parking payment.

CARRIED

G20237 APPEAL DECISION - RADIO MAST, LOT 12 (166) LILBURNE ROAD, DUNCRAIG - [349/12/166]

CITY PLANNER'S REPORT G20237

In June 1991 (Item F20617) Council refused an application for a radio mast on Lot 12 (166) Lilburne Road, Duncraig on the grounds of reduced amenity and local resident objection.

The applicant, Mr G L Wilson, has subsequently appealed to the Minister against the refusal. The Minister for Planning has advised that he has decided to uphold the appeal on condition that the total height of the mast and antennae shall not exceed 8 metres above the level of the ground at the base thereof.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20237 be received.

CARRIED

G20238 APPEAL DETERMINATION : LOCATION 5425 KILN ROAD, CARABOODA - [740-82909]

CITY PLANNER'S REPORT G20238

In September 1990 (Item E20925) Council resolved not to support an application for subdivision of Location 5425 Kiln Road, Carabooda, on the grounds that the proposal was inconsistent with Council's policy and it would create an undesirable precedent. The Department of Planning and Urban Development rejected the application on similar grounds.

The City Planner reports that the applicant, Mr P R Blackadder, has subsequently appealed to the Minister against these refusals. The Minister has considered the appellant's grounds, the reverse recommendations of the relevant authorities and the current status of the land, and dismissed the appeal.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20238 be received.

CARRIED

G20239 APPEAL DETERMINATION : LOT 2 SYDNEY ROAD, JANDABUP - [740-84618]

CITY PLANNER'S REPORT G20239

In June 1991 (Item F20623) Council resolved not to support the subdivision of Lot 2 Sydney Road, Jandabup on the grounds that it was inconsistent with Council's policy and could create an undesirable precedent. The Department of Planning and Urban Development rejected the application on similar grounds.

The City Planner reports that the applicants' D M and B I Arber and B and S A Stray, have appealed against these refusals. The Hon Minister for Planning has considered the application, the adverse recommendations from the relevant authorities, the current status of the land, and given the individual circumstances of this case, upheld the appeal.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20239 be received.
CARRIED

G20240 APPEAL DETERMINATION : LOT 18 GOLFVIEW PLACE, GNANGARA - [740-83655]

CITY PLANNER'S REPORT G20240

In January 1991 (Item F70109) Council resolved not to support the subdivision of Lot 18 Golfview Place, Gnarara on the grounds that it was inconsistent with Council's policy and would create an undesirable precedent. The Department of Planning and Urban Development rejected the application on similar grounds.

The City Planner reports that the applicants, K J and V Rich, have appealed against these refusals. The Minister for Planning has considered the application, the adverse recommendations of the relevant authorities, the current status of the land, and, given the individual circumstances of the case, upheld the appeal.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20240 be received.
CARRIED

G20241 PROPOSED QUICKLIME PLANT ON RESERVE 2522 WATTLE AVENUE, NOWERGUP - [30/3595]

CITY PLANNER'S REPORT G20241

The City Planner reports on correspondence from the Deputy Premier and Minister for State Development, Mr Ian Taylor, on discussions held with Swan Portland Cement Ltd on the long-term security of access to the limestone resources on the vicinity of Reserve 2522 Wattle Avenue, Nowergup. This resource would be the primary source of limestone for the quicklime plant in which the company has proposed to invest approximately \$40 million. The company is seeking some assurance of at least a 30 year lifespan for the project, with protection being given from future land use decisions that could adversely impact on operations.

The City Planner gives details of a proposal from Mr Taylor for the State Government to enter into an agreement with Swan Portland Cement Ltd which would eventually be taken to Parliament for ratification as an Act. The Minister is seeking co-operation and support from the City of Wanneroo in the development of such an Agreement.

RECOMMENDATION

That Council advises the Minister for the Environment that it supports the draft conditions relating to the application from Swan Portland Cement Ltd for development of a Quicklime Production Plant and Limestone Quarry on Reserve 2522 Wattle Avenue, Nowergup, subject to no quarrying operations taking place between the hours of 7.00 pm and 7.00 am.

MOVED Cr Waters, **SECONDED** Cr Carstairs that the meeting adjourn for a short period, the time being 8.55 pm.**CARRIED**

MOVED Cr Dammers, **SECONDED** Cr Carstairs that the meeting resume, the time being 9.05 pm. **CARRIED**

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

- 1 the recommendation of the Committee not be adopted;
- 2 a report relating to the noise output from the proposed Quicklime Plant on Reserve 2522 Wattle Avenue, Nowergup, be provided by the City Environmental Health Manager, to the March Meeting of Town Planning Committee Meeting;
- 3 Council advises the Minister for the Environment that:
 - (a) it is awaiting the Report outlined in 2 above relating to possible noise output from the proposed Quicklime plant;
 - (b) its recommendation for the operation of the proposed Quicklime Plant will be provided to him at the end of March.

CARRIED

G20242 APPLICATION FOR MINING TENEMENT M70/704 LAKE GNANGARA - [30/3457]

CITY PLANNER'S REPORT G20242

The City Planner reports that the Department of Mines is seeking Council's comments and recommendations on an application by Faraway Holdings Pty Ltd for mining tenement M70/704 on a portion of Lake Gnangara. This area of Lake Gnangara is part of the public open space component of Lakelands Special Rural Zone.

In April 1990 (Item E20405) Council considered a proposed mining lease and mining operation on Lake Gnangara, adjacent to proposed mining tenement M70/704, and resolved to grant approval to the application submitted by Magic Soil to commence development of a diatomite mine.

In the case of this application, Faraway Holdings Pty Ltd is only seeking approval for the mining tenement, and not the go ahead for mining operations.

Should the applicant wish to carry out a mining operation within the lease area an "Application to Commence Development" must be submitted to Council. It is also likely that the Environmental Protection Authority would require formal assessment of the proposal at that stage.

The proposed mining tenement is affected by Planning Control Area No 16 and has also been referred to the Department of Planning and Urban Development.

MOVED Cr Nosow, **SECONDED** Cr Dammers that consideration of the application from Faraway Holdings Pty Ltd for mining tenement M70/704 on a portion of Lake Gnangara, be deferred pending consideration of the proposal by the Lakes Management Committee.

CARRIED

**G20243 NON-ORGANIC WASTE DISPOSAL/EXTRACTIVE INDUSTRY : LOCATION 1441 (50)
DRIVER ROAD, LANDSDALE - [30/331]**

CITY PLANNER'S REPORT G20243

In October 1991 (Item F21035) Council deferred consideration of an application from Ion Services, on behalf of Mr S Salamone, for approval to continue sand extraction and non-organic waste disposal on Location 1441 (50) Driver Road, Landsdale, pending receipt of an engineering report, long-term management plan and survey plan.

The City Planner advises that the draft management plan has been submitted; however, the engineering report and survey plan should be available in time for consideration by the March meeting of Town Planning Committee.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council advises Ion Services, on behalf of Mr S Salamone, that should the information sought by Council - an engineering report, long term management plan and survey plan - not be received by Council in sufficient time for it to be considered by the Town Planning Committee meeting in March, the approval for use of Location 1441 (50) Driver Road, Landsdale for sand extraction and non-organic waste disposal, will be withdrawn.

CARRIED

G20244 GATE LICENCE ACROSS ANDERSON ROAD, PINJAR - [510-2302]

CITY PLANNER'S REPORT G20244

The City Planner reports on an application to extend the period of a licence for a gate across Anderson Road, Pinjar, for a further two years.

In accordance with the provisions of Section 333 of the Local Government Act, the proposal was advertised in a newspaper circulating in the district and no objection has been received.

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

1 in accordance with the provisions of Section 333 of the Local Government Act, Council:

(a) renews the licence issued to Mr and Mrs R and A Hill, for the gate across Anderson Road, Pinjar for a period of two years, subject to:

(i) unlocked swing gates being erected at each end of the subject road;

(ii) signs being placed on each gate advising that public access is not inhibited by virtue of the gates;

(b) makes application to the Governor requesting that he issue an order authorising Council to grant a licence;

- 2 a report be submitted to Policy and Resources Committee on:
- (a) the possibility of "adverse possession" applying to land which is subject of a gate licence;
 - (b) the feasibility of Council imposing a financial levy on persons using Crown land or road reserves for the purpose of animal grazing. **CARRIED**

G20245 OBJECTION TO POSSIBLE AERODROME SITE AT NEERABUP - CARRAMAR PARK RESIDENTS COMMITTEE - [727-1]

CITY PLANNER'S REPORT G20245

The Carramar Park Residents' Committee has submitted a number of concerns about and objections to, the possible aerodrome site at Neerabup.

The City Planner outlines the concerns which relate to the aircraft approach corridor and circuit, and potential seepage of noxious or dangerous substances into the Ghangara Mound. He reminds Council that the Department of Transport and Communications has recommended the establishment of a working group to investigate fully the suitability of the possible aerodrome sites, and suggests that the Committee's concerns be referred to that working group.

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

- 1 refers the Carramar Park Residents Committee's objection to, and concerns about, the Neerabup aerodrome site to the Department of Transport and Communications;
 - 2 requests the Department to refer the matter to the WA Airfields Committee for inclusion in the pending working groups study;
 - 3 seeks information as to when the working group will be established and the proposed date for its first meeting.
- CARRIED**

Cr Smith dissented.

G20246 PETITION AND LETTER RECEIVED FROM RESIDENTS OF LAKE ADAMS AND EPARAG - [727-7, 290-7]

CITY PLANNER'S REPORT G20246

In December 1991 (Item F91203) residents of Lake Adams petitioned Council seeking reconsideration of the Department of Planning and Urban Development's Option C for development East of Wanneroo Road, particularly that which affects the Lake Adams area. In January a letter was received from the Eastern Perimeter Arterial Road Group (EPARAG) also seeking reconsideration of Council's support for Option C.

The City Planner outlines the history of Council's actions in relation to the plan for development east of Wanneroo Road and the progress being made by Department of Planning and Urban Development in the preparation of the North West Corridor Structure Plan on the basis of Council's support for Option C.

COMMITTEE RECOMMENDATION

That Council continues to liaise with members of resident and ratepayer groups during the planning stages of implementation of the North West Corridor Structure Plan and the East Wanneroo Structure Plan.

ADDITIONAL INFORMATION

During the debate on the above item at the February Town Planning Committee meeting a comment was made that Council may now not be in a position to legally rescind its decision on East Wanneroo when it unanimously supported the Government's Plan C (modified by Council and now referred to as Plan D) at its Special Meeting of Council on 29 July 1991 (Item 80747).

The Mayor has asked the City Planner to clarify Council's legal position should it consider rescinding its earlier decision.

Advice received from Council's legal advisers state that in their view Council's resolution having now been put into effect cannot be rescinded.

"Should Council take this step and should damages claims be brought against the Council by the various developers or landowners of the area we are of the view that there is a strong likelihood such claims would be successful and substantial damages be awarded against the City."

This advice is based on the following facts:

"After the Northwest Corridor Structure Plan was released by the Minister for Planning and as a result of consultation with Government authorities, the Environmental Protection Authority, the Department of Planning and Urban Development and other interested parties, Plan D for the development of East Wanneroo was prepared by Council.

On 29 July 1991 a resolution was unanimously passed by Council supporting Plan D and agreeing that the Statement of Support be forwarded to the Minister for Planning.

That step was taken and as a result the Minister for Planning issued a press release on 22 October 1991 endorsing Plan D.

In arranging development schemes for the corridor area, developers in their dealings with Council's officers, have prepared structure plans on the basis of Plan D.

Not only has Council passed a resolution supporting Plan D and advising the Minister of the same but Council's officers have advertised the plan widely both by display at Council's offices and elsewhere, rezonings have proceeded on the basis of the plan, and as a result developers have performed actions and expended costs in preparing structure plans in accordance with Plan D.

Further, it is fair to suggest properties may have been brought and sold in reliance upon Council's endorsement of the Plan".

RECOMMENDATION

That Council continues to liaise with members of resident and ratepayer groups during the planning stages of implementation of the North West Corridor Structure Plan and the East Wanneroo Structure Plan.

Cr Dammers reported that a Committee is to be established, comprising representatives of the residents east of Wanneroo Road, relevant Council officers and Councillors to address the concerns raised in relation to implementation of Option C.

AMENDMENT MOVED Cr Nosow **SECONDED** Cr Rundle that the recommendation be amended to read:

"that Council continues to liaise with members of resident and ratepayer groups during the planning stages of implementation of the North West Corridor Structure Plan and the East Wanneroo Structure Plan, with a view to minimising the effects the implementation of Option C may have on their current lifestyles."

CARRIED

THE AMENDMENT thus became the **SUBSTANTIVE MOTION**

was **PUT** and

CARRIED

G20247 **ALTERNATIVE OPTIONS - UXO CLEARANCE YANCHEP/TWO ROCKS - [304-2-1, 740-42]**

CITY PLANNER'S REPORT G20247

In October 1991 (Item F21042) Council considered the results of the Two Rocks Unexploded Ordnance (UXO) Field Validation. Both the State Emergency Service (SES) and the Defence Department concluded that there is the likelihood of UXO in the area surveyed adjacent to Two Rocks. The Defence Department has, however, denied responsibility for UXO clearance and argues that where searching for UXO is a pre-condition to development, the developer, as the beneficiary of that development, should bear the costs of searching.

The City Planner recommended that Council write to the Defence Department stating that its stance and policy on this matter was totally unacceptable. The City Planner also recommended seeking the support of the State Government and local Federal Parliamentary Members on this issue. At that time, however, Council resolved to defer action on these alternative options available to Council to address the contamination of public and private land by UXO. In part, this was due to some suggestions Councillors had received from Mr Barry Carbon, Chairman of the Environmental Protection Authority (EPA) that UXO may be considered to "contaminate" land in accordance with the provisions of the Environmental Protection Act.

As a result of Council's resolution, a letter was sent to the EPA asking their advice on this matter. The Department has subsequently informed the City that UXO do not constitute a type of contamination covered by the Environmental Protection Act. The EPA argues that the management of these devices are matters that should be taken up with the SES and the Department of Planning and Urban Development (DPUD). In relation to this, Council's solicitors have advised the City previously that in their view the State Government and presumably, State Government instrumentalities are not responsible for clearing the land of UXO.

The City Planner suggests that Council now adopts the recommendations submitted in October to pressure the Federal Government to pay for the cost of clearance and withdraw its policy for land affected by UXO.

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

- 1 informs the Department of Defence of its dismay at the Department's apparent indifference to the potential serious hazards associated with UXO and urges the Federal Government to commit funds for the search and clearance of public land within the area surveyed by the State Emergency Services;
- 2 informs the Department of Defence that it continues to find the Commonwealth Policy for land affected by UXO totally unacceptable as it has a moral responsibility to search and clear all dangerous UXO from the area surveyed by the State Emergency Services;
- 3 seeks the views of the Department of Conservation and Land Management and the Department of Planning and Urban Development on this matter;
- 4 arranges a meeting between Council representatives and the local Federal Members of Parliament to discuss this matter.

CARRIED

G20248 PUBLIC AWARENESS OF NUISANCE MIDGES NEAR WETLANDS - [322-18-1, 750-10]

CITY PLANNER'S REPORT G20248

The Lakes Management Committee has requested that Council considers raising public awareness of nuisance insects, specifically midge swarm nuisance, around Lake Joondalup. This request stems from a media release advertising "Woodvale Waters", a residential subdivision at the southern end of Lake Joondalup.

The City Planner reports that the Lakes Management Committee is concerned that potential purchasers of lots in the Woodvale Waters subdivision may not be aware of the potential for midge swarm nuisance and would consequently pressure Council to control midge numbers by spraying chemicals. The Committee has suggested that signs be erected in developments such as this, pointing out to would-be purchasers some of the elements of nature (eg midge swarms, bushfire problems) to be considered prior to purchase.

MOVED Cr Nosow, **SECONDED** Cr Dammers that consideration of the placement of midge warning signs adjacent to the "Woodvale Waters" residential development, be deferred for one month.**CARRIED**

G20249 PETITION SEEKING PROVISION OF A COMMUNITY CENTRE IN GLENELG PLACE, CONNOLLY - [730-8-1, 890-0]

CITY BUILDING SURVEYOR'S REPORT G20249

In December 1991 (Item F91206) Council resolved that a 241-signature petition seeking urgent provision of a community centre in Glenelg Place, Connolly, be referred to Town Planning Committee.

The City Building Surveyor gives details of the subject site, and the approval given by Council in December 1990 (Item E21217) for use of the land by Whitford Women's Health Centre. The Health Centre project will not now proceed.

He reports that enquiries within Council have failed to discover the Joondalup Development Corporation sales literature which depicts Lot 404 Glenelg Place as a community centre. He suggests, however, that Council expedites the transfer of this block of land from JDC to Council in order to protect the City's long term interests.

The City Planner advised that, for several years, discussions have been taking place with the Joondalup Development Corporation for transfer of Lot 404 Glenelg Place, Connolly to the City of Wanneroo for use as a community services site.

Cr Dammers confirmed that the Joondalup Development Corporation Board will be considering this matter at its next meeting as Council has recently determined an appropriate use for this land.

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

- 1 advises the petition co-ordinator that it has no plans to develop a Community Centre on Lot 404 Glenelg Place, Connolly at this time;

- 2 seeks from the Joondalup Development Corporation the transfer free of cost of Lot 404 Glenelg Place, Connolly, to the City of Wanneroo.
CARRIED

G20250 PROPOSED MODIFICATION - CASH-IN-LIEU OF PARKING POLICY - [702-1, 505-1]

CITY PLANNER'S REPORT G20250

In March 1991 (Item F20335) Council adopted a policy on cash-in-lieu of parking, which sets out the basis for charges and a cost for parking bays in residential, commercial, light/service industrial and general industrial areas.

The City Planner reports on a number of issues which require refinement, following the putting of the policy into practice. These matters include the exclusion of land zoned "rural", "special rural" and "special residential" as being inappropriate for cash-in-lieu provisions, and the Joondalup City Centre zone which will be the subject of a separate parking strategy.

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

- 1 Council adopts the following as policy and amends its Policy Manual accordingly:

"CASH IN LIEU OF CAR PARKING POLICY

1.0 POLICY OBJECTIVES

- 1.1 To ensure an adequate provision of off street parking to cater for the normal parking demand of land uses in all areas.
- 1.2 To provide an option for developers for the development of on-site parking.
- 1.3 To provide an equitable basis for apportioning charges for cash-in-lieu of the provision of car parking to contribute towards a fund for Council to meet future parking demand within the locality of the City of Wanneroo.

2.0 POLICY AREA

This policy applies to all non-residential development in the City of Wanneroo, except in the Joondalup City Centre zone, the Rural, Special Rural and Special Residential zones.

3.0 POLICY STATEMENT

- 3.1 In accordance with Part 9 of Council's Town Planning Scheme, all developers must provide parking bays, as required by Table No 6.

- 3.2 Council's Town Planning Scheme provides that Council may accept a cash payment in lieu of the provision of on-site parking in certain circumstances.
- 3.3 Council may approve a development involving the payment of cash-in-lieu of car parking provided at least 75 per cent of the required car park is provided on-site.

4.0 PARKING BAY VALUATION

- 4.1 For the purpose of this policy, a Typical Parking Bay and its associated manoeuvring and landscaping areas is assumed to occupy an area of 30 square metres and cost \$700.00 to construct. The cash value in any particular case will depend on the land value.
- 4.2 The cash value that will be accepted for each parking bay is the sum of the construction cost and the land component. For practical purposes, these costs have been calculated and grouped into four categories:
- | | |
|-------------------------------|-----------------|
| Residential land | \$4,300 per bay |
| Commercial land | \$4,450 per bay |
| Light/Service Industrial land | \$2,950 per bay |
| General Industrial land | \$2,200 per bay |

5.0 POLICY EXCEPTIONS

- 5.1 In particular instances involving compatible land uses in close proximity, Council may approve an aggregate reduction in car parking, supported by reciprocal parking and access agreements when the different land uses are located on separate lots, as an alternative to the payment of cash-in-lieu.
- 5.2 In the case of purpose built developments involving a single occupancy where the parking demand can be estimated with a high degree of confidence, the Council may approve a reduction in required parking without the payment of cash-in-lieu. In these instances the Council may require an appropriate area of land to remain undeveloped and/or the provision of additional car parking or the payment of cash-in-lieu if, in Council's opinion, additional parking is required.

6.0 DELEGATION

- 6.1 Council has delegated authority to the City Planner to approve development applications involving the payment of cash-in-lieu of the provisions of on-site car parking, in accordance with this policy.
- 6.2 All exceptions to this policy, including those detailed under 5.1 and 5.2 must be referred to Council for approval."

- 2 a report be submitted to Town Planning Committee on the feasibility of utilising a sliding scale of values for parking bays, based more on the varying value of land across the municipality.

CARRIED

G20251 BANK GUARANTEE : MR M BELLOMBRA, LOT 100 (10) OCEANSIDE PROMENADE, MULLALOO (MULLALOO TAVERN) - [30/63]

CITY PLANNER'S REPORT G20251

The City Planner reports on a reminder from the Commonwealth Bank of Australia that a bank guarantee of \$2,000 established to ensure the continuance of a shop on Lot 100 (10) Oceanside promenade, Mullaloo (Mullaloo Tavern) could be cancelled as Mr Bellombra has now sold the property. This guarantee was established on 26 February 1975 when approval was granted for Mr Bellombra to build a tavern and shop on the subject lot, on the condition that equivalent shopping facilities continue in the area.

The provision of shopping facilities within the district has changed since 1975 as the Mullaloo Shopping Centre in Koorana Road, Mullaloo has now been established and adequately serves the needs of the local inhabitants.

The City Planner suggests that as Mr Bellombra has now sold the property, the guarantee may now be regarded as inappropriate.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council advises the Commonwealth Bank of Australia that the guarantee of \$2,000.00 in favour of the City of Wanneroo, relating to the continuance of the shop at Lot 100 (10) Oceanside Promenade, Mullaloo, be cancelled.

CARRIED

G20252 BUILDING HEIGHT RESTRICTIONS - HOTEL SITE - CONNOLLY - [216-1]

CITY PLANNER'S REPORT G20252

In December 1991, Council resolved (Item F91232) that a report be submitted to the 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.

Swan Location 9974 and Part 10083 is zoned "Special Zone (Restricted Use) - Holiday Village" under Council's Town Planning Scheme No 1. Holiday Village is defined as a composite holiday recreation development, incorporating a variety of holiday accommodation types, including caravan park, holiday cottages and motel units with directly associated facilities and services, and may include licensed premises under the Liquor Act. Currently there are no statutory restrictions on the height of development on this lot.

It is understood that a development application for this land is imminent and will involve a two storey hotel. Rather than pursue an amendment to its Town Planning Scheme or formulate a policy imposing height restrictions on this lot, Council may prefer to consider this issue together with details of the development application.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council considers the matter of building height restriction for Swan Location 9974 and Part 10083, in conjunction with the development application for the lot.

CARRIED

G20253 PROPOSED EVALUATION OF GEOGRAPHIC INFORMATION SYSTEM - [206-9]

CITY PLANNER'S REPORT G20253

The City Planner reports that, following the recent review of the Corridor Plan for the Metropolitan Region, plans have been announced for the urbanisation of a significant area of land east of Wanneroo Road. The development of the East Wanneroo area will involve a considerable degree of co-ordination to provide for the funding of infrastructure.

The City of Wanneroo is preparing Town Planning Scheme No 21, to fund a portion of the necessary infrastructure for this area. The size of the proposed scheme, the amount of infrastructure required, the time constraints and the need to keep landowners and ratepayers advised of progress all contribute to the need to use a computerised Geographic Information System to assist in this task.

A Geographic Information System is ideally suited for this purpose because it combines the necessary qualities of a database system with graphics capabilities. Such a system will be able to provide standard base maps for the area, with overlays of the structure plans, the zoning from various town planning schemes, an up-to-date record of the properties involved, how they are affected by the proposed plans, and the distribution of the various cost components between the land parcels.

ESRI Australia Pty Ltd is prepared to provide a licence for the use of the ARC/INFO GIS for a period of up to three months for evaluation purposes under certain conditions.

Normally, to take advantage of an evaluation licence, the City would have to provide the hardware to conduct the evaluation. In this instance, however, ESRI Australia Pty Ltd will endeavour to source the Unix Workstation for the evaluation period.

This offer is purely for the purpose of evaluating the software and the City of Wanneroo is under no obligation at the end of the evaluation period.

The project selected for evaluation purposes is an area at East Wanneroo including the Berkley Road area where planning has advanced sufficiently to provide a realistic assessment of the system.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council accepts the offer from ESRI Australia Pty Ltd to conduct an evaluation of the ARC/INFO Geographic Information System by way of a trial project involving Berkley Road.

CARRIED

G20254 SEACREST RETIREMENT VILLAGE - EXCISION OF HARMAN PARK - [780-17]

Cr Major asked for a current status report on the excision of Harman Park from the Seacrest Retirement Village and a proposal for extensions to the shopping complex.

MOVED Cr Nosow, **SECONDED** Cr Dammers that a report be submitted to Town Planning Committee on the current status of Amendment No 1 to Town Planning Scheme 17.

CARRIED

G20255 TREE PRESERVATION WORKING PARTY - [253-5]

Cr Nosow asked the City Planner when the recently appointed Tree Preservation Working Party (F10941) is likely to have its inaugural meeting.

MOVED Cr Nosow, **SECONDED** Cr Dammers that a report be submitted to Town Planning Committee on the current status of matters to be considered by the Tree Preservation Working Group.

CARRIED

G20256 APPOINTMENT OF ENVIRONMENTAL PLANNING OFFICER - [404-0]

Cr Dammers asked whether Council would be in a position in the near future to appoint the Environmental Planning Officer approved in the 1991/92 Budget.

RECOMMENDATION

That Council proceeds with the advertising for, and appointment of, the Environmental Planning Officer approved in the 1991/92 Budget, as a matter of urgency.

MOVED Cr Smith, **SECONDED** Cr Dammers that consideration of the appointment of the Environmental Planning Officer approved in the 1991/92 Budget, be deferred and referred back to Town Planning Committee.

CARRIED

G20257 CONSERVATION AND ENVIRONMENTAL GRANT FOR COMMUNITY PROJECTS - [003-1]

MOVED Cr Nosow, **SECONDED** Cr Dammers that a report be submitted to Finance and Administrative Resources Committee on the feasibility of Council including funds of, say, \$10,000 in the 1992/93 Budget to establish a scheme whereby funds can be provided to community groups which undertake projects of a conservation or environmental preservation nature, similar to a scheme currently in operation in the Shire of Kalamunda.

CARRIED

G20258 WANNEROO CHAMBER OF COMMERCE - FORUM ON DEVELOPMENT PROPOSALS -
[303-6]

The City Planner advised that the Wanneroo Chamber of Commerce is seeking Council's support for a full day forum to discuss the present climate affecting development proposals generally and specifically within the City of Wanneroo.

The forum would provide an ideal opportunity to bring together major developers within the City, Federal, State and Local Government representatives and organisations and local pressure groups to discuss the need for development, eg job creation, community facilities, etc, and the ramifications of the delays being experienced at present.

Further details will be available once the Chamber has obtained an idea of local support for such a forum.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council registers its support for the proposed Wanneroo Chamber of Commerce forum to discuss the present climate affecting development proposals.

CARRIED

G90221 TOWN PLANNING COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Edwardes that the Report of the Town Planning Committee Meeting, held on 12 February 1992, be received.

CARRIED

ATTENDANCES

Councillors:	A V DAMMERS - Chairman	Central Ward
	W H MARWICK - Mayor, to 7.02 pm	Central Ward
	C P DAVIES North Ward	
	P NOSOW South Ward	
	N RUNDLE South-West Ward	
	A M CARSTAIRS - Observer, to 9.41 pm	Central Ward
	B J MOLONEY - Observer, from 6.20 pm	
	to 10.04 pm	South Ward
	G A MAJOR - Observer, deputising	
	for Cr Marwick from	
	7.02 pm	South-West Ward
	R F JOHNSON - Observer, to	
	10.03 pm	South-West Ward
Acting Town Clerk:	A ROBSON	
City Planner:	O G DRESCHER	
Committee Clerk: M THURSTON		
Minute Clerk:	D VINES	

CONFIRMATION OF MINUTES

Correction

Item F21229 was incorrectly recorded. Clause 2(a) should be amended to include:

"- dual use paths;"

The Minutes of Town Planning Committee Meeting held on 4 December 1991, amended as above, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

DEPUTATION FROM RESIDENT ASSOCIATIONS EAST OF WANNEROO ROAD

In accordance with Council resolution F91213, Mr Ken Loughton, Mr Murray Bell, Ms Anne Dante, Ms Shirley Neville and Ms Karen Stephens, representatives of Eastern Perimeter Arterial Road Action Group, the Lake Adams Residents Association and the Carramar Park Residents Association addressed the Committee in relation to urbanisation of East Wanneroo - Item G20246 refers.

Mr Ken Loughton spoke on behalf on the EPARAG Committee regarding Council's decision to support Option C in relation to the North West Corridor Structure Plan. He advised that following a recent meeting, the unanimous decision of all residents in the area was to strongly oppose Option C of the Plan which, although discontinuing the six lane highway, would ultimately lead to urbanisation of this rural area. He stated that his Committee had received a lot of questions from residents wanting to know why Council, after initially supporting them, had changed its decision by supporting Option C and submitting it to the Minister.

The Mayor, Cr Marwick, replied to the EPARAG representatives by first advising that Option C had been published, prior to the Minister's decision, in the Wanneroo Times. He outlined the background of the Structure Plan, and the process by which Council had decided to support Option C which had been provided as one of a number of alternatives by the Minister. He explained that Council's plan and the plan submitted by EPARAG had been studied very closely in conjunction with market gardeners and residents in the area, and due consideration had been taken to protect wildlife. The main concerns stemmed from the six lane highway, but the majority of people were in favour of the urbanisation programme.

The major concern that Council had with the EPARAG plan was the relocation of the highway across the Ngarangara Mound. This was considered to be unacceptable due to the potential danger to groundwater resources.

After consideration of all these options, Council decided that the best plan for the area was an amended Option C of the North West Corridor Structure Plan.

At this point, Cr Dammers confirmed that Council does not appear to be in a position to rescind the decision to support Option C, as action has been taken since that time, based on that support. He also advised that the proposed upgrading of Franklin/Lenore/Roussett Roads will not be taking place for some time yet, as no surveying has even been carried out.

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

DEPUTATION FROM SWAN PORTLAND CEMENT LTD AND THE ENVIRONMENTAL PROTECTION AUTHORITY

Mr Harry Martelew of Swan Portland Cement Ltd, Mr Shane Sadler and Mr Bruce Kennedy of the Environmental Protection Authority addressed the Committee in relation to the proposed Quicklime Plant in Wattle Avenue, Nowergup - Item G20241 refers.

Cr Dammers thanked the deputation for attending the meeting and explained that although Councillors were familiar with the situation, some Councillors had reservations they wished to address.

Cr Davies' main concerns about the quicklime plant were the noise levels that would emanate from the plant and the quarry. He felt that as the plant is only 0.8 km from the nearest residence, 40 dba, the maximum level approved by the Environmental Protection Authority, is quite considerable, especially during night time operation.

Mr Kennedy advised that the Environmental Protection Authority had set standard noise levels and the quicklime plant would not be exceeding these levels.

Mr Martelew explained that no quarrying would be in operation at the quicklime plant during the night time.

It was suggested that Cr Davies meet with Swan Portland Cement Ltd and the Environmental Protection Authority to fully explore all aspects of the quicklime plant.

Cr Rundle advised that she is quite satisfied with the Environmental Protection Authority and the measures it has taken to ensure safe operation of the plant. She stated that she is pleased the plant is proposed, as it will be bringing industry and employment to the area.

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

DEPUTATIONS REFUSED

Peter Webb and Associates - Proposed Rezoning, Swan Location 2579 and Lots 1 and 2 Flynn Drive, Neerabup.

Ms S Clark - Occasional Child Care, Lot 318 (46) Parnell Avenue, Marmion.

Ms June Goulding - Proposed Entertainment Complex, Warwick.

Westpoint Corporation (Mr Luke Saraceni) - Proposed Entertainment Complex, Warwick.

DECLARATIONS OF PECUNIARY INTEREST

Cr Marwick declared an interest in Item G20201

Cr Moloney stated her intention to declare an interest in Item G20207 at the next Council meeting.

Cr Dammers declared an interest in Item G20234.

MEETING TIMES:

Commenced: 5.37 pm

Closed: 11.31 pm

G20201 DEVELOPMENT ASSESSMENT UNIT - DECEMBER 1991 AND JANUARY 1992 - [290-1]

CITY PLANNER'S REPORT G20201

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit during December 1991 and January 1992.

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

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report G20201. **CARRIED**

Appendix V refers.

G20202 DEVELOPMENT ENQUIRIES - DECEMBER 1991 AND JANUARY 1992 - [290-0]

CITY PLANNER'S REPORT G20202

The City Planner lists the development enquiries received during December 1991 and January 1992 together with a resumé of advice given to the enquirer.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20202 be received. **CARRIED**

G20203 PROPOSED ENTERTAINMENT COMPLEX ON LOT 904 (639) BEACH ROAD, WARWICK - [30/212]

CITY PLANNER'S REPORT G20203

In December 1991 (Item F91227) Council considered an application from Westpoint Consulting Group, on behalf of Jayshore Pty Ltd, to redevelop the Warwick Hotel on Lot 904 (639) Beach Road, Warwick, into an entertainment complex, comprising hotel/tavern, food hall, supper club/cabaret, reception centre, eight cinemas and various entertainment/business uses and offices. Council resolved to give preliminary approval in principle subject to the proposal being advertised on-site for a period of 30 days and various carparking issues being resolved to the satisfaction of the City Planner and City Engineer.

The City Planner reports on the submissions received during the advertising period, both in support of and objecting to the proposal. He sets out the grounds for objection which relate mainly to concerns over traffic, parking, possible anti-social behaviour and commercial viability of the shopping complex as a whole.

In relation to the concerns expressed on traffic generation, including a submission from the City of Stirling, the City Planner suggests that the developer should be required to undertake a traffic analysis surrounding the proposed site, in order to determine the level of traffic management measures required for the adjacent streets and the distribution of crossovers in the subject area.

He confirms that the parking ratio of 6.4 car bays per 100m² of gross leasable area has been attained by the developer reducing the overall floorspace of the development by a 2 metre reduction in height. All of the conditions imposed by Council in December have therefore been met.

RECOMMENDATION

That Council:

- 1 approves the uses applied for by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for Lot 904 (639) Beach Road, Warwick with the exception of the supper club/cabaret which should be deleted from the application;
- 2 requires the applicant, at his expense, to:
 - (a) undertake a traffic management analysis for Dorchester Avenue, Beach Road and Glendale Avenue to determine, to the satisfaction of the City Planner and the City Engineer, the level of traffic management measures and the location and number of crossovers to the subject site which should be put in place by the applicant before the complex is opened to the public;
 - (b) liaise with the City Planner and the City Engineer regarding the internal traffic circulation prior to submitting revised plans showing reduced floor space;
 - (c) undertake installation of traffic management measures as considered necessary by the City Engineers of Stirling and Wanneroo;
- 3 upon completion of the above, delegates authority to the City Planner to formally determine the application submitted by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for the redevelopment of Lot 904 (639) Beach Road, Warwick, subject to:
 - (a) a final parking ratio of 6.4 car bays per 100m² of gross leasable area;
 - (b) standard and appropriate development conditions.

ADDITIONAL INFORMATION

The City Planner advised that a further submission has been received from the Dorchester and Warwick Road Action Committee. Their initial submission was tabled in a memorandum to the Town Clerk and was presented to the February Town Planning Committee.

Briefly, the submission was signed by Westpoint Consulting Group, the applicant for the proposal, who agreed with the terms of the Resident Action Committee. It was advised that the terms of the Resident Action Committee have already been discussed in Report G20203 and incorporated in the recommendation to the Town Planning Committee.

The latest submission by the Resident Action Committee informs Council that the terms agreed with the developer have not changed. It further advises that a number of objectors to the proposal are now prepared to support the application, subject to the terms of agreement between the Resident Action Committee and the developer. To this end, 78 individual responses of support have been received of which 69 originate from Dorchester Avenue. When compared to the survey conducted by Land Planning Consultants on behalf of the applicant (Attachment No 3 of Report G20203) the following Dorchester Avenue results are:

- 5 remain as objectors
- 12 previously objected and are now in support
- 35 are additional supporters
- 22 have previously supported the application

(Therefore, there are 69 supporters in Dorchester Avenue)

As the Town Planning Committee's February resolution incorporates the Resident Action Committee's concerns/conditions and the latest submission does not add any new significant information, the Town Planning Committee's resolution should stand.

AMENDMENT MOVED Cr Edwardes **SECONDED** Cr Dammers, that 2(a) of the above recommendation be amended to read:

- "(a) undertake a traffic management analysis for Dorchester Avenue, Beach Road and Glendale Avenue to determine, to the satisfaction of the City Planner, the City Engineer and the Residents' Committee of Dorchester Avenue, the level of traffic management measures and the location and number of crossovers to the subject site which should be put in place by the applicant before the complex is opened to the public;" **CARRIED**

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

"That Council:

- 1 approves the uses applied for by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for Lot 904 (639) Beach Road, Warwick with the exception of the supper club/cabaret which should be deleted from the application;
- 2 requires the applicant, at his expense, to:
 - (a) undertake a traffic management analysis for Dorchester Avenue, Beach Road and Glendale Avenue to determine, to the satisfaction of the City Planner, the City Engineer and the Residents' Committee of Dorchester Avenue the level of traffic management measures and the location and number of crossovers to the subject site which should be put in place by the applicant before the complex is opened to the public;

- (b) liaise with the City Planner and the City Engineer regarding the internal traffic circulation prior to submitting revised plans showing reduced floor space;
- (c) undertake installation of traffic management measures as considered necessary by the City Engineers of Stirling and Wanneroo;

3 upon completion of the above, delegates authority to the City Planner to formally determine the application submitted by Westpoint Consulting Group on behalf of Jayshore Pty Ltd for the redevelopment of Lot 904 (639) Beach Road, Warwick, subject to:

- (a) a final parking ratio of 6.4 car bays per 100m² of gross leasable area;
- (b) standard and appropriate development conditions."

was PUT and

CARRIED

Cr Nosow dissented.

G20204 PROPOSED NIGHTCLUB, LOT 457 (4) REID PROMENADE, JOONDALUP - [30/3885]

CITY PLANNER'S REPORT G20204

Hames Sharley Australia (Architects) on behalf of Tanzum Pty Ltd, seek Council approval to establish a nightclub/restaurant/dining establishment at Lot 457 (4) Reid Promenade, Joondalup.

The City Planner reports on the ramifications of the proposal, which requires the approval of Council as an "AA" use under Town Planning Scheme No 1. He outlines the requirements of the Scheme in relation to carparking for the development and suggests that, as the proposed uses are the type of activities intended to be accommodated within the Joondalup City Centre zone, the normal advertising period for the proposal be waived.

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

- 1 approves the proposed nightclub/restaurant on Lot 457 (4) Reid Promenade, Joondalup, as submitted by Hames Sharley Australia (Architects) on behalf of Tanzum Pty Ltd, 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 any works whatsoever are commenced;
 - (b) the parking area, driveways and points of ingress and egress being designed, constructed, drained, marked as part of the building programme and thereafter maintained to the specification and satisfaction of the City Engineer;

- (c) all stormwater being collected on-site and disposed of in a manner acceptable to the City Engineer;
- (d) compaction and stabilisation being carried out to Council specifications;
- (e) suitably screened bulk bin area being provided to the satisfaction of the City Engineer and City Environmental Health Manager;
- (f) adequate separation being provided between male and female staff toilets, to the satisfaction of the City Environmental Health Manager;
- (g) change-room facilities being provided for both male and female food handlers, to the satisfaction of the City Environmental Health Manager;
- (h) a low wall or similar being constructed between the car parking bays and the access easement, to the satisfaction of Council;
- (i) the submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence;
- (j) landscaping being established and thereafter maintained to the satisfaction of the City Parks Manager;
- (k) the submission of an acoustics consultant's report to ensure that the proposed development is capable of containing all noise;
- (l) the approval of the Joondalup Development Corporation;
- (m) a "cash-in-lieu of parking" payment of \$58,850.00 being made to Council for the thirteen car parking bay shortfall, in accordance with Clause 9.4 of its Town Planning Scheme No 1 and its cash-in-lieu of parking policy or the provision of thirteen public car parking bays by the Joondalup Development Corporation;

2 exercises its discretion and waives the normal 30 day on-site advertising period for this application. **CARRIED**

G20205 PROPOSED NORTHPOINT DEVELOPMENT CNR JOONDALUP DRIVE/OCEAN REEF ROAD, EDGEWATER - [30/3769]

CITY PLANNER'S REPORT G20205

In September and October 1991 (Items F20904 and F21005) Council considered an application from Feilman Planning Consultants, on behalf of Northpoint Centre Pty Ltd, for the comprehensive commercial development of Lot 3 Joondalup Drive, Edgewater. It resolved to rezone the land to "Mixed Business", refuse the proposed commercial complex and refer the application to the Department of Planning and Urban Development for determination.

The City Planner reports on advice from the Department of Planning and Urban Development that it has resolved to refuse the application because the land is inappropriately zoned under the City of Wanneroo Town Planning Scheme and the decision to rezone cannot be pre-empted.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20205 be received.
CARRIED

G20206 PROPOSED ADDITIONAL USES : MEDICAL CENTRE/OFFICE DEVELOPMENT ON LOT 74 CASTLEGATE WAY, CORNER TRAPPERS DRIVE, WOODVALE - [30/1982]

CITY PLANNER'S REPORT G20206

Plenty Pty Ltd, seeks Council approval to establish a video library, unisex hairdresser/beautician or a pool supplies outlet within Suite 1 of an existing medical centre/office development located at Lot 74 Castlegate Way, Woodvale.

The City Planner reports on the history of the subject site -approval as a medical centre and professional office, and the upheld appeal to accommodate general offices on the site.

He gives details of the uses which could be accommodated within this zoning in Town Planning Scheme No 1 and the suggested locations for the uses proposed in this application.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council does not approve the application submitted by Plenty Pty Ltd, for a video library, unisex hairdresser/beautician or pool supply outlet from Suite 1, Lot 74 Castlegate Way, Woodvale as:

- 1 under Town Planning Scheme No 1, video libraries and pool supply outlets are uses not permitted within a Residential Development Zone;
- 2 a hairdresser/beautician is considered to be more appropriate within a Commercial or Mixed Business Zone.

CARRIED

G20207 CLOTHING AND JEWELLERY SALES FROM SUITE 9, LOT 2 (11) SHEPPARD WAY, MARMION - [30/853]

CITY PLANNER'S REPORT G20207

The proprietors of Pumpkins Formal Dress Hire, S Povey and H Vinton, seek Council approval for the retailing of incidentals such as earrings, stockings, etc, and gowns which have no hire potential left due to normal wear and tear.

The subject business is conducted at Suite 9, Lot 2 (11) Sheppard Way, Marmion.

The City Planner reports on the history of the zoning of Lot 2 Sheppard Way - a professional centre wherein the floor space must not be used for retail purposes - and suggests that as Council has previously approved a pharmacy and a hairdresser within the professional centre, it may wish to approve the proposed uses.

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

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

- 1 approves the application from S Povey and H Vinton to sell items incidental to the Pumpkins Formal Dress Hire business located in Suite 9, Lot 2 (11) Sheppard Way, Marmion;
- 2 delegates authority to the City Planner to consider all applications for retail selling from Lot 2 (11) Sheppard Way, Marmion, on a commercial basis.**CARRIED**

G20208 PROPOSED FRESH FISH SUPPLY OUTLET, UNIT 3 TWO ROCKS SHOPPING PLAZA, TWO ROCKS - [30/3888]

CITY PLANNER'S REPORT G20208

Marshall Thompson (Kailis Bros) on behalf of Pelton Holdings Pty Ltd, seeks Council approval to operate a fresh fish outlet from Unit 3, Two Rocks Shopping Plaza.

The City Planner outlines the requirements for a "Fish Shop" within Town Planning Scheme No 1 and the Health Act, which define the use as an "offensive trade". The statutory advertising, to satisfy the needs of both the Scheme and the Act, have been undertaken, and to date no submission has been received.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council approves the application for a fresh fish supply outlet to operate from Unit 3, Two Rocks Shopping Plaza, Two Rocks, as submitted by Marshall Thompson (Kailis Bros), subject to:

- 1 all operations, including storage and display, being confined to within the unit;
- 2 the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before any works whatsoever are commenced;
- 3 the approval of the City Environmental Health Manager.

CARRIED

G20209 HOME OCCUPATION : PICTURE FRAMING : LOT 856 (38) AMADEUS GARDENS, JOONDALUP - [2856/856/38]

CITY PLANNER'S REPORT G20209

Mr C Gibson seeks Council approval to conduct a picture framing business as a home occupation at Lot 856 (38) Amadeus Gardens, Joondalup.

The City Planner gives details of the processes involved in the business - the assembly of picture frames using frames and paper matting. The equipment used to ensure no dust nuisance will be caused, does not exceed the noise levels of a household vacuum cleaner. No complaint has been received from local residents and immediate neighbours and it is Mr Gibson's intention to build up a client base and then move to premises within the Joondalup Service Trades Estate.

The City Planner reminds Council that it has not yet finally adopted a Home Occupation policy and suggests this application be deferred pending that adoption.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council defers consideration of the application from Mr C Gibson for a home occupation (picture framing) at Lot 856 (38) Amadeus Gardens, Joondalup pending adoption of a "Home Occupations Policy".**CARRIED**

G20210 **HOME OCCUPATION : OCCASIONAL CHILD CARE : LOT 318 (46) PARNELL AVENUE, MARMION - [20/318/46]**

CITY PLANNER'S REPORT G20210

In December 1991 (Item F91231) Council refused an application from Mrs S Clark to undertake occasional child care for up to ten children, as a home occupation on Lot 318 (46) Parnell Avenue, Marmion. This refusal was based on the grounds that the proposed use went further than what is intended in Council's Home Occupation Policy and noise and traffic nuisance could result. Mrs Clark seeks Council reconsideration of her application.

The City Planner reiterates the concerns expressed previously and submits the application in full. He suggests that, due to the residential nature of the subject area, a formal "Application to Commence Development" for a small child care centre, would be more appropriate than a home occupation.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council reiterates its view that Mrs Clark's application goes beyond what it intended for home occupations and advises her that if she wishes to care for more than four children, she should lodge a formal "Application to Commence Development" for a small child care centre at Lot 318 (46) Parnell Avenue, Marmion.

CARRIED

G20211 **REZONING, LOT 11 WHITFORD AVENUE, WOODVALE TO MIXED BUSINESS - [790-586]**

CITY PLANNER'S REPORT G20211

In July 1991 (Item F20737) Council initiated Amendment No 586 to Town Planning Scheme No 1 to rezone Lot 11 Whitford Avenue, Woodvale, from "Commercial" to "Mixed Business". This would have the effect of removing this lot from the Commercial zone and allow uses such as Showrooms/Offices and Restaurants. Shops would not be allowed, thus restricting the size of the Woodvale District Centre to a maximum 4990m² retail gla.

The City Planner reports that during the amendment advertising period, seven (identical) submissions were received, all objecting to the proposal. The major objections to the amendment are that a covenant is currently being prepared to restrict activities on Lot 11 to those listed as "Non-Retail Commercial", and the proposed rezoning would reduce the value of the land purchased. The City Planner advises that the restrictive covenant has been in preparation for some time now, and transfer of ownership of the lot could delay the covenant indefinitely. Rezoning the land to "Mixed Business" is therefore considered essential to ensure control over the type of activities that may be accommodated on Lot 11.

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

- 1 finally adopts Amendment No 586 to Town Planning Scheme No 1;
- 2 forwards the submissions to the Hon Minister for consideration;
- 3 following advice that the Hon Minister is prepared to finally approve the amendment, authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

CARRIED

G20212 PROPOSED REZONING : LOTS 2 AND 4 PRIEST AND GNANGARA ROADS,
LANDSDALE - [790-599]

CITY PLANNER'S REPORT G20212

In December 1991 (Item F21204) Council resolved to support an application for the proposed rezoning of Swan Locations 1803 and 1914, and Lots 2, 4 and 44 of Swan Location E1, Landsdale.

The City Planner reports that Mr and Mrs M K and T A Priest have advised that the proposed rezoning of Lot 4 Priest Road as "Special Rural/Special Residential", within the overall structure plan for that major development, was an oversight and the entire lot, with the exception of the south eastern corner, adjacent to Snake Swamp, should have been identified for residential purposes.

The Department of Planning and Urban Development Plan for East Wanneroo denotes the subject land as future urban and the City Planner can see no reason why this modification should not be made to the structure plan and the initial rezoning.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council modifies Amendment No 599 to Town Planning Scheme No 1 by deleting the "Special Residential Zone" over portion of Lot 4 Priest Road, Landsdale.

CARRIED

**G20213 PROPOSED REZONING OF LOTS 1-4, 7 & 8 ELLIOT ROAD AND GREENFIELDS
CIRCLE, WANNEROO - [790-609]**

CITY PLANNER'S REPORT G20213

BSD Consultants, on behalf of Elliott Road Village Pty Ltd, seek Council approval for the rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo, from "Residential Development R20" to "Commercial". An additional application for rezoning Lots 5 and 6 Greenfields Circle and Wattle Mews, Wanneroo to accommodate a child care centre, will be treated as a separate exercise.

The City Planner reports on the ramifications of the proposal which seeks to establish a retail centre for the residents between Wanneroo Road and Lake Joondalup, and to address a current shortfall in total retail floorspace within the Wanneroo District.

He gives details of infrastructures which are required to be put in place should any further development occur east of Wanneroo Road - schools, public open space, community service sites, major roads and drainage sites. In order to create a balance for the acquisition of the land required for the above features with the benefits to be gained from commercially zoned land, Council resolved that all of this land would be acquired through the Town Planning Development Scheme for the whole area. This proposed rezoning does not accord with the Structure Plan utilised by Council and the Department of Planning and Urban Development for this area for many years.

RECOMMENDATION

That Council defers consideration of the application submitted by BSD Consultants, on behalf of Elliot Road Village Pty Ltd, for the proposed rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo from "Residential Development (R20)" to "Commercial" until the Structure Plan for the land bounded by Elliot Road, Wanneroo Road, Lenore Road and Ocean Reef Road has been advertised and all submissions in respect of this plan, including this application, have been assessed.

MOVED Cr Carstairs, **SECONDED** Cr Dammers that consideration of the application submitted by BSD Consultants, on behalf of Elliot Road Village Pty Ltd, for the proposed rezoning of Lots 1-4, 7 and 8 Elliot Road and Greenfields Circle, Wanneroo from "Residential Development (R20)" to "Commercial", be deferred for one month and referred back to Town Planning Committee. **CARRIED**

**G20214 REZONING AND STRUCTURE PLAN, LOT 3 ROMEO ROAD, ALKIMOS - [770-26,
770546]**

CITY PLANNER'S REPORT G20214

Geoff Lewis, Town Planning and Project Management Consultant, on behalf of Northern Corridor Development Ltd, seeks the initiation of an amendment to the Metropolitan Region Scheme to provide for future urban development of Lot 3 Swan Location 1370 Romeo Road, Alkimos (226.0397 hectares in area). The applicant has submitted a Structure Plan of the area in support of his application for rezoning.

The City Planner outlines the details of the proposed structure plan and the ways in which it could impinge on surrounding landholdings. He confirms that overall the structure plan meets the City's requirements; however, in order to ensure a co-ordinated approach to development of the whole of the Clarkson-Butler and the Alkimos-Eglinton "urban cell", it is important that a legal mechanism be established. This would provide for an overall co-ordinated and equitable sharing of the costs of the construction of district roadways and other infrastructures.

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

- 1 recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone Lot 3, Swan Location 1370 Romeo Road, Alkimos, from "Rural" to "Urban and Important Regional Roads Reservation" in general accordance with Structure Plan No AK1 dated July 1991 prepared by Geoff Lewis, Town Planning and Project Management Consultant, subject to the land requirements for the proposed Important Regional Road Reserves of Marmion Avenue, Connolly Drive and Romeo Road being determined and then ceded free of cost to the Crown.

This will include the detailed alignment of the Romeo Road Reserve being determined and this should include the pegging of the current location of this road to identify and assess its impact on the Quindalup Dune Ridge. The ceding of the land for these roads is to be effected prior to Council requesting the initiation of the Metropolitan Region Scheme amendments;

- 2 informs the proponent that a prerequisite to rezoning of the land under Council's Town Planning Scheme No 1 will be the putting into place of a mechanism providing for equitable contribution from the landowner for the construction of district distributor roads and other infrastructure similar to, and based on much the same principles set out in the proposed Clarkson/Butler Headworks Scheme. This will also involve a similar commitment from all landowners within the "urban cell" north of the southern boundary of the subject land and Lot 102 Alkimos to the southern boundary of the proposed lateral wedge of Regional Open Space north of Eglinton.

CARRIED

G20215 APPLICATION FOR REZONING OF PROPOSED SECWA SUB STATION SITE, CNR WANNEROO ROAD AND CLARKSON AVENUE, NEERABUP - [319-2, 790-605]

CITY PLANNER'S REPORT G20215

The State Energy Commission of Western Australia seeks Council approval for rezoning a proposed substation site on the corner of Clarkson Avenue and Wanneroo Road, Neerabup, in order to service the future urban areas east of Wanneroo Road. The subject land is 1.9225 hectares in area.

The City Planner reports that although this type of facility could be accommodated within the existing zoning for the area, SECWA has specifically requested rezoning to ensure security of tenure, once people have moved into the area and oppose the development of such a facility.

Subdivision of this site has already been supported subject to access conditions (both temporary and permanent) being firmly adhered to.

RECOMMENDATION

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

- 1 supports the application submitted by SECWA for the rezoning of a portion of Swan Location 2579 corner Wanneroo Road and Clarkson Avenue, Neerabup from "Rural" to "Special Zone (Restricted Use) SECWA Substation";
- 2 forwards the documentation for Amendment No 605 to Town Planning Scheme No 1, to the Minister for Planning for preliminary approval to advertise;
- 3 prior to finalising the rezoning, seeks from SECWA details of the location of transmission and distribution lines relating to the sub-station.

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

- 1 the recommendation of the Committee not be adopted;
- 2 consideration of the application submitted by SECWA for the rezoning of a portion of Swan Location 2579 corner Wanneroo Road and Clarkson Avenue, Neerabup from "Rural" to "Special Zone (Restricted Use) SECWA Substation" be deferred;
- 3 Council writes to SECWA requesting details of the proposed location of the transmission and distribution lines relating to the sub-station.**CARRIED**

G20217 PROPOSED TOWN PLANNING SCHEME NO 22 - BERKLEY ROAD DEVELOPMENT SCHEME - [780-22]

CITY PLANNER'S REPORT G20217

The City Planner gives details of the 100 hectares of land on the north and south sides of Berkley Road, Marangaroo and Alexander Heights, the last areas of these two suburbs which have not received approval to subdivide.

The subject area includes 55 separate lots, with the majority being approximately 2 hectares in area, owned by 43 different owners, including private developers and the Department of Planning and Urban Development. The area is currently zoned Residential Development (R20), in Town Planning Scheme No 1 and has been zoned "Urban" under the Metropolitan Region Scheme for approximately 10 years.

The City Planner reports that a Town Planning Development Scheme is proposed to be established over this area as a practical and efficient means of ensuring the long term orderly development of Berkley Road. The scheme would provide the best method of implementing the Structure Plan over the area as it provides a statutory backing to proposals, does not require detailed subdivision patterns to be incorporated and establishes equitable contributions for "common items" (ie Scheme costs).

MOVED Cr Nosow, **SECONDED** Cr Dammers 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 22 - Berkley Road 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 attached to Report No G20217;
- 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 the Scheme area by facilitating the provision of certain infrastructure and other facilities within the Scheme area, including:
 - (i) the district distributor roads, including drainage (land acquisition and construction of full earthworks and one carriageway);
 - (ii) upgrading and construction of existing roads;
 - (iii) pedestrian-cyclist under/over passes;
 - (iv) dual use paths;
 - (v) public open space;
 - (vi) local drainage facilities;
 - (b) ensure development occurs on an equitable basis, both in terms of the contributions made by developing landowners and the benefits they receive, with prior contributions to public open space being taken into consideration;
- 3 following receipt of the legal agreement between the City of Wanneroo, Peacefield Holdings and Mr and Mrs Franze, owners of Lots 101 and 102 Redcliffe Avenue/Berkley Road, Marangaroo, authorises the affixation of the Common Seal to, and endorses the signing of, the legal agreement.

CARRIED

Appendix VI refers.

CITY PLANNER'S REPORT G20218

Chapman Glendinning and Associates, on behalf of J and P Gilman and R and L Damasson, seek Council approval for the subdivision of Lot 101 Berkley Road, Marangaroo, in order to create 21 residential lots.

The City Planner outlines the proposal, which will integrate with the adjoining subdivision application submitted by Geoff Lewis Town Planning and Project Management Consultants.

He gives details of drainage issues which will need to be addressed, together with the requirements for a "headworks levy" to be imposed on each owner for provision of items of infrastructure such as regional roads, public open space, drainage sites, dual use paths and underpasses and/or footbridges.

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

- 1 advises Chapman Glendinning and Associates that, prior to support for the subdivision being issued, a legal agreement is required to be entered into (at the developer's expense) to ensure proportional contributions are made to the "headwork levy" when an appropriate amount is determined by Council;
- 2 supports the proposed subdivision of Lot 101 Berkley Road, Marangaroo, subject to:
 - (a) the upgrading of Berkley Road when it abuts the application area to the satisfaction of Council;
 - (b) construction and drainage of Skeit Road to the satisfaction of Council;
 - (c) provision of a 1,396m² drainage reserve to the specification and satisfaction of the City Planner and City Engineer;
 - (d) a 0.1 metre pedestrian accessway being provided along the boundary of those lots where they abut the proposed Hepburn Avenue;
 - (e) uniform fencing/landscaping being provided along the 0.1 metre pedestrian accessway;
 - (f) all stormwater drainage from the application area and Hepburn Avenue to be accommodated within the application;
 - (g) standard conditions of subdivision. **CARRIED**

G20219 SUBDIVISION, LOT 5 CAPORN STREET, MARIGINIUP - [740-86280]

CITY PLANNER'S REPORT G20219

R G and D F Lindsay seek Council approval for the subdivision of Lot 5 Caporn Street, Mariginiup, into two lots of approximately two hectares each.

The City Planner reports on the Council's Rural Subdivision Policy, which requires a minimum lot size of 4 hectares for land in this area. He also reminds Council that the subject lot is affected by Planning Control Area No 16, in that a small portion of the lot is designated as Regional Open Space under the proposed Parks and Recreation Land Requirement formulated by Department of Planning and Urban Development.

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

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4.0 hectares in the area;
- 2 support for this proposal would establish an undesirable precedent for further subdivision in the locality;
- 3 the applicants should negotiate with the Department of Planning and Urban Development for their purchase of that portion of land required for Planning Control Area No 16.

CARRIED

G20220 SUBDIVISION, LOCATION 1739 CNR MEADOWLANDS DRIVE/NEAVES ROAD, MARIGINIUP - [740-85909]

CITY PLANNER'S REPORT G20220

BSD Consultants, on behalf of Mr S Lucisano, seek Council approval for the subdivision of Location 1739 Neaves Road, Mariginiup, into eleven lots ranging in size from 2.01 to 2.34 hectares. The subject site, is zoned "Rural" and Amendment No 462 to Town Planning Scheme No 1 which proposes a rezoning to "Special Rural", is currently being processed.

The City Planner outlines the proposal, which reflects the Development Guide Plan submitted with the rezoning application. He confirms that the majority of the conditions imposed by Council in November 1991 when Amendment No 462 was adopted, have been complied with.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council supports the application by BSD Consultants on behalf of S Lucisano for the subdivision of Location 1739 Neaves Road, Mariginiup, subject to:

- 1 the finalisation of Amendment No 462 to Town Planning Scheme No 1;
- 2 corner truncation to Neaves Road and Meadowlands Drive to be increased to 10 metres x 10 metres;

- 3 construction of bridle paths to the satisfaction of the City Planner and City Engineer;
- 4 pedestrian accessway to link with existing pedestrian accessway to the south which connects with Via Vista Drive;
- 5 completion of construction of Meadowlands Drive at the junction of Neaves Road;
- 6 standard conditions of subdivision. **CARRIED**

G20221 SUBDIVISION, RESERVE 34029 WATERFORD DRIVE, HILLARYS - [740-86077]

CITY PLANNER'S REPORT G20221

Homeswest seeks Council approval for subdivision of Reserve 34029 Waterford Drive, Hillarys. The proposed subdivision would create a 45 lot medium density housing precinct (coded R25), 75 traditional housing lots, two grouped sites for aged persons' housing and a public open space contribution of 1.15 hectares.

The City Planner reports that the subject area was originally set aside as a high school site. The Minister for Education has now deemed the reserve as surplus to requirements. The application area is bounded by both existing and proposed residential development, the Ern Halliday campsite and a proposed neighbourhood shopping centre.

The City Planner gives details of a number of concerns related to small lot sizes, eg on and off street parking, solar access, streetscape design and co-ordination of crossovers, and reports that the applicant, Homeswest, is undertaking discussions with Council officers in an attempt to address these issues.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council supports the application submitted by Homeswest for the subdivision of Reserve 34029 Waterford Drive, Hillarys, subject to the following conditions:

- 1 finalisation of Amendment No 866/33A to the Metropolitan Region Scheme and Amendment No 574 to Town Planning Scheme No 1;
- 2 co-ordination of final site levels with surrounding land, to the satisfaction of the City Engineer;
- 3 provision of drainage facilities for the application area, to the satisfaction of the City Engineer, such facilities not to impinge upon the public open space contribution;
- 4 plans for the proposed development of public open space being submitted to the City Parks Manager for approval, at least four weeks prior to works commencing;
- 5 the provision of uniform fencing along residential lot boundaries abutting public open space;

- 6 road batters not intruding into public open space without prior City
Parks Manager's approval;
- 7 road batters adjacent to public open space being stabilised, to the
satisfaction of the City Parks Manager;
- 8 access places, roundabouts and crossovers where required by Council
being designed and constructed to the satisfaction of the City
Engineer;
- 9 provision of a 0.1 metre wide pedestrian accessway along the
boundaries of the 445m², 398m², 414m² and 505m² lots where they abut
the access place in order to restrict vehicular access;
- 10 access point to Angove Drive being co-ordinated with the existing
access point to Reserve 23563 to the satisfaction of the City
Engineer;
- 11 provision of adequate corner truncations to lots adjacent to the
proposed roundabout to the satisfaction of the City Engineer;
- 12 provision of a dual use path within the Angove and Waterford Drive
road reserves to the satisfaction of the City Engineer;
- 13 standard conditions of subdivision. **CARRIED**

G20222 SUBDIVISION, LOT 32 CARABOODA ROAD, CARABOODA - [740-86129]

CITY PLANNER'S REPORT G20222

P W and T P Fitzsimmons seek Council approval to subdivide Lot 32 Carabooda Road, Carabooda into two lots of 4.05 hectares each.

The City Planner reports that under the Draft North West Corridor Structure Plan, prepared by the Department of Planning and Urban Development, the subject site is marked "Agriculture". Under Council's Rural Subdivision Policy, the minimum lot size is specified as 4.0 hectares and as this proposal complies with that policy, the City Planner recommends approval.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council supports the application submitted by P W and T P Fitzsimmons for the subdivision of Lot 32 Carabooda Road, Carabooda, subject to:

- 1 minimum lot size not being less than 4.0 hectares;
- 2 all buildings having the necessary clearance from the new
boundaries. **CARRIED**

G20223 PROPOSED SUBDIVISION : PORTION LOT M1722 MARMION AVENUE, CURRAMBINE - [740-86185]

CITY PLANNER'S REPORT G20223

Feilman Planning Consultants, on behalf of Beaumaris Land Sales, seek Council approval for the subdivision of portion of Lot M1722 Marmion Avenue, Currambine, into 66 residential lots, with a public open space contribution of 1.214 hectares.

The City Planner reports that Amendment No 452 to Town Planning Scheme No 1 to rezone the subject site from "Rural" to "Residential Development" is currently being processed. Council has not adopted the Structure Plan for this area as the Ministry of Education has yet to advise of its support for the configuration of the high school site.

Subject to approval from the Ministry of Education, the City Planner provides a number of issues to be imposed as conditions, should approval be given to the proposed subdivision.

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

- 1 defers consideration of the application submitted by Feilman Planning Consultants, on behalf of Beaumaris Land Sales, for the subdivision of portion of Lot M1722 Marmion Avenue, Currambine;
- 2 upon written notification from the Ministry of Education indicating support for the proposed high school site, delegates authority to the City Planner to support the application, subject to compliance with the following conditions:
 - (a) finalisation of Amendment No 452 to Town Planning Scheme No 1;
 - (b) road batters not intruding into public open space without the prior approval of the City Parks Manager;
 - (c) road batters adjacent to public open space being stabilised to the satisfaction of the City Parks Manager;
 - (d) the roadway abutting the proposed high school site being constructed with either a 9 metre pavement width or as a parking embayment designed and constructed to the satisfaction of the City Engineer;
 - (e) provision of adequate corner truncation to lots adjacent to the proposed roundabout to the satisfaction of the City Engineer;
 - (f) access places, cul-de-sac heads, roundabouts and retaining walls being designed to the satisfaction of the City Engineer;
 - (g) provision of a 0.1 metre wide pedestrian accessway along the boundary of the 663m² and 667m² lots where they abut the access place in order to prevent vehicular access;
 - (h) a dual use path network being provided within the application area to the satisfaction of the City Engineer;
 - (i) standard conditions of subdivision.

CARRIED

**G20224 AMENDMENT NO 378 TO TOWN PLANNING SCHEME NO 1, SWAN LOCATION 2477
FLYNN DRIVE, NEERABUP - [790-378]**

CITY PLANNER'S REPORT G20224

The City Planner reports that Department of Planning and Urban Development is seeking advice on the future of Amendment No 378 to Town Planning Scheme No 1.

This amendment was initiated in February 1987 and proposed to rezone Loc 2477 Flynn Drive, Neerabup, from "Rural" to "Special Rural". The Department of Planning and Urban Development deferred any action on the amendment until the outcome of the corridor review was known.

In the interim, the applicants, A and N Borrello, sought subdivision and development approval for a family golf course - this has subsequently been approved.

The draft North West Corridor Structure Plan and Council's preferred option both identify the area as future industrial. To continue with rezoning to Special Rural at this time would conflict with the future intentions for this land.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council discontinues Amendment No 378 to Town Planning Scheme No 1, which proposed to rezone Loc 2477 Flynn Drive, Neerabup from "Rural" to "Special Rural".

CARRIED

**G20225 AMENDMENTS 490/596 AND REVISED STRUCTURE PLAN, LOT 2 BURNS BEACH
ROAD, BURNS - [790-596, 790-458, 790-490]**

CITY PLANNER'S REPORT G20225

Russell Taylor and William Burrell, on behalf of Burns Beach Management Pty Ltd, have submitted a revised Structure Plan for the eastern and central cells of Burns Beach Estate on Lot 2 Burns Beach Road, Burns. This review addresses issues of bus routes, commercial centre locations and residential codings, close to the Burns Railway Station.

The City Planner reports on the main features of the Structure Plan - potential lot yield in the eastern and central cells, primary and high school sites, public open space, a neighbourhood centre of 5000m² net lettable area in the central cell, a neighbourhood centre of 1500m² NLA in the eastern cell, dual use paths and internal road structure planning.

The applicants seek modification of the documents relating to Amendment No 490 to Town Planning Scheme No 1 to reflect these changes and the City Planner gives details of Government instrumentality and Council Department comments on the plan.

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

- 1 supports the application submitted by Taylor and Burrell, on behalf of Burns Beach Management Pty Ltd to rezone the Commercial site within the central cell (between Marmion Avenue and Connolly Drive) of Lot 2 Burns Beach Road, Burns Beach to "Residential Development", the new shopping site from "Residential Development" to "Commercial, Service Station and Civic," and the deli/medical centre site from "Residential Development" to "Commercial and Special Zone (Restricted Use) Medical Centre";
- 2 in accordance with the revised Structure Plan (Plan No 77/40/68 dated August 1991), as outlined in Report G20225:
 - (a) recodes the three nominated group housing sites to "Residential Development R40";
 - (b) amends the Fifth Schedule of the Scheme Text to include a figure of 5000m² GLA for the proposed Neighbourhood Shopping Centre, and 100m² GLA for the proposed delicatessen;
- 3 modifies the documents for Amendment No 490 in accordance with the revised Structure Plan (being Plan No 77/40/68 dated August 1991) by:
 - (a) recoding the residential area in the southern portion of the eastern cell (between Connolly Drive and the Mitchell Freeway alignment) from R20 to R40;
 - (b) zoning the proposed shopping centre site to "Commercial, Service Station, Civic and Special Zone (Restricted Use) Medical Centre";
- 4 includes in the Fifth Schedule of the Scheme Text a figure of 1500m² GLA for the proposed Neighbourhood Shopping Centre;
- 5 forwards the documentation for Amendment Nos 490 and 596 to the Minister for Planning for preliminary approval to advertise;
- 6 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 Amendment Nos 490 and 596 it will require:
 - (a) a legal agreement ensuring the ceding and construction of earthworks and one carriageway of Connolly Drive between the new Burns Beach Road and the southern boundary of Lot 2 Burns Beach Road, the upgrading of Burns Beach Road to the ultimate design across the Marmion Avenue intersection, including the approach section west of Connolly and construction of pedestrian underpasses on Marmion Avenue and Burns Beach Road (east of Connolly Drive);

- (b) legal agreement ensuring the ceding of the two community purpose sites free of cost to Council;
- (c) detailed structure plans for the proposed deli/medical centre site and both neighbourhood shopping centres, including the associated facilities;
- (d) resolution of the issues raised by the Environmental Protection Authority and the Department of Conservation and Land Management to the satisfaction of those authorities;
- (e) the design criteria for Burns Beach Road west of Marmion Avenue being finalised. **CARRIED**

Appendix VII refers.

G20226 AMENDMENT NOS 577 AND 595 : PROPOSED REZONING, VARIOUS LOTS ELLIOT, WYATT, WANNEROO AND EAST ROADS AND LOT 19 ARCHER STREET, WANNEROO - [790-577, 790-595]

CITY PLANNER'S REPORT G20226

In October 1991 (Item F21023) Council resolved to support an application for rezoning the area bounded by Wanneroo, Elliot, Lenore and Ocean Reef Roads, Wanneroo, and sought submission of a structure plan.

The City Planner reports that subsequent to that meeting, other landholders in the vicinity of the proposed area have sought inclusion in this Structure Plan. The Plan has been assessed by Council officers and submitted to the Water Authority of Western Australia.

The City Planner outlines several issues of concern and suggests the establishment of a Town Planning Development Scheme over the area, once the Structure Plan has been advertised for public comment.

RECOMMENDATION

That Council:

- 1 advises Taylor and Burrell Planning Consultants that prior to initiating Amendment No 595, the applicants will be required to indicate that the areas concerned can be economically serviced to the satisfaction of the City and the Water Authority of Western Australia;
- 2 upon compliance with 1 above, in accordance with the provisions of Section 7 of the Town Planning and Development Act, 1928 (as amended):

- (a) supports the application submitted by Taylor and Burrell Planning Consultants on behalf of Australian Housing and Land, the Roman Catholic Church, Giuseppe and Bruno Pelle, Suburban Hotels, M Faas, B & N Peterkin, K Colgate, C Butler, M Tye and R & J Ballato, for the rezoning of Lots Pt 2, 7, 8, 31 and 34 Wanneroo Road, Lots 14, 15, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from "Rural" to "Residential Development (R20)";
- (b) forwards the documentation for Amendment No 595 to the Minister for Planning for preliminary approval to advertise;
- (c) recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone land which is the subject of Amendment No 595, from "Rural" to "Urban";

3 advises the applicants that in the interest of facilitating the prompt development of the subject area, it has resolved to seek the above amendment but before granting final approval to Amendment Nos 577 and 595, it will require:

- (a) the Structure Plan to be modified to:
 - (i) include a row of 5,000m² lots abutting Lenore Road, directly opposite Special Rural Zone No 13;
 - (ii) include church sites in the vicinity of the neighbourhood centres;
 - (iii) identify notional areas of R40 (grouped housing and aged persons' housing) adjacent to proposed neighbourhood centres;
 - (iv) include proposed road widening for Elliot and Lenore Roads in accordance with proposals contained in the North West Corridor Structure Plan for East of Wanneroo;
 - (v) show notional locations of underpasses;
 - (vi) provide where possible, Controlled Access place and Service Roads to abut roads in excess of 3,000 VPD to reduce the areas of uniform fencing and increase pedestrian access particularly to public transport corridors;
 - (vii) include the proposed public transport route through the area;

- (b) that the applicants enter into a legal agreement with Council, at the applicants' expense, with regard to the payment of the relevant headworks charges to be determined by Town Planning Scheme No 21 - East Wanneroo Development Scheme;
- (c) in respect of Amendment No 577, either Lot 202 Wattle Mews, Wanneroo (6211m²) be vested as public open space or alternatively an equivalent area of public open space be set aside adjacent to this lot with a legal agreement being entered into between the landowner and Council (at the applicants' expense) to ensure that 6211m² will be vested for public open space in the applicants' first stage of subdivision in accordance with the proposed structure plan and at no expense to Council;

4 authorises release of, for public comment for a period of three months, the Structure Plan and explanatory report prepared by Taylor and Burrell Planning Consultants, for the area bounded by Elliot Road, Lenore Road, Ocean Reef Road and Wanneroo Road, subject to:

- (a) the modifications referred to in 3(a) above being carried out to the satisfaction of the City Planner;
- (b) the modified plan being given preliminary approval by the Department of Planning and Urban Development;
- (c) the explanatory report accompanying the Structure Plan including an outline of the Statement of Objects and Intent adopted by Council in respect to the proposed East Wanneroo Development Scheme;

5 writes to all landowners in the area which is the subject of the Structure Plan, providing them with a copy of the Structure Plan and informing them of the public comment period;

6 places appropriate advertisements in the local and "The West Australian" newspapers.

MOVED Cr Nosow, **SECONDED** Cr Moloney that consideration of the application from Taylor and Burrell Planning Consultants for rezoning of the area bounded by Wanneroo, Elliot, Lenore and Ocean Reef Roads, Wanneroo, be deferred pending adoption of the East West Corridor Structure Plan.

LOST

Cr Dammers advised that the release of the structure plan for public comment would involve meetings being held, at Council's invitation, with all of the landowners in the affected area.

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

1 advises Taylor and Burrell Planning Consultants that prior to initiating Amendment No 595, the applicants will be required to indicate that the areas concerned can be economically serviced to the satisfaction of the City and the Water Authority of Western Australia;

2 upon compliance with 1 above, in accordance with the provisions of Section 7 of the Town Planning and Development Act, 1928 (as amended):

- (a) supports the application submitted by Taylor and Burrell Planning Consultants on behalf of Australian Housing and Land, the Roman Catholic Church, Giuseppe and Bruno Pelle, Suburban Hotels, M Faas, B & N Peterkin, K Colgate, C Butler, M Tye and R & J Ballato, for the rezoning of Lots Pt 2, 7, 8, 31 and 34 Wanneroo Road, Lots 14, 15, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from "Rural" to "Residential Development (R20)";
- (b) forwards the documentation for Amendment No 595 to the Minister for Planning for preliminary approval to advertise;
- (c) recommends that the North West District Planning Committee requests the State Planning Commission to amend the Metropolitan Region Scheme to rezone land which is the subject of Amendment No 595, from "Rural" to "Urban";

3 advises the applicants that in the interest of facilitating the prompt development of the subject area, it has resolved to seek the above amendment but before granting final approval to Amendment Nos 577 and 595, it will require:

- (a) the Structure Plan to be modified to:
 - (i) include a row of 5,000m² lots abutting Lenore Road, directly opposite Special Rural Zone No 13;
 - (ii) include church sites in the vicinity of the neighbourhood centres;
 - (iii) identify notional areas of R40 (grouped housing and aged persons' housing) adjacent to proposed neighbourhood centres;
 - (iv) include proposed road widening for Elliot and Lenore Roads in accordance with proposals contained in the North West Corridor Structure Plan for East of Wanneroo;
 - (v) show notional locations of underpasses;
 - (vi) provide where possible, Controlled Access place and Service Roads to abut roads in excess of 3,000 VPD to reduce the areas of uniform fencing and increase pedestrian access particularly to public transport corridors;

(vii) include the proposed public transport route through the area;

(b) that the applicants enter into a legal agreement with Council, at the applicants' expense, with regard to the payment of the relevant headworks charges to be determined by Town Planning Scheme No 21 - East Wanneroo Development Scheme;

(c) in respect of Amendment No 577, either Lot 202 Wattle Mews, Wanneroo (6211m²) be vested as public open space or alternatively an equivalent area of public open space be set aside adjacent to this lot with a legal agreement being entered into between the landowner and Council (at the applicants' expense) to ensure that 6211m² will be vested for public open space in the applicants' first stage of subdivision in accordance with the proposed structure plan and at no expense to Council;

4 authorises release of, for public comment for a period of three months, the Structure Plan and explanatory report prepared by Taylor and Burrell Planning Consultants, for the area bounded by Elliot Road, Lenore Road, Ocean Reef Road and Wanneroo Road, subject to:

(a) the modifications referred to in 3(a) above being carried out to the satisfaction of the City Planner;

(b) the modified plan being given preliminary approval by the Department of Planning and Urban Development;

(c) the explanatory report accompanying the Structure Plan including an outline of the Statement of Objects and Intent adopted by Council in respect to the proposed East Wanneroo Development Scheme;

5 writes to all landowners in the area which is the subject of the Structure Plan, providing them with a copy of the Structure Plan and informing them of the public comment period;

6 places appropriate advertisements in the local and "The West Australian" newspapers.**CARRIED**

**G20227 AMENDMENT NO 603 : REZONING OF LOT 5 (33) PRINDIVILLE DRIVE, WANGARA
- [790-603]**

CITY PLANNER'S REPORT G20227

Mr Peter Tyrrell, on behalf of Wanneroo Markets, is seeking Council approval to rezone Lot 5 (33) Prindiville Drive, Wangara to accommodate a proposed mini golf course development.

The City Planner reports on the proposal, which is to be located on the area currently used as a children's playground. The subject land is currently zoned "Special Zone (Restricted Use) Markets" in Town Planning Scheme No 1.

The City Planner advises that the inclusion of incidental amusement based uses within this form of development can be supported. He suggests the most suitable avenue to accommodate the use proposed is to amend the definition of "Market" as presented in Town Planning Scheme No 1.

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

- 1 prepares, adopts and signs Amendment No 603 to Town Planning Scheme No 1 to redefine "Market" to read:

"means premises at which goods are sold from temporary stalls in individual bays leased to sellers and may include as incidental uses such public amusements considered by the Council to be complementary to the operation of markets";

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

G20228 AMENDMENT NO 610 : PROPOSED TOURISM ZONE - [790-610]

CITY PLANNER'S REPORT G20228

Mr S Aston seeks Council approval to rezone Lot 300 (543) Wanneroo Road from "Rural" to "Special Use Accommodation" to develop a proposed twelve room family holiday complex.

The City Planner outlines the history of the strip of land between Yellagonga Regional Park and Wanneroo Road, and suggests that as this is one of three applications received for tourism/recreation related developments in the area (a golf complex on Lot 1 Wanneroo Road/Woodvale Drive and a restaurant/fast food and service station on Lot 66 Whitford Avenue/Wanneroo Road), Council may wish to undertake a co-ordinated approach and introduce a "Tourism Zone" into Town Planning Scheme No 1 to be applied to this area. The zone would include tourist accommodation, associated leisure and recreation services and exclude, inter alia, industrial and commercial uses.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council seeks comments from the landowners of Lots 1 south through to 6 Wanneroo Road, Woodvale and Lots 98, 99 and 500 Whitford Avenue, Woodvale on the proposed "Tourism Zone".

CARRIED

G20229 CLOSE OF ADVERTISING : AMENDMENT NO 521 TO TOWN PLANNING SCHEME NO 1 : PORTION LOT 31 CONNOLLY DRIVE, MERRIWA - [790-521]

CITY PLANNER'S REPORT G20229

In February 1990 (Item E20204) Council initiated Amendment No 521 to Town Planning Scheme No 1 to rezone portion Lot 31 Connolly Drive, Merriwa from "Residential Development" to "Commercial, Special Zone (Restricted Use) Medical Centre and Civic".

Advertising of the amendment closes on 14 February 1992 and to date no submission has been received.

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

- 1 adopts Amendment No 521 to Town Planning Scheme No 1 to rezone portion of Lot 31 Connolly Drive from "Residential Development" to "Commercial, Special Zone (Restricted Use) Medical Centre and Civic";
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents. **CARRIED**

G20230 **CLOSE OF ADVERTISING : AMENDMENT NO 552 TO TOWN PLANNING SCHEME NO 1 : LOT 11 CONNOLLY DRIVE, MERRIWA - [790-552]**

CITY PLANNER'S REPORT G20230

In September 1990 (Item E20929) Council initiated Amendment No 552 to Town Planning Scheme No 1 to rezone Lot 11 Connolly Drive, Merriwa, from "Rural" to "Residential Development (R20 and R40) and Service Industrial".

Advertising of the amendment closed on 4 February 1992 and no submission has been received.

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

- 1 adopts Amendment No 552 to Town Planning Scheme No 1 to rezone Lot 11 Connolly Drive, Merriwa from "Rural" to "Residential Development (R20 and R40) and Service Industry";
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents. **CARRIED**

G20231 **CLOSE OF ADVERTISING : AMENDMENT NO 587 PT LOC 10147 MARMION AVENUE/BURRAGAH WAY, DUNCRAIG - [790-587]**

CITY PLANNER'S REPORT G20231

In August 1991 (Item F20815) Council initiated Amendment No 587 to Town Planning Scheme No 1 to rezone a portion of Loc 10147 Burragah Way/Marmion Avenue, Duncraig, from "Residential Development" to "Commercial".

The City Planner reports on the submissions received during the advertising period - a mixture of support and objection. The main grounds for objection were business difficulties, vandalism, and traffic problems. The Department of Planning and Urban Development has placed a condition on final approval of the amendment - that the remaining vacant land needs the Commission's approval for subdivision before finalisation of the amendment will be permitted.

The City Planner supports the applicants' contention that their submission of a plan showing the aged persons housing to the south and a proposed green street subdivision, should be satisfactory, as investigations on these aspects are still currently being assessed. The Department of Planning and Urban Development will be requested to modify its requirement as the structure plan submitted gives an indication of the proposed uses.

RECOMMENDATION

That Council:

- 1 adopts Amendment No 587 to Town Planning Scheme No 1 to rezone portion Location 10147 Burragah Way/Marmion Avenue, Duncraig from "Residential Development" to "Commercial";
- 2 accepts the outline plan for the future subdivision of the remaining landholding and seeks the Department of Planning and Urban Development's acceptance also in this regard;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

AMENDMENT MOVED Cr Major, **SECONDED** Cr Freame that point 2 of the recommendation be amended to read:

- "2 accepts that the remaining vacant land needs Department of Planning and Urban Development approval for subdivision before finalisation of the amendment is permitted."

LOST

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

- 1 adopts Amendment No 587 to Town Planning Scheme No 1 to rezone portion Location 10147 Burragah Way/Marmion Avenue, Duncraig from "Residential Development" to "Commercial";
- 2 accepts the outline plan for the future subdivision of the remaining landholding and seeks the Department of Planning and Urban Development's acceptance also in this regard;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

CARRIED

Cr Major dissented.

G20232 **MINISTER'S REFUSAL TO PERMIT ADVERTISING : AMENDMENT NO 535, PT LOCATION 1866 NEAVES ROAD, MARIGINIUP - [790-535]**

CITY PLANNER'S REPORT G20232

In May 1990 (Item E90585) Council initiated Amendment No 535 to Town Planning Scheme No 1 to rezone portion Location 1866 Neaves Road, Mariginiup from "Special Rural" to "Special Zone (Restricted Use) Service Station and Local Store".

The City Planner reports that the Minister for Planning has withheld consent for the amendment to be advertised on the grounds that the proposed uses are considered inappropriate within a Special Rural Zone and represent an ad hoc rezoning contrary to orderly and proper planning of the locality. The Minister also considers that the proposal would detract from the rural character, is inconsistent with the proposed uses under the Draft North West Corridor Structure Plan and approval for the proposal would create an undesirable precedent for similar applications within Special Rural Zones for the area.

RECOMMENDATION

That Council discontinues Amendment No 535 to Town Planning Scheme No 1, which proposed to rezone portion Lot 1866 Neaves Road, Mariginup from "Special Zone (Restricted Use) Service Station and Local Store".

MOVED Cr Waters, **SECONDED** Cr Carstairs that Item G20232 be deferred and considered in conjunction with Item G20234. **CARRIED**

G20233 MINISTER'S REFUSAL TO PERMIT ADVERTISING : AMENDMENT NO 561 - YANCHEP INDUSTRIAL AREA - [790-561]

CITY PLANNER'S REPORT G20233

In July 1991 (Item F20714) Council initiated Amendment No 561 to Town Planning Scheme No 1 to adopt a mixed industrial zone within the Scheme and to rezone Lots 1-13 and 20 Stevenage Street/Glenrothes Crescent, Yanchep to "Mixed Industry".

The City Planner reports that the object of the amendment was to give Council greater flexibility in assessing applications in the Yanchep Industrial Area based on its relatively isolated nature.

A previous amendment, also initiated to address the inflexibility of the current zoning to accommodate a proposed office and lunch bar development on Lot 6 Stevenage Street and a motor vehicle spray painting business on Lot 10 Glenrothes Crescent, was not permitted to be advertised for public comment.

The Minister for Planning has again refused to grant approval to advertise the amendment on the grounds that Council's Town Planning Scheme already contains three industrial zones which can accommodate a wide variety of industrial and ancillary uses and an additional industrial zone is considered unnecessary.

The City Planner outlines a suggested amendment which, while not solving the overall issue of the inflexible zoning, will address the current problem associated with Lots 6 and 10.

RECOMMENDATION

That Council:

- 1 discontinues Amendment No 561 to Town Planning Scheme No 1;
- 2 prepares, adopts and signs Amendment No 608 to Town Planning Scheme No 1 to rezone Lot 6 Stevenage Street, Yanchep from "General Industrial" to "Light Industrial" and rezone Lot 10 Glenrothes Crescent, Yanchep from "Light Industrial" to "General Industrial";
- 3 forwards the amendment to the Department of Planning and Urban Development for approval to advertise.

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

- 1 the recommendation of the Committee not be adopted;
- 2 Council asks the Minister for Planning to reconsider his decision not to grant approval to advertise Amendment No 561 to Town Planning Scheme No 1. **CARRIED**

G20234 MINISTER'S REFUSAL TO GRANT FINAL APPROVAL - AMENDMENT NO 545, PT LOT 76 GNANGARA ROAD, LANDSDALE - [790-545]

CITY PLANNER'S REPORT G20234

In September 1991 (Item F20921) Council resolved to seek final approval for a Service Station on portion Lot 76 Gngangara Road, Landsdale, via Amendment No 545 to Town Planning Scheme No 1.

The City Planner reports that the Minister for Planning has refused to grant final approval for the amendment on the grounds of inappropriateness, potential traffic conflict and disruption and the setting of a precedent for further commercial development on an important regional road.

The applicants, Land Planning Consultants, have submitted a detailed response to each of the Minister's grounds for refusal and seek his reconsideration of the proposal.

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

RECOMMENDATION

That Council submits the response from Land Planning Consultants to the Minister for Planning with a request for further reconsideration of Amendment No 545 to Town Planning Scheme No 1.

Cr Smith entered the Chamber at this point, the time being 8.46 pm.

MOVED Cr Waters, **SECONDED** Cr Davies that consideration of Amendment Nos 535 and 545 to Town Planning Scheme No 1 be deferred for one month and referred back to Town Planning Committee with power to act.

LOST

MOVED Cr Freame, **SECONDED** Cr Carstairs that consideration of Amendment Nos 535 and 545 to Town Planning Scheme No 1 be deferred for one month and referred back to Town Planning Committee.

CARRIED

G20235 MODIFICATION TO SCHEME AMENDMENT NO 570 : RESERVE 11630 BURNS BEACH ROAD, BURNS - [790-570]

CITY PLANNER'S REPORT G20235

In April 1991 (Item F20411) Council initiated Amendment No 570 to Town Planning Scheme No 1 to recode a portion of Reserve 11630 (552) Burns Beach Road, Burns, from R20 to R40. This was in response to an application from the Department of Land Administration to comply with the Department of Planning and Urban Development's request to provide opportunities for medium density development.

The City Planner reports that Department of Land Administration has modified the area proposed for the recoding by reducing its size to 3691m² and, due to the realignment of Burns Beach Road and Ocean Reef Road, has sought rezoning of portion of Lot 1000 Burns Beach Road from "Reserve for Parks and Recreation" to "Residential Development".

The City Planner concludes that as the size, location and configuration of the recreation area precludes its development for any other use, the lot is surrounded on two sides by major roads and on the third side by urban development, and a site visit has revealed that the area has already been cleared of all vegetation, Council should support the proposed modification to the Amendment.

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

- 1 modifies Amendment No 570 to Town Planning Scheme No 1 to:
 - (a) rezone portion of Lot 1000 Burns Beach Road, Iluka from "Reserve for Parks and Recreation" to "Residential Development";
 - (b) recode portion of Reserve 11630 Burns Beach Road, Burns and Portion of Lot 1000 Burns Beach Road, Iluka from "R20" to "R40";
- 2 forwards the amendment to the Department of Planning and Urban Development for approval to advertise;
- 3 recommends that the North West District Planning Committee requests the Department of Planning and Urban Development to amend the Metropolitan Region Scheme to rezone Portion of Lot 1000 Burns Beach Road, Iluka from "Reserve for Parks and Recreation" to "Urban".

CARRIED

G20236 APPEAL AGAINST REFUSAL OF DENTAL PRACTICE : LOT 54 (121) MOOLANDA BOULEVARD, KINGSLEY - [30/1370]

CITY PLANNER'S REPORT G20236

In August 1991 (Item F20805) Council refused to accommodate a fourth medical practitioner (a dentist) to operate from the premises at Lot 54 (121) Moolanda Boulevard, Kingsley. The applicant, Mr J Spiccia subsequently appealed against Council's decision to the Minister for Planning.

The City Planner reports that the Minister has reviewed the matter and advised that should Council still be unwilling to exercise its discretion to permit the proposed use, the appeal will then be determined by the Hon Minister.

The City Planner outlines the reasons why Council rejected this application in the first place - there is a definite parking problem with regard to the subject development and allowing a further practitioner would only worsen the situation.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council advises the Hon Minister that it is not prepared to reduce its normal parking standards to allow a fourth medical practitioner to consult at Lot 54 (121) Moolanda Boulevard, Kingsley, in view of the parking shortage and that he should therefore determine Mr Spiccia's appeal on the basis of a cash-in-lieu of car parking payment.

CARRIED

G20237 APPEAL DECISION - RADIO MAST, LOT 12 (166) LILBURNE ROAD, DUNCRAIG - [349/12/166]

CITY PLANNER'S REPORT G20237

In June 1991 (Item F20617) Council refused an application for a radio mast on Lot 12 (166) Lilburne Road, Duncraig on the grounds of reduced amenity and local resident objection.

The applicant, Mr G L Wilson, has subsequently appealed to the Minister against the refusal. The Minister for Planning has advised that he has decided to uphold the appeal on condition that the total height of the mast and antennae shall not exceed 8 metres above the level of the ground at the base thereof.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20237 be received.

CARRIED

G20238 APPEAL DETERMINATION : LOCATION 5425 KILN ROAD, CARABOODA - [740-82909]

CITY PLANNER'S REPORT G20238

In September 1990 (Item E20925) Council resolved not to support an application for subdivision of Location 5425 Kiln Road, Carabooda, on the grounds that the proposal was inconsistent with Council's policy and it would create an undesirable precedent. The Department of Planning and Urban Development rejected the application on similar grounds.

The City Planner reports that the applicant, Mr P R Blackadder, has subsequently appealed to the Minister against these refusals. The Minister has considered the appellant's grounds, the reverse recommendations of the relevant authorities and the current status of the land, and dismissed the appeal.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20238 be received.

CARRIED

G20239 APPEAL DETERMINATION : LOT 2 SYDNEY ROAD, JANDABUP - [740-84618]

CITY PLANNER'S REPORT G20239

In June 1991 (Item F20623) Council resolved not to support the subdivision of Lot 2 Sydney Road, Jandabup on the grounds that it was inconsistent with Council's policy and could create an undesirable precedent. The Department of Planning and Urban Development rejected the application on similar grounds.

The City Planner reports that the applicants' D M and B I Arber and B and S A Stray, have appealed against these refusals. The Hon Minister for Planning has considered the application, the adverse recommendations from the relevant authorities, the current status of the land, and given the individual circumstances of this case, upheld the appeal.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20239 be received.
CARRIED

G20240 APPEAL DETERMINATION : LOT 18 GOLFVIEW PLACE, GNANGARA - [740-83655]

CITY PLANNER'S REPORT G20240

In January 1991 (Item F70109) Council resolved not to support the subdivision of Lot 18 Golfview Place, Gnarara on the grounds that it was inconsistent with Council's policy and would create an undesirable precedent. The Department of Planning and Urban Development rejected the application on similar grounds.

The City Planner reports that the applicants, K J and V Rich, have appealed against these refusals. The Minister for Planning has considered the application, the adverse recommendations of the relevant authorities, the current status of the land, and, given the individual circumstances of the case, upheld the appeal.

MOVED Cr Nosow, **SECONDED** Cr Dammers that CITY PLANNER'S REPORT G20240 be received.
CARRIED

G20241 PROPOSED QUICKLIME PLANT ON RESERVE 2522 WATTLE AVENUE, NOWERGUP - [30/3595]

CITY PLANNER'S REPORT G20241

The City Planner reports on correspondence from the Deputy Premier and Minister for State Development, Mr Ian Taylor, on discussions held with Swan Portland Cement Ltd on the long-term security of access to the limestone resources on the vicinity of Reserve 2522 Wattle Avenue, Nowergup. This resource would be the primary source of limestone for the quicklime plant in which the company has proposed to invest approximately \$40 million. The company is seeking some assurance of at least a 30 year lifespan for the project, with protection being given from future land use decisions that could adversely impact on operations.

The City Planner gives details of a proposal from Mr Taylor for the State Government to enter into an agreement with Swan Portland Cement Ltd which would eventually be taken to Parliament for ratification as an Act. The Minister is seeking co-operation and support from the City of Wanneroo in the development of such an Agreement.

RECOMMENDATION

That Council advises the Minister for the Environment that it supports the draft conditions relating to the application from Swan Portland Cement Ltd for development of a Quicklime Production Plant and Limestone Quarry on Reserve 2522 Wattle Avenue, Nowergup, subject to no quarrying operations taking place between the hours of 7.00 pm and 7.00 am.

MOVED Cr Waters, **SECONDED** Cr Carstairs that the meeting adjourn for a short period, the time being 8.55 pm.**CARRIED**

MOVED Cr Dammers, **SECONDED** Cr Carstairs that the meeting resume, the time being 9.05 pm. **CARRIED**

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

- 1 the recommendation of the Committee not be adopted;
- 2 a report relating to the noise output from the proposed Quicklime Plant on Reserve 2522 Wattle Avenue, Nowergup, be provided by the City Environmental Health Manager, to the March Meeting of Town Planning Committee Meeting;
- 3 Council advises the Minister for the Environment that:
 - (a) it is awaiting the Report outlined in 2 above relating to possible noise output from the proposed Quicklime plant;
 - (b) its recommendation for the operation of the proposed Quicklime Plant will be provided to him at the end of March.

CARRIED

G20242 APPLICATION FOR MINING TENEMENT M70/704 LAKE GNANGARA - [30/3457]

CITY PLANNER'S REPORT G20242

The City Planner reports that the Department of Mines is seeking Council's comments and recommendations on an application by Faraway Holdings Pty Ltd for mining tenement M70/704 on a portion of Lake Gnangara. This area of Lake Gnangara is part of the public open space component of Lakelands Special Rural Zone.

In April 1990 (Item E20405) Council considered a proposed mining lease and mining operation on Lake Gnangara, adjacent to proposed mining tenement M70/704, and resolved to grant approval to the application submitted by Magic Soil to commence development of a diatomite mine.

In the case of this application, Faraway Holdings Pty Ltd is only seeking approval for the mining tenement, and not the go ahead for mining operations.

Should the applicant wish to carry out a mining operation within the lease area an "Application to Commence Development" must be submitted to Council. It is also likely that the Environmental Protection Authority would require formal assessment of the proposal at that stage.

The proposed mining tenement is affected by Planning Control Area No 16 and has also been referred to the Department of Planning and Urban Development.

MOVED Cr Nosow, **SECONDED** Cr Dammers that consideration of the application from Faraway Holdings Pty Ltd for mining tenement M70/704 on a portion of Lake Gnangara, be deferred pending consideration of the proposal by the Lakes Management Committee.

CARRIED

G20243 NON-ORGANIC WASTE DISPOSAL/EXTRACTIVE INDUSTRY : LOCATION 1441 (50)
DRIVER ROAD, LANDSDALE - [30/331]

CITY PLANNER'S REPORT G20243

In October 1991 (Item F21035) Council deferred consideration of an application from Ion Services, on behalf of Mr S Salamone, for approval to continue sand extraction and non-organic waste disposal on Location 1441 (50) Driver Road, Landsdale, pending receipt of an engineering report, long-term management plan and survey plan.

The City Planner advises that the draft management plan has been submitted; however, the engineering report and survey plan should be available in time for consideration by the March meeting of Town Planning Committee.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council advises Ion Services, on behalf of Mr S Salamone, that should the information sought by Council - an engineering report, long term management plan and survey plan - not be received by Council in sufficient time for it to be considered by the Town Planning Committee meeting in March, the approval for use of Location 1441 (50) Driver Road, Landsdale for sand extraction and non-organic waste disposal, will be withdrawn.

CARRIED

G20244 GATE LICENCE ACROSS ANDERSON ROAD, PINJAR - [510-2302]

CITY PLANNER'S REPORT G20244

The City Planner reports on an application to extend the period of a licence for a gate across Anderson Road, Pinjar, for a further two years.

In accordance with the provisions of Section 333 of the Local Government Act, the proposal was advertised in a newspaper circulating in the district and no objection has been received.

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

1 in accordance with the provisions of Section 333 of the Local Government Act, Council:

(a) renews the licence issued to Mr and Mrs R and A Hill, for the gate across Anderson Road, Pinjar for a period of two years, subject to:

(i) unlocked swing gates being erected at each end of the subject road;

(ii) signs being placed on each gate advising that public access is not inhibited by virtue of the gates;

(b) makes application to the Governor requesting that he issue an order authorising Council to grant a licence;

- 2 a report be submitted to Policy and Resources Committee on:
- (a) the possibility of "adverse possession" applying to land which is subject of a gate licence;
 - (b) the feasibility of Council imposing a financial levy on persons using Crown land or road reserves for the purpose of animal grazing. **CARRIED**

G20245 OBJECTION TO POSSIBLE AERODROME SITE AT NEERABUP - CARRAMAR PARK RESIDENTS COMMITTEE - [727-1]

CITY PLANNER'S REPORT G20245

The Carramar Park Residents' Committee has submitted a number of concerns about and objections to, the possible aerodrome site at Neerabup.

The City Planner outlines the concerns which relate to the aircraft approach corridor and circuit, and potential seepage of noxious or dangerous substances into the Ghangara Mound. He reminds Council that the Department of Transport and Communications has recommended the establishment of a working group to investigate fully the suitability of the possible aerodrome sites, and suggests that the Committee's concerns be referred to that working group.

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

- 1 refers the Carramar Park Residents Committee's objection to, and concerns about, the Neerabup aerodrome site to the Department of Transport and Communications;
 - 2 requests the Department to refer the matter to the WA Airfields Committee for inclusion in the pending working groups study;
 - 3 seeks information as to when the working group will be established and the proposed date for its first meeting.
- CARRIED**

Cr Smith dissented.

G20246 PETITION AND LETTER RECEIVED FROM RESIDENTS OF LAKE ADAMS AND EPARAG - [727-7, 290-7]

CITY PLANNER'S REPORT G20246

In December 1991 (Item F91203) residents of Lake Adams petitioned Council seeking reconsideration of the Department of Planning and Urban Development's Option C for development East of Wanneroo Road, particularly that which affects the Lake Adams area. In January a letter was received from the Eastern Perimeter Arterial Road Group (EPARAG) also seeking reconsideration of Council's support for Option C.

The City Planner outlines the history of Council's actions in relation to the plan for development east of Wanneroo Road and the progress being made by Department of Planning and Urban Development in the preparation of the North West Corridor Structure Plan on the basis of Council's support for Option C.

COMMITTEE RECOMMENDATION

That Council continues to liaise with members of resident and ratepayer groups during the planning stages of implementation of the North West Corridor Structure Plan and the East Wanneroo Structure Plan.

ADDITIONAL INFORMATION

During the debate on the above item at the February Town Planning Committee meeting a comment was made that Council may now not be in a position to legally rescind its decision on East Wanneroo when it unanimously supported the Government's Plan C (modified by Council and now referred to as Plan D) at its Special Meeting of Council on 29 July 1991 (item 80747).

The Mayor has asked the City Planner to clarify Council's legal position should it consider rescinding its earlier decision.

Advice received from Council's legal advisers state that in their view Council's resolution having now been put into effect cannot be rescinded.

"Should Council take this step and should damages claims be brought against the Council by the various developers or landowners of the area we are of the view that there is a strong likelihood such claims would be successful and substantial damages be awarded against the City."

This advice is based on the following facts:

"After the Northwest Corridor Structure Plan was released by the Minister for Planning and as a result of consultation with Government authorities, the Environmental Protection Authority, the Department of Planning and Urban Development and other interested parties, Plan D for the development of East Wanneroo was prepared by Council.

On 29 July 1991 a resolution was unanimously passed by Council supporting Plan D and agreeing that the Statement of Support be forwarded to the Minister for Planning.

That step was taken and as a result the Minister for Planning issued a press release on 22 October 1991 endorsing Plan D.

In arranging development schemes for the corridor area, developers in their dealings with Council's officers, have prepared structure plans on the basis of Plan D.

Not only has Council passed a resolution supporting Plan D and advising the Minister of the same but Council's officers have advertised the plan widely both by display at Council's offices and elsewhere, rezonings have proceeded on the basis of the plan, and as a result developers have performed actions and expended costs in preparing structure plans in accordance with Plan D.

Further, it is fair to suggest properties may have been brought and sold in reliance upon Council's endorsement of the Plan".

RECOMMENDATION

That Council continues to liaise with members of resident and ratepayer groups during the planning stages of implementation of the North West Corridor Structure Plan and the East Wanneroo Structure Plan.

Cr Dammers reported that a Committee is to be established, comprising representatives of the residents east of Wanneroo Road, relevant Council officers and Councillors to address the concerns raised in relation to implementation of Option C.

AMENDMENT MOVED Cr Nosow **SECONDED** Cr Rundle that the recommendation be amended to read:

"that Council continues to liaise with members of resident and ratepayer groups during the planning stages of implementation of the North West Corridor Structure Plan and the East Wanneroo Structure Plan, with a view to minimising the effects the implementation of Option C may have on their current lifestyles."

CARRIED

THE AMENDMENT thus became the **SUBSTANTIVE MOTION**

was **PUT** and

CARRIED

G20247 **ALTERNATIVE OPTIONS - UXO CLEARANCE YANCHEP/TWO ROCKS - [304-2-1, 740-42]**

CITY PLANNER'S REPORT G20247

In October 1991 (Item F21042) Council considered the results of the Two Rocks Unexploded Ordnance (UXO) Field Validation. Both the State Emergency Service (SES) and the Defence Department concluded that there is the likelihood of UXO in the area surveyed adjacent to Two Rocks. The Defence Department has, however, denied responsibility for UXO clearance and argues that where searching for UXO is a pre-condition to development, the developer, as the beneficiary of that development, should bear the costs of searching.

The City Planner recommended that Council write to the Defence Department stating that its stance and policy on this matter was totally unacceptable. The City Planner also recommended seeking the support of the State Government and local Federal Parliamentary Members on this issue. At that time, however, Council resolved to defer action on these alternative options available to Council to address the contamination of public and private land by UXO. In part, this was due to some suggestions Councillors had received from Mr Barry Carbon, Chairman of the Environmental Protection Authority (EPA) that UXO may be considered to "contaminate" land in accordance with the provisions of the Environmental Protection Act.

As a result of Council's resolution, a letter was sent to the EPA asking their advice on this matter. The Department has subsequently informed the City that UXO do not constitute a type of contamination covered by the Environmental Protection Act. The EPA argues that the management of these devices are matters that should be taken up with the SES and the Department of Planning and Urban Development (DPUD). In relation to this, Council's solicitors have advised the City previously that in their view the State Government and presumably, State Government instrumentalities are not responsible for clearing the land of UXO.

The City Planner suggests that Council now adopts the recommendations submitted in October to pressure the Federal Government to pay for the cost of clearance and withdraw its policy for land affected by UXO.

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

- 1 informs the Department of Defence of its dismay at the Department's apparent indifference to the potential serious hazards associated with UXO and urges the Federal Government to commit funds for the search and clearance of public land within the area surveyed by the State Emergency Services;
- 2 informs the Department of Defence that it continues to find the Commonwealth Policy for land affected by UXO totally unacceptable as it has a moral responsibility to search and clear all dangerous UXO from the area surveyed by the State Emergency Services;
- 3 seeks the views of the Department of Conservation and Land Management and the Department of Planning and Urban Development on this matter;
- 4 arranges a meeting between Council representatives and the local Federal Members of Parliament to discuss this matter.

CARRIED

G20248 PUBLIC AWARENESS OF NUISANCE MIDGES NEAR WETLANDS - [322-18-1, 750-10]

CITY PLANNER'S REPORT G20248

The Lakes Management Committee has requested that Council considers raising public awareness of nuisance insects, specifically midge swarm nuisance, around Lake Joondalup. This request stems from a media release advertising "Woodvale Waters", a residential subdivision at the southern end of Lake Joondalup.

The City Planner reports that the Lakes Management Committee is concerned that potential purchasers of lots in the Woodvale Waters subdivision may not be aware of the potential for midge swarm nuisance and would consequently pressure Council to control midge numbers by spraying chemicals. The Committee has suggested that signs be erected in developments such as this, pointing out to would-be purchasers some of the elements of nature (eg midge swarms, bushfire problems) to be considered prior to purchase.

MOVED Cr Nosow, **SECONDED** Cr Dammers that consideration of the placement of midge warning signs adjacent to the "Woodvale Waters" residential development, be deferred for one month.**CARRIED**

G20249 PETITION SEEKING PROVISION OF A COMMUNITY CENTRE IN GLENELG PLACE, CONNOLLY - [730-8-1, 890-0]

CITY BUILDING SURVEYOR'S REPORT G20249

In December 1991 (Item F91206) Council resolved that a 241-signature petition seeking urgent provision of a community centre in Glenelg Place, Connolly, be referred to Town Planning Committee.

The City Building Surveyor gives details of the subject site, and the approval given by Council in December 1990 (Item E21217) for use of the land by Whitford Women's Health Centre. The Health Centre project will not now proceed.

He reports that enquiries within Council have failed to discover the Joondalup Development Corporation sales literature which depicts Lot 404 Glenelg Place as a community centre. He suggests, however, that Council expedites the transfer of this block of land from JDC to Council in order to protect the City's long term interests.

The City Planner advised that, for several years, discussions have been taking place with the Joondalup Development Corporation for transfer of Lot 404 Glenelg Place, Connolly to the City of Wanneroo for use as a community services site.

Cr Dammers confirmed that the Joondalup Development Corporation Board will be considering this matter at its next meeting as Council has recently determined an appropriate use for this land.

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

- 1 advises the petition co-ordinator that it has no plans to develop a Community Centre on Lot 404 Glenelg Place, Connolly at this time;

2 seeks from the Joondalup Development Corporation the transfer free of cost of Lot 404 Glenelg Place, Connolly, to the City of Wanneroo.
CARRIED

G20250 PROPOSED MODIFICATION - CASH-IN-LIEU OF PARKING POLICY - [702-1, 505-1]

CITY PLANNER'S REPORT G20250

In March 1991 (Item F20335) Council adopted a policy on cash-in-lieu of parking, which sets out the basis for charges and a cost for parking bays in residential, commercial, light/service industrial and general industrial areas.

The City Planner reports on a number of issues which require refinement, following the putting of the policy into practice. These matters include the exclusion of land zoned "rural", "special rural" and "special residential" as being inappropriate for cash-in-lieu provisions, and the Joondalup City Centre zone which will be the subject of a separate parking strategy.

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

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

"CASH IN LIEU OF CAR PARKING POLICY

1.0 POLICY OBJECTIVES

- 1.1 To ensure an adequate provision of off street parking to cater for the normal parking demand of land uses in all areas.
- 1.2 To provide an option for developers for the development of on-site parking.
- 1.3 To provide an equitable basis for apportioning charges for cash-in-lieu of the provision of car parking to contribute towards a fund for Council to meet future parking demand within the locality of the City of Wanneroo.

2.0 POLICY AREA

This policy applies to all non-residential development in the City of Wanneroo, except in the Joondalup City Centre zone, the Rural, Special Rural and Special Residential zones.

3.0 POLICY STATEMENT

- 3.1 In accordance with Part 9 of Council's Town Planning Scheme, all developers must provide parking bays, as required by Table No 6.

- 3.2 Council's Town Planning Scheme provides that Council may accept a cash payment in lieu of the provision of on-site parking in certain circumstances.
- 3.3 Council may approve a development involving the payment of cash-in-lieu of car parking provided at least 75 per cent of the required car park is provided on-site.

4.0 PARKING BAY VALUATION

- 4.1 For the purpose of this policy, a Typical Parking Bay and its associated manoeuvring and landscaping areas is assumed to occupy an area of 30 square metres and cost \$700.00 to construct. The cash value in any particular case will depend on the land value.
- 4.2 The cash value that will be accepted for each parking bay is the sum of the construction cost and the land component. For practical purposes, these costs have been calculated and grouped into four categories:
- | | |
|-------------------------------|-----------------|
| Residential land | \$4,300 per bay |
| Commercial land | \$4,450 per bay |
| Light/Service Industrial land | \$2,950 per bay |
| General Industrial land | \$2,200 per bay |

5.0 POLICY EXCEPTIONS

- 5.1 In particular instances involving compatible land uses in close proximity, Council may approve an aggregate reduction in car parking, supported by reciprocal parking and access agreements when the different land uses are located on separate lots, as an alternative to the payment of cash-in-lieu.
- 5.2 In the case of purpose built developments involving a single occupancy where the parking demand can be estimated with a high degree of confidence, the Council may approve a reduction in required parking without the payment of cash-in-lieu. In these instances the Council may require an appropriate area of land to remain undeveloped and/or the provision of additional car parking or the payment of cash-in-lieu if, in Council's opinion, additional parking is required.

6.0 DELEGATION

6.1 Council has delegated authority to the City Planner to approve development applications involving the payment of cash-in-lieu of the provisions of on-site car parking, in accordance with this policy.

6.2 All exceptions to this policy, including those detailed under 5.1 and 5.2 must be referred to Council for approval."

2 a report be submitted to Town Planning Committee on the feasibility of utilising a sliding scale of values for parking bays, based more on the varying value of land across the municipality.

CARRIED

G20251 BANK GUARANTEE : MR M BELLOMBRA, LOT 100 (10) OCEANSIDE PROMENADE, MULLALOO (MULLALOO TAVERN) - [30/63]

CITY PLANNER'S REPORT G20251

The City Planner reports on a reminder from the Commonwealth Bank of Australia that a bank guarantee of \$2,000 established to ensure the continuance of a shop on Lot 100 (10) Oceanside promenade, Mullaloo (Mullaloo Tavern) could be cancelled as Mr Bellombra has now sold the property. This guarantee was established on 26 February 1975 when approval was granted for Mr Bellombra to build a tavern and shop on the subject lot, on the condition that equivalent shopping facilities continue in the area.

The provision of shopping facilities within the district has changed since 1975 as the Mullaloo Shopping Centre in Koorana Road, Mullaloo has now been established and adequately serves the needs of the local inhabitants.

The City Planner suggests that as Mr Bellombra has now sold the property, the guarantee may now be regarded as inappropriate.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council advises the Commonwealth Bank of Australia that the guarantee of \$2,000.00 in favour of the City of Wanneroo, relating to the continuance of the shop at Lot 100 (10) Oceanside Promenade, Mullaloo, be cancelled.

CARRIED

G20252 BUILDING HEIGHT RESTRICTIONS - HOTEL SITE - CONNOLLY - [216-1]

CITY PLANNER'S REPORT G20252

In December 1991, Council resolved (Item F91232) that a report be submitted to the 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.

Swan Location 9974 and Part 10083 is zoned "Special Zone (Restricted Use) - Holiday Village" under Council's Town Planning Scheme No 1. Holiday Village is defined as a composite holiday recreation development, incorporating a variety of holiday accommodation types, including caravan park, holiday cottages and motel units with directly associated facilities and services, and may include licensed premises under the Liquor Act. Currently there are no statutory restrictions on the height of development on this lot.

It is understood that a development application for this land is imminent and will involve a two storey hotel. Rather than pursue an amendment to its Town Planning Scheme or formulate a policy imposing height restrictions on this lot, Council may prefer to consider this issue together with details of the development application.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council considers the matter of building height restriction for Swan Location 9974 and Part 10083, in conjunction with the development application for the lot.

CARRIED

G20253 PROPOSED EVALUATION OF GEOGRAPHIC INFORMATION SYSTEM - [206-9]

CITY PLANNER'S REPORT G20253

The City Planner reports that, following the recent review of the Corridor Plan for the Metropolitan Region, plans have been announced for the urbanisation of a significant area of land east of Wanneroo Road. The development of the East Wanneroo area will involve a considerable degree of co-ordination to provide for the funding of infrastructure.

The City of Wanneroo is preparing Town Planning Scheme No 21, to fund a portion of the necessary infrastructure for this area. The size of the proposed scheme, the amount of infrastructure required, the time constraints and the need to keep landowners and ratepayers advised of progress all contribute to the need to use a computerised Geographic Information System to assist in this task.

A Geographic Information System is ideally suited for this purpose because it combines the necessary qualities of a database system with graphics capabilities. Such a system will be able to provide standard base maps for the area, with overlays of the structure plans, the zoning from various town planning schemes, an up-to-date record of the properties involved, how they are affected by the proposed plans, and the distribution of the various cost components between the land parcels.

ESRI Australia Pty Ltd is prepared to provide a licence for the use of the ARC/INFO GIS for a period of up to three months for evaluation purposes under certain conditions.

Normally, to take advantage of an evaluation licence, the City would have to provide the hardware to conduct the evaluation. In this instance, however, ESRI Australia Pty Ltd will endeavour to source the Unix Workstation for the evaluation period.

This offer is purely for the purpose of evaluating the software and the City of Wanneroo is under no obligation at the end of the evaluation period.

The project selected for evaluation purposes is an area at East Wanneroo including the Berkley Road area where planning has advanced sufficiently to provide a realistic assessment of the system.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council accepts the offer from ESRI Australia Pty Ltd to conduct an evaluation of the ARC/INFO Geographic Information System by way of a trial project involving Berkley Road.

CARRIED

G20254 SEACREST RETIREMENT VILLAGE - EXCISION OF HARMAN PARK - [780-17]

Cr Major asked for a current status report on the excision of Harman Park from the Seacrest Retirement Village and a proposal for extensions to the shopping complex.

MOVED Cr Nosow, **SECONDED** Cr Dammers that a report be submitted to Town Planning Committee on the current status of Amendment No 1 to Town Planning Scheme 17.

CARRIED

G20255 TREE PRESERVATION WORKING PARTY - [253-5]

Cr Nosow asked the City Planner when the recently appointed Tree Preservation Working Party (F10941) is likely to have its inaugural meeting.

MOVED Cr Nosow, **SECONDED** Cr Dammers that a report be submitted to Town Planning Committee on the current status of matters to be considered by the Tree Preservation Working Group.

CARRIED

G20256 APPOINTMENT OF ENVIRONMENTAL PLANNING OFFICER - [404-0]

Cr Dammers asked whether Council would be in a position in the near future to appoint the Environmental Planning Officer approved in the 1991/92 Budget.

RECOMMENDATION

That Council proceeds with the advertising for, and appointment of, the Environmental Planning Officer approved in the 1991/92 Budget, as a matter of urgency.

MOVED Cr Smith, **SECONDED** Cr Dammers that consideration of the appointment of the Environmental Planning Officer approved in the 1991/92 Budget, be deferred and referred back to Town Planning Committee.

CARRIED

G20257 CONSERVATION AND ENVIRONMENTAL GRANT FOR COMMUNITY PROJECTS - [003-1]

MOVED Cr Nosow, **SECONDED** Cr Dammers that a report be submitted to Finance and Administrative Resources Committee on the feasibility of Council including funds of, say, \$10,000 in the 1992/93 Budget to establish a scheme whereby funds can be provided to community groups which undertake projects of a conservation or environmental preservation nature, similar to a scheme currently in operation in the Shire of Kalamunda.

CARRIED

G20258 WANNEROO CHAMBER OF COMMERCE - FORUM ON DEVELOPMENT PROPOSALS -
[303-6]

The City Planner advised that the Wanneroo Chamber of Commerce is seeking Council's support for a full day forum to discuss the present climate affecting development proposals generally and specifically within the City of Wanneroo.

The forum would provide an ideal opportunity to bring together major developers within the City, Federal, State and Local Government representatives and organisations and local pressure groups to discuss the need for development, eg job creation, community facilities, etc, and the ramifications of the delays being experienced at present.

Further details will be available once the Chamber has obtained an idea of local support for such a forum.

MOVED Cr Nosow, **SECONDED** Cr Dammers that Council registers its support for the proposed Wanneroo Chamber of Commerce forum to discuss the present climate affecting development proposals.

CARRIED

G90223 FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MOVED Cr Moloney, **SECONDED** Cr Nosow that the Report of the Finance and Administrative Resources Committee Meeting, held on 19 February 1992, be received. **CARRIED**

ATTENDANCES

Councillors :	B J MOLONEY - Chairman	South Ward
	W H MARWICK - Mayor	Central Ward
	C P DAVIES, deputising for Cr Waters	North Ward
	A V DAMMERS, to 6.45 pm	Central Ward
	R F JOHNSON South-West Ward	
	A M CARSTAIRS - Observer, deputising	
	for Cr Dammers from	
	6.45 pm	Central Ward
	P NOSOW - Observer, from 6.01 pm	South Ward
	G A MAJOR - Observer, from 5.49 pm	South-West Ward
	N RUNDLE - Observer	South-West Ward

Acting Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
Committee Clerk:	M THURSTON
Minute Clerk:	D VINES

APOLOGIES

An apology for absence was tendered by Cr Waters; Cr Davies deputised.

CONFIRMATION OF MINUTES

The Minutes of Finance and Administrative Resources Committee Meeting, held on 11 December 1991, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil.

DECLARATIONS OF PECUNIARY INTEREST

Cr Dammers declared an interest in Items G30220 and G30221.

Cr Moloney declared an interest in Items G30220 and G30221.

Cr Major stated his intention to declare an interest in Item G30220 at the next Council meeting.

Cr Carstairs stated his intention to declare an interest in Item G30221 at the next Council meeting.

MEETING TIMES:

Commenced: 5.32 pm
Closed: 8.10 pm

G30201 PERSONNEL MATTERS - [404-0]

ACTING TOWN CLERK'S REPORT G30201

The Acting Town Clerk gives details of staff appointments, internal transfers and resignations, and a gazetted title change for its Environmental Health Officers (from Health Surveyors).

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that ACTING TOWN CLERK'S REPORT G30201 be received.**CARRIED**

G30202 1992 ANNUAL ELECTIONS - APPOINTMENT OF POLLING PLACES - [801-1-92]

ACTING TOWN CLERK'S REPORT G30202

The Town Clerk gives details of the municipal election day, to be held on Saturday, 2 May 1992, with elections to be held in the Central, South (2) and South-West Wards.

He outlines the proposed location of the polling booths for this election and suggests that, in line with the actions taken in previous years, Council erects roadside signs and signs on refuse trucks to increase public awareness of the elections.

RECOMMENDATION

That Council:

- 1 appoints the following polling places to receive votes for Annual Municipal Elections in the Central, South and South West Wards on Saturday, 2 May 1992:

CHIEF POLLING PLACE

Administration Centre, Boas Avenue, Joondalup

EARLY POLLING PLACE

Administration Centre, Boas Avenue, Joondalup

OTHER POLLING PLACES

CENTRAL WARD

MULLALOO Pre-school,	Koorana Road	
HEATHRIDGE	Shopping Centre,	Caridean Street
	(transportable building)	
OCEAN REEF	Shopping Centre, Marina Boulevard and Venturi Drive (transportable building)	
BELDON	Shopping Centre, Gunter Grove (transportable building)	
WANNEROO Civic Centre,	Senior Citizens' Centre, Wanneroo Road	
BURNS BEACH	Community Hall, Ocean Parade	
EDGEWATER	Primary School, Treetop Avenue	

SOUTH WARD

WOODVALE Primary School, Timberlane Drive
WARWICK Child Day Care Centre, Dugdale Street
GREENWOOD Kindergarten, Cnr Coolibah Drive and
Calectasia Street
MARANGAROO Primary School, Giralt Road
KOONDOOLA Child Health Centre/Pre-school Burbridge
Avenue
GIRRAWHEEN Liddell Reserve, near Butterick Place
(transportable building)
KINGSLEY Kingsley Clubrooms, Kingsley Reserve, Kingsley Drive
ALEXANDER Alexander Heights Park, Car Park
HEIGHTS (transportable building)
GIRRAWHEEN Senior Citizens' Centre, Patrick Court

SOUTH-WEST WARD

DUNCRAIG Sorrento/Duncraig Recreation Centre, Warwick Road
SORRENTO Sorrento Hall, Padbury Circle
KALLAROO Shopping Centre, Bridgewater Drive (transportable building)
CRAIGIE Shopping Centre, Perilya Road
(transportable building)
HILLARYS Senior Citizens' Centre, cnr Marmion and Whitford Avenues
HILLARYS Kindergarten, Shackleton Avenue
PADBURY Shopping Centre, Warburton Avenue (transportable building)
DUNCRAIG Carine Kindergarten/Child Health Clinic, Beach Road

- 2 approves signs advertising the election to be attached to Council's refuse truck fleet and installed on road verges in similar locations to previous years, from Monday 13 April 1992.

Cr Freame advised that as Padbury Shopping Centre is currently undergoing extensions, it would be inadvisable to place a transportable polling booth in that location.

AMENDMENT MOVED Cr Freame, **SECONDED** Cr Edwardes that the polling place at Padbury be amended to:

PADBURY South Padbury Primary School, Warburton Avenue. **CARRIED**

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

"That Council:

- 1 appoints the following polling places to receive votes for Annual Municipal Elections in the Central, South and South West Wards on Saturday, 2 May 1992:

CHIEF POLLING PLACE

Administration Centre, Boas Avenue, Joondalup

EARLY POLLING PLACE

Administration Centre, Boas Avenue, Joondalup

OTHER POLLING PLACES

CENTRAL WARD

MULLALOO Pre-school, Koorana Road
HEATHRIDGE Shopping Centre, Caridean Street
(transportable building)
OCEAN REEF Shopping Centre, Marina Boulevard and Venturi
Drive (transportable building)
BELDON Shopping Centre, Gunter Grove (transportable
building)
WANNEROO Civic Centre, Senior Citizens' Centre, Wanneroo Road
BURNS BEACH Community Hall, Ocean Parade
EDGEWATER Primary School, Treetop Avenue

SOUTH WARD

WOODVALE Primary School, Timberlane Drive
WARWICK Child Day Care Centre, Dugdale Street
GREENWOOD Kindergarten, Cnr Coolibah Drive and
Calectasia Street
MARANGAROO Primary School, Giralt Road
KOONDoola Child Health Centre/Pre-school Burbridge
Avenue
GIRRAWHEEN Liddell Reserve, near Butterick Place
(transportable building)
KINGSLEY Kingsley Clubrooms, Kingsley Reserve, Kingsley Drive
ALEXANDER Alexander Heights Park, Car Park
HEIGHTS (transportable building)
GIRRAWHEEN Senior Citizens' Centre, Patrick Court

SOUTH-WEST WARD

DUNCRAIG Sorrento/Duncraig Recreation Centre, Warwick Road
SORRENTO Sorrento Hall, Padbury Circle
KALLAROO Shopping Centre, Bridgewater Drive (transportable building)
CRAIGIE Shopping Centre, Perilya Road
(transportable building)
HILLARYS Senior Citizens' Centre, cnr Marmion and Whitford Avenues
HILLARYS Kindergarten, Shackleton Avenue
PADBURY South Padbury Primary School, Warburton Avenue
DUNCRAIG Carine Kindergarten/Child Health Clinic, Beach Road

2 approves signs advertising the election to be attached to Council's
refuse truck fleet and installed on road verges in similar locations
to previous years, from Monday 13 April 1992."

was PUT and

CARRIED

G30203 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**ACTING TOWN CLERK'S REPORT G30203**

The Acting 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.

RECOMMENDATION

That Council approves the following functions to be included in the 1991/92 Calendar of Civic Receptions and Functions:

<u>Date</u>	<u>Function</u>	<u>Host</u>
16 January	Visit by members of Grimethorpe (UK) St John Ambulance Association - Afternoon tea	Council
5 February	Visit by Hon Graham Edwards - Cheque signing for Craigie Recreation Centre	Council
5 February	Visit by Japanese Local Government Officers - Afternoon tea	Council
7 February	Agricultural Society Trophy Presentation Dinner	Council
13 February	Visit by Shadow Federal Treasurer - Mr Peter Reith	Council
14 February	Visit by consultants for Yanchep Sun City - Morning tea	Council
17, 18 & 19 February	Aboriginal and Torres Strait Islands Council meeting	Council
17 February	Afternoon Tea - W A Utilities	Cr Waters/ Cr Davies
20 February	Dinner - North Eastern Region Recreation Committee	Council
27 February	Councillor Dinner - Ballajura/ Alexander Heights Ratepayer and Progress Association	Cr Nosow/ Cr Moloney
29 February	Reception for Jazz Pioneers	Council
5 March	Informal function - 1992 new Junior Council	Council
6 March	Official Opening Mullaloo Surf Life Saving Club Cocktail Party	Council

24 March	Bushfire Advisory Committee - supper	Council
26 March	Councillor Dinner - Landsdale Landowners Association	Cr Nosow/ Cr Moloney

AMENDMENT MOVED Cr Waters, **SECONDED** Cr Davies, that the Afternoon Tea on 17 February hosted by Crs Waters and Davies be amended to:

17 February	Afternoon Tea - Consultants for Yanchep Sun City	Council CARRIED
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AMENDMENT MOVED Cr Nosow, **SECONDED** Cr Moloney, that the Councillor Dinner on 27 February for Ballajura/Alexander Heights Ratepayer and Progress Association be removed from the Calendar as this function will not now proceed.

CARRIED

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

"That Council approves the following functions to be included in the 1991/92 Calendar of Civic Receptions and Functions:

<u>Date</u>	<u>Function</u>	<u>Host</u>
16 January	Visit by members of Grimethorpe (UK) St John Ambulance Association - Afternoon tea	Council
5 February	Visit by Hon Graham Edwards - Cheque signing for Craigie Recreation Centre	Council
5 February	Visit by Japanese Local Government Officers - Afternoon tea	Council
7 February	Agricultural Society Trophy Presentation Dinner	Council
13 February	Visit by Shadow Federal Treasurer - Mr Peter Reith	Council
14 February	Visit by consultants for Yanchep Sun City - Morning tea	Council
17, 18 & 19 February	Aboriginal and Torres Strait Islands Council meeting	Council
17 February	Afternoon Tea - Consultants for Yanchep Sun City	Council
20 February	Dinner - North Eastern Region Recreation Committee	Council
29 February	Reception for Jazz Pioneers	Council

5 March	Informal function - 1992 new Junior Council	Council
6 March	Official Opening Mullaloo Surf Life Saving Club Cocktail Party	Council
24 March	Bushfire Advisory Committee - supper	Council
26 March	Councillor Dinner - Landsdale Landowners Association	Cr Nosow/ Cr Moloney"

was PUT and

CARRIED

**G30204 WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION AND NORTH METROPOLITAN ZONE
LOCAL GOVERNMENT ASSOCIATION MATTERS - [312-2]**

ACTING TOWN CLERK'S REPORT G30204

The Acting Town Clerk reports on a number of issues arising from the Local Government Association North Metropolitan Zone meeting held on 6 February 1992 and matters raised by the Western Australian Municipal Association.

These include a report from the Swimming Pool Legislation Working Party, the LGA Zone Review Committee and two planning studies recently issued by the Western Australian Water Authority - "Water Efficiency 2000 and Water Supply Options".

The Western Australian Municipal Association is seeking member Council input on issues such as high voltage SECWA transmission lines - legal liability of Councils which permit construction of buildings with insufficient clearance to power lines; and a Draft Environmental Code of Practice for the Storage and Handling of Chemicals.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that ACTING TOWN CLERK'S REPORT G30204 be received.**CARRIED**

G30205 REGISTER OF DELEGATION OF AUTHORITY - [201-1-1]

ACTING TOWN CLERK'S REPORT G30205

Section 157A(4) of the Local Government Act requires an annual review of all delegated authority granted by Council to its officers.

The Acting Town Clerk gives details of all current delegated authorities to March 1991 together with an additional delegation (Item F51103) authorising the City Planner to determine applications for home occupations in accordance with adopted policy.

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

- 1 in accordance with the provisions of Section 157A of the Local Government Act, delegates authority, as specified in Attachment A to Report G30205;
- 2 amends the Register of Delegation of Authority accordingly.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix XXIV refers.

G30206 **"INNOVATION AND REFORM IN LOCAL GOVERNMENT" - WAMA SEMINAR, CITY OF GOSNELLS, 27 MARCH 1992 - [312-2]**

ACTING TOWN CLERK'S REPORT G30206

The Western Australian Municipal Association is to conduct a seminar to examine the latest developments in major reforms presently facing local authorities throughout Australia.

The Acting Town Clerk reports that the seminar will be held on Friday, 27 March 1992 at the City of Gosnells Administration Centre and will consider the impact of these reforms on the operations of every local government organisation. Registration fee for the seminar is \$150 per delegate and funds are available within the 1991/92 Budget for Councillor attendance.

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

- 1 authorises attendance of interested Councillors at the WAMA Seminar "Innovation and Reform in Local Government" to be held at the City of Gosnells on 27 March 1992;
- 2 authorises payment of registration and incidental expenses from Allocation 20006;
- 3 nominates interested Councillors to attend. **CARRIED**

G30207 **USE OF FUNDS TO SUBSIDISE INSTALLATION OF AIR CONDITIONING - KINGSLEY PLAYGROUP CENTRE - [880-3]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT G30207

The City Environmental Health Manager reports that the Occasional Care Service for children with special needs, which operates three half days a week from the Playgroup Building in the Kingsley Community Services Complex, requires an air conditioning unit.

An application to the Department for Community Services resulted in funds of \$10,500 being provided. The unit proposed for the building is estimated to cost \$12,960 and Council is requested to consider reallocating funds listed in the Budget for other purposes, to accommodate this purchase.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council approves the reallocation of \$2,500 towards the cost of installing an air conditioning unit in the Kingsley Playgroup Centre from Account No 26578.

CARRIED

Cr Edwardes left the Chamber at this point, the time being 9.53 pm.

G30208 COMPENSATION FOR LAND ACQUISITION : CLIFF STREET, SORRENTO - [510-13, 510-14, 510-18]

CITY PLANNER'S REPORT G30208

The City Planner reports that construction of traffic roundabouts at the intersection of Cliff Street with High Street and Clontarf Street, Sorrento, has required minor land acquisition from eight properties.

The truncations from the two western properties at High Street were ceded as a condition of subdivision and no compensation is payable. The truncations from the other six properties have been the subject of prolonged discussion over several years, with periods of no activity due to reapprovals of the whole traffic management programme in the locality. Eventually these six truncations were acquired by resumption.

The City Planner sets out details of claims for compensation, lodged by five of the six property owners, and the Valuer-General's assessment of these claims.

RECOMMENDATION

That Council rejects:

- 1 the claim submitted by Ms A Marsden for \$1,250 land value and \$250 loss of plant value in respect of 5m² resumed from Lot 151 High Street Sorrento and offers the owner \$550 land value and \$100 plant value in settlement of her claim plus interest thereon at the rate of 14%;
- 2 the claim submitted by Mr G D and Mrs C J Nottle for \$1,425 land value, \$430 loss of plant value and \$3,500 devaluation of property in respect of 5m² resumed from Lot 246 High Street, Sorrento and offers the owners \$550 land value and \$100 plant value in settlement of their claim plus interest thereon at the rate of 14%;
- 3 the claim submitted by Mr A and Mrs I Davies for \$1,650 in respect of 12m² resumed from Lot 383 Clontarf Street, Sorrento and offers the owners \$715 in settlement of their claim plus interest thereon at the rate of 14%;
- 4 the claim submitted by Ms C M Stuart for \$2,000 in respect of 18m² resumed from Lot 384 Clontarf Street, Sorrento and offers the owner \$880 in settlement of her claim plus interest thereon at the rate of 14%;
- 5 the claim submitted by Mr T Ashby for \$5,130 land value, \$1,500 for a limestone wall, \$400 loss of trees and reticulation and \$12,970 devaluation of property in respect of 18m² resumed from Lot 287 Clontarf Street, Sorrento and offers the owner \$880 land value and \$100 plant value in settlement of his claim plus interest thereon at the rate of 14%.

AMENDMENT MOVED Cr Major, **SECONDED** Cr Freame that consideration of the claim submitted by Mr T Ashby for 18m² resumed from Lot 287 Clontarf Street, Sorrento, be deferred and referred back to Finance and Administrative Resources Committee.**CARRIED**

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

"That:

1 Council rejects:

- (a) the claim submitted by Ms A Marsden for \$1,250 land value and \$250 loss of plant value in respect of 5m² resumed from Lot 151 High Street Sorrento and offers the owner \$550 land value and \$100 plant value in settlement of her claim plus interest thereon at the rate of 14%;
- (b) the claim submitted by Mr G D and Mrs C J Nottle for \$1,425 land value, \$430 loss of plant value and \$3,500 devaluation of property in respect of 5m² resumed from Lot 246 High Street, Sorrento and offers the owners \$550 land value and \$100 plant value in settlement of their claim plus interest thereon at the rate of 14%;
- (c) the claim submitted by Mr A and Mrs I Davies for \$1,650 in respect of 12m² resumed from Lot 383 Clontarf Street, Sorrento and offers the owners \$715 in settlement of their claim plus interest thereon at the rate of 14%;
- (d) the claim submitted by Ms C M Stuart for \$2,000 in respect of 18m² resumed from Lot 384 Clontarf Street, Sorrento and offers the owner \$880 in settlement of her claim plus interest thereon at the rate of 14%.

2 consideration of the claim submitted by Mr T Ashby for 18m² resumed from Lot 287 Clontarf Street, Sorrento, be deferred and referred back to Finance and Administrative Resources Committee."

was **PUT** and

CARRIED

G30209 **LEASE OF PREMISES : YOUTH ACTIVITY CENTRE, ARITI AVENUE, WANNEROO - [940-1, 854-1]**

CITY PLANNER'S REPORT G30209

In June 1986 (Item A20611) Council approved the development of a Youth Activity Centre on Council owned land at Lot 2 Ariti Avenue, Wanneroo, subject to a 10 year-lease being taken over the land and building by the Department of Community Services. The lease was to contain the provision that Council had the right to cancel it at any time, should the youth centre create an adverse reaction locally.

The City Planner reports that although the Centre has been operating since October 1986, albeit without the lease document being formalised, there has not been any reported problem of noise or any other nuisance caused by the activities of the Centre. He suggests that it may now be appropriate for Council to delete the cancellation provision from the lease and again seek formalisation with the Department for Community Services.

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

1 authorises the deletion of the unilateral cancellation provision on the grounds of nuisance from the proposed Lease Agreement with the Minister for Community Services for the Wanneroo Youth Activity Centre on Lot 2 Ariti Avenue, Wanneroo;

2 authorises affixation of the Common Seal to, and endorses the signing of, the amended Lease document. **CARRIED**

G30210 **REQUEST FOR GRANT OF LAND : AUSTRALIAN PENSIONERS LEAGUE - [940-4, 770-16]**

CITY PLANNER'S REPORT G30210

The Australian Pensioners League (WA Division) is seeking a donation of land from Council to enable it to provide group housing for its members.

The City Planner reports that the City has given generous assistance to the provision of aged accommodation sites on two previous occasions. In 1981 and 1984 it funded the acquisition by the Shire of Wanneroo Aged Persons Homes Trust of the two parcels that comprise its Belgrade Park development. The acquisition funds were eventually repaid by the Trust under a Mortgage arrangement. Then in 1990 the City transferred its vacant freehold community purpose site of 1977m² in Barridale Drive, Kingsley to the Crown free of consideration to be set aside as a reserve for the purpose of an Aged Persons Home Site. The City then leased the site to the Shire of Wanneroo Aged Persons Homes Trust for a term of 21 years at an annual rental of \$1.00.

Given the assistance the Council has provided previously to the aged and its diminished reservoir of vacant sites on which it can accommodate a range of community facilities in the future, the City Planner believes it would be inappropriate for Council to make a free gift of land for this purpose.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council advises the Australian Pensioners League WA Division (Inc) that it is unable to donate any land for pensioners' group housing within the City of Wanneroo.

CARRIED

G30211 MONTHLY REPORT FOR DECEMBER 1991 - WANNEROO WATER WORLD - [680-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30211

The City Recreation and Cultural Services Manager's Report G30211 provides a monthly report on the financial operations of Wanneroo Water World for the month of December 1991 and the year to date.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30211 be received. **CARRIED**

G30212 MONTHLY REPORT FOR JANUARY 1992 - WANNEROO WATER WORLD - [680-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30212

The City Recreation and Cultural Services Manager provides a monthly report on the financial operations of Wanneroo Water World for the month of January 1992 and the year to date.

The City Treasurer reported that discussions are currently taking place between officers of Council Departments in an attempt to rationalise the overall profitability of both of Council's swimming pools. A number of options are being explored, particularly for the duration of construction of Craigie Regional Recreation Centre, which adjoins Wanneroo Water World. A composite report will be submitted for Council consideration in the near future.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30212 be received. **CARRIED**

G30213 MONTHLY REPORT FOR DECEMBER 1991 - AQUAMOTION - [690-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30213

The City Recreation and Cultural Services Manager provides a monthly report on the financial operations of Aquamotion for the month of December 1991 and the year to date.

The Mayor, Cr Marwick, reported that the West Australian Swimming Association is seeking the provision, in the northern suburbs, of a 50 metre swimming pool in which the Association's members could train. This matter will be referred to Community Services Committee.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30213 be received. **CARRIED**

G30214 MONTHLY REPORT FOR JANUARY 1992 - AQUAMOTION - [690-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30214

The City Recreation and Cultural Services Manager provides a monthly report on the financial operations of Aquamotion for the month of January 1992 and the year to date.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30214 be received. **CARRIED**

G30215 REDUCTION IN HIRE FEES FOR FULL DAY COMMUNITY EVENTS - [261-2]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30215

In November 1991 (Item F31116) Council resolved that a further report be submitted to Finance and Administrative Resources Committee in relation to a reduction in hire fees for full day community events.

The City Recreation and Cultural Services Manager gives details of the mechanisms which ensure any reduction in hire fees cannot be abused and the philosophy of charging an hourly rate, which ensures that groups are charged according to the time they have exclusive use of the facility, and only pay for those hours they actually need.

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

- 1 charges 50% of the applicable hourly function rate for those groups conducting full day community events in indoor recreation facilities (ie flower shows, art exhibitions, etc);
- 2 when a booking precludes Council from hiring out a facility for an evening social function, charges the hirer 50% of the applicable hourly rate between the hours of 8.30 am and 10.00 pm for that particular day, or the actual hours booked, whichever is the greater;
- 3 does not establish a separate charge or rate for "setting up" in facilities.**CARRIED**

G30216 WAIVER OF HIRE FEES - LIONS CLUB OF WHITFORD - [261-2-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30216

The Lions Club of Whitford has requested reimbursement of hire fees of \$105.00 for use of the Rob Baddock Hall on 7 September 1991, for a fund raising function.

The City Recreation and Cultural Services Manager reports that this matter was referred, in accordance with adopted policy, to the Whitford Recreation Management Committee, who rejected the request and advised the Lions Club accordingly. The Lions Club has sought reconsideration of the refusal on the grounds that "in these difficult times, Lions Clubs, indeed all community service clubs, find it hard to raise the necessary funds to undertake the various projects they have on their books".

The City Recreation and Cultural Services Manager sets out the Council policy in relation to Waiver of Hire Fees, which was in operation at the time of the function.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council does not waive the hire charges for the Lions Club of Whitford use of Rob Baddock Hall on 7 September 1991.**CARRIED**

G30217 MINISTRY OF EDUCATION IN-TERM SWIMMING PROGRAMME - WANNEROO WATER WORLD - [680-1]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT G30217

The Ministry of Education - Swimming and Water Safety Section, is seeking a reduction in the entrance fee for in-term swimming programme participants at Wanneroo Water World, from \$1.00 to \$0.75. This fee is having an adverse effect on the programme attendances.

The City Recreation and Cultural Services Manager reports that this fee increased in August 1991 and he can see no reason to reduce the fees by 25% as requested. He recognises that the fee at Aquamotion for the Education Department School In-term Swimming Programme has been set at \$0.75 for the 1991/92 financial year, but this is purely a trial period to encourage the schools to use Aquamotion in preference to Wanneroo Water World. It is intended to bring the fee at Aquamotion in line with that at Wanneroo Water World at the expiration of the trial period.

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

- 1 does not vary its admission fee for in-term and vacation swimming programmes at Wanneroo Water World from \$1.00;
- 2 advises the Ministry of Education - Swimming and Water Safety Section accordingly.**CARRIED**

G30218 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1991 TO 31 DECEMBER 1991 - [002-3]

CITY TREASURER'S REPORT G30218

The City Treasurer submits financial statements for the period 1 July 1991 to 31 December 1991. He comments that in broad terms, with 50% of the year expired, annual performance is generally within budget estimates for this time of year.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30218 be received.**CARRIED**

G30219 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1991 TO 31 JANUARY 1992 -
[002-3]

CITY TREASURER'S REPORT G30219

The City Treasurer submits financial statements for the period 1 July 1991 to 31 January 1992. He comments that in broad terms, with 60% of the year expired, annual performance is generally within budget estimates for this time of year.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Finance and Administrative Resources Committee on any options available to enable residents of Wanneroo to pay rates in advance by virtue of regular small payments. **CARRIED**

G30220 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 DECEMBER 1991 - [021-1]

CITY TREASURER'S REPORT G30220

The City Treasurer submits a Warrant of Payments for the period ending 31 December 1991, covering Voucher Nos 077492-078434 relating to Treasurer's Advance Account No 1, Voucher No 002637-002647E relating to Municipal Fund, Voucher Nos 011366-011489 relating to Trust Fund, Voucher Nos 000391-000395 relating to Reserve Fund, and various vouchers relating to the Town Planning Schemes Nos 5, 6, 7A Stage 2 and 7A Part B Stage 4, totalling \$16,041,484.61.

Crs Dammers, Moloney and Major declared an interest in this item and abstained from voting.

MOVED Cr Waters, **SECONDED** Cr Nosow that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 December 1991, certified by the Chairman of Finance and Administrative Resources Committee and City Treasurer, and totalling \$16,041,484.61:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	077492-078434	5,467,988.80
Municipal	002637-002647E	7,740,934.70
Trust	011366-011489	1,434,482.74
Reserve	000391-000395	1,397,999.82
TPS No 5	90B Only	3.35
TPS No 6	75B Only	3.42
TPS No 7A Stage 2	378B Only	3.35
TPS No 7A Part B Stage 4	287585-287586A	68.43

		\$16,041,484.61
		=====
		CARRIED

Appendix XXV refers.

G30221 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 JANUARY 1992 - [021-1]

CITY TREASURER'S REPORT G30221

The City Treasurer submits a Warrant of Payments for the period ending 31 January 1992, covering Voucher Nos 078435-0795587 relating to Treasurer's Advance Account No 1, Voucher No 002648-002659 relating to Municipal Fund, Voucher Nos 011490-011573 relating to Trust Fund, Voucher Nos 000396-000401 relating to Reserve Fund, and various vouchers relating to the Wangara Industrial Estate, Town Planning Schemes Nos 5, 6, 7A Stage 2 and 7A Part B Stage 4, totalling \$14,922,424.75.

Crs Dammers, Moloney and Carstairs declared an interest in this item and abstained from voting.

MOVED Cr Waters, **SECONDED** Cr Nosow that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 January 1992, certified by the Chairman of Finance and Administrative Resources Committee and City Treasurer, and totalling \$14,922,424.75:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	078435-079587	4,523,631.11
Municipal	002648-002659	9,090,346.82
Trust	011490-011573	825,578.04
Reserve	000396-000401	479,161.82
Wangara Ind Estate	000275A-000276	3,683.41
TPS No 5	90C Only	1.60
TPS No 6	75C Only	1.60
TPS No 7A Stage 2	378C Only	1.60
TPS No 7A Part B Stage 4	287587-287587A	18.75

		\$14,922,424.75
		=====
		CARRIED

Appendix XXVI refers.

G30222 STAFF AND OUTSIDE WORKERS OVERTIME - DECEMBER 1991 - [404-10]

CITY TREASURER'S REPORT G30222

The City Treasurer submits the staff and outside workers' overtime return for December 1991.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30222 be received.**CARRIED**

G30223 STAFF AND OUTSIDE WORKERS OVERTIME - JANUARY 1992 - [404-10]

CITY TREASURER'S REPORT G30223

The City Treasurer submits the staff and outside workers' overtime return for January 1992.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Finance and Administrative Resources Committee on alternative programmes of refuse collections, including such options as privatisation, to ensure that pickups which attract penalty payments could be phased out. **CARRIED**

G30224 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT G30224

The City Treasurer submits a comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year. This report includes information sought in September 1991 (Item F30914) showing project performance against budget as a surplus or a deficit.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30224 be received. **CARRIED**

Cr Edwardes entered the Chamber at this point, the time being 9.56 pm.

G30225 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT G30225

The City Treasurer submits a schedule of requests for authorisation to reallocate funds within the 1991/92 Budget. This includes items identified for expenditure during the February round of Standing Committees and results in a budget deficit of \$249,897.

MOVED Cr Edwardes, **SECONDED** Cr Nosow that, in accordance with the provisions of Section 547(12) of the Local Government Act, Council authorises amendments to the adopted 1991/92 Budget as detailed in the Schedule of Budget Reallocation Requests - February 1992, Attachment A to Report G30225 and addendum attached hereto.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix XXVII

G30226 OUTSTANDING GENERAL DEBTORS - JANUARY 1992 - [020-0]

CITY TREASURER'S REPORT G30226

The City Treasurer submits a summary of outstanding general debtors at the end of January 1992, together with comments on the action being taken with long outstanding accounts. He identifies a number of large individual debtors and information obtained as to their proposed methods of reducing their debts.

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

MOVED Cr Edwardes, **SECONDED** Cr Waters that Council writes out of its general debtors ledger an amount of \$279 representing debts considered irrecoverable as detailed in Attachment B to Report G30226.

CARRIED

Appendix XXVIII refers

G30227 PERMANENT BUILDING SOCIETY (IN LIQUIDATION) - UPDATE - [005-2-4]

CITY TREASURER'S REPORT G30227

In December the City Treasurer advised Council that the Permanent Building Society could not be sold as a going concern and consequently would need to be liquidated in accordance with the provisions of Corporation Law.

In view of various matters, it was considered appropriate to seek the appointment of a Court-appointed liquidator to wind up the affairs of the Society. Unfortunately, the Registrar of Building Societies had already proceeded to appoint the Administrator, Mr Woodings as Liquidator. He was officially appointed on 19 December.

It was originally proposed to formally challenge the appointment of Woodings as liquidator. However, following advice from a Queen's Counsel it was agreed that whilst a strong case could be presented against the appointment, it was considered more advantageous to direct our energies and resources to addressing the withdrawable shareholder issue.

Following his appointment the Liquidator has been successful in selling, at a face value of \$63.5 m, the loan book to Town and Country Bank Limited and also more recently the Terminating Building Societies' contract for \$1.0 m.

As a consequence of these sales it is anticipated that an interim dividend of 60¢ in the dollar will be paid to depositors in late February 1992. Further dividends will be forthcoming as funds permit. These additional payments are not anticipated however, until say 12 months' time.

The City Treasurer has confirmed, however, that anticipated gains in additional building licence fees, transfers from the Workers' Compensation Reserve Fund and cost savings on Salaries and Wages and Debt Service costs, will absorb any loss in the Municipal Fund, thus obviating the need to postpone or abandon any planned works for 1991/92.

The eight Councillors present at the meeting authorised the City Treasurer to take this action immediately and not await resolution of the recommendation by Council.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council urges the Western Australian Municipal Association to seek an early creditors' meeting of the Permanent Building Society to appoint the Committee of Inspection as a matter of urgency.**CARRIED**

G30228 LOCAL GOVERNMENT SUPERANNUATION BOARD - 1990/91 ANNUAL REPORT - [017-1]

CITY TREASURER'S REPORT G30228

The Local Government Superannuation Board has provided a copy of its 1990/91 Annual Report for the Local Government Superannuation Scheme.

The City Treasurer reports that at 30 June 1991, the members' credit accounts stood at \$125,831,898, compared with funds held of \$118,026,949 - a deficiency of \$7,804,949. This deficiency is less than that evident at 30 June 1988 and 30 June 1989 and reflects a change in philosophy of the Board.

The rates of interest which shall accrue to the balances standing in members' credits have reduced from 13.0% at 1 July 1990 to 7.5% at 1 May 1991 and have decreased even further from 30 June 1991.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30228 be received.**CARRIED**

G30229 URBAN FARMLAND APPLICATION - [471/50/951]

CITY TREASURER'S REPORT G30229

Section 533A of the Local Government Act requires Council, within 60 days of receipt of an application, to assess the validity for the lot to be classified as "farmland" for the purpose of striking an urban farmland rate.

The City Treasurer gives details of one application which has been assessed in accordance with the requirements of the Act.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that, in accordance with the provisions of Section 531A of the Local Government Act, Council declares Lot 50 (953) Perry Road, Pinjar as "farmland" for the purpose of urban farmland rating effective 1 July 1992.

CARRIED

G30230 APPLICATION FOR RATE EXEMPTION - THE HOMES OF PEACE INC - [2882/1/2]

CITY TREASURER'S REPORT G30230

Section 532(3)(a) of the Local Government Act allows Council to approve an exemption from payment of rates on land which is deemed not to be rateable property because it is land used and occupied exclusively for charitable purposes.

The City Treasurer reports on an application from The Homes of Peace Inc for a rate exemption for such land it owns at Lot 1 (2) Jolstra Crescent, Joondalup.

The application was supported by a statutory declaration and a certificate of classification has been issued for the Aged Persons Hostel already constructed on this land.

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

- 1 in accordance with the provisions of Section 532(3)(a) of the Local Government Act, grants rate exemption on Lot 1 (2) Jolstra Crescent, Joondalup, effective 1 February 1992;
- 2 amends the rate book accordingly.

CARRIED

G30231 REVIEW OF RATING - SPORTING ASSOCIATION LEASES - [645-0]

CITY TREASURER'S REPORT G30231

The City Treasurer reports that a review is currently being undertaken of all properties leased from Council, wherein the lease agreement provides for the payment of rates and taxes which may be levied. The majority of these leases are between Council and various sporting associations and are on both freehold land and Crown Land vested in the City of Wanneroo.

A full list of leases to sporting associations with details of rates levied or to be levied, will be submitted to the March Meeting of Finance and Administrative Resources Committee.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30231 be received.**CARRIED**

G30232 RATING OF SHOPS - HILLARYS BOAT HARBOUR COMPLEX - [30/1733]

CITY TREASURER'S REPORT G30232

In October 1991 (Item F31024) Council was informed of a request from the management of Hillarys Boat Harbour complex for the provision of certain services currently not being provided.

The City Treasurer gives details of legal advice obtained on the rates levied on the Harbour complex and the requirement for Council to provide these services in exchange for the rates.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30232 be received.**CARRIED**

G30233 1992/93 DRAFT BUDGET TIMETABLE - [006-3]

CITY TREASURER'S REPORT G30233

The City Treasurer reports that the budget preparation process is a significant undertaking requiring the combined efforts of many officers from each Department of the City. Further complicating the task are the numerous revisions that occur throughout the compilation and balancing processes. Therefore co-ordination of all budget activities to ensure a smooth operation and adequate time for management and Council consideration is of prime importance.

The co-ordination of each stage of the budget process and the final consolidation are undertaken by Treasury Department. In order to assist in this regard a detailed timetable has been prepared in consultation with each Department showing each functional stage and its respective deadline.

The progression from one stage to the next is, in certain cases, contingent upon the completion of the previous stage. Therefore, acceptance of, and commitment to the timetable from the onset is imperative to ensure that adequate consideration is given to each task and to avoid any unnecessary pressure and delays.

Determination of the timetable has been influenced by the following objectives:

- 1 the involvement of Councillors at the earliest possible date by providing copies of each stage as it is prepared in its draft form to enable sufficient time of detailed analysis;
- 2 the early production of a consolidated Draft Budget with meaningful projections to enable informed management and Council decisions and prioritisation;
- 3 adoption of the budget as soon as practicable following the close of the financial year thus enabling early production of rate notices and subsequently maximum return from investments.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council adopts the timetable for preparation of the 1992/93 Annual Budgets detailed in Attachment A to Report G30233.**CARRIED**

Appendix XXIX refers.

G30234 ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS - [010-0-1]

CITY TREASURER'S REPORT G30234

In accordance with the requirements of Clause 15(2) of the Local Government Accounting Directions, the City Treasurer submits details of two additional officers to be authorised to requisition goods and services, and an amended value of the goods to be requisitioned by the Parks Clerical officer.

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

- 1 includes the Recreation Facilities Manager (Ocean Ridge/Heathridge) on the register of officers authorised to requisition goods and services to a limit of \$2,000;
- 2 includes the Youth Services Co-ordinator on the register of officers authorised to requisition goods and services to a limit of \$500;
- 3 increases the requisitioning authority of the Parks Clerical Officer to a limit of \$1,000. **CARRIED**

G30235 CIVIC CHARITY DINNER - COLLECTION OF MONEY - [703-1-6]

CITY TREASURER'S REPORT G30235

In order to ensure that monies collected during the course of the Civic Charity Dinner, 14 February 1992, the Mayor and Acting Town Clerk authorised the Public Relations Officer and the Public Relations Assistant to collect money on its behalf.

In accordance with the Local Government Accounting Directions, the City Treasurer seeks Council endorsement of the actions of the Mayor and the Acting Town Clerk in bestowing this authority.

The City Treasurer confirms that adequate controls were implemented to ensure correct recording of sales and security of the cash.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that Council ratifies the actions of the Mayor and Acting Town Clerk in:

- 1 authorising the Public Relations Officer and Public Relations Assistant to collect money on behalf of Council at the Civic Charity Dinner on 14 February 1992;
- 2 advancing to the Public Relations Section a \$100 cash float for use at the Civic Charity Dinner on 14 February 1992.

CARRIED

G30236 DONATIONS - [009-1]

CITY TREASURER'S REPORT G30236

The City Treasurer submits two requests for financial assistance for Council's consideration.

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

- 1 donates \$300 to Whitford Hawks Basketball Club Inc to assist in offsetting costs to participate in the Australian Club Championships to be held in Adelaide with funds being drawn from Account 29470 - Donations Recreation Control;
- 2 does not make a donation to the Golf Course Superintendents' Association of Western Australia.

CARRIED

G30237 WANNEROO SOCIAL PLANNING (INC) - NON STATUTORY DONATION - [852-1-1]

CITY TREASURER'S REPORT G30237

Wanneroo Social Planning (Inc) is seeking increased financial assistance from Council towards rental of the Skillshare premises in Wangara.

The City Treasurer reminds Council of the history of financial assistance provided to this group and advises that the reduced rental rates previously enjoyed by the organisation have now ceased. Future rents will be automatically increased by 10% per annum.

In the 1991/92 Budget, Council set aside funds of \$24,040 as a donation towards the rental expenses of the Wanneroo Social Planning Inc.

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

- 1 in view of the impact on its 1991/92 Budget does not accede to the request from Wanneroo Social Planning (Inc) for further financial assistance to offset additional rental costs to be incurred, effective from 1 January 1992, for its premises in Wangara;

- 2 invites the Wanneroo Social Planning (Inc) to address Finance and Administrative Resources Committee meeting in April 1992 on its requirements for the 1992/93 financial year.

CARRIED

G30238 DONATION - THE AUSTRALIA-UNITED STATES CORAL SEA COMMEMORATIVE COUNCIL INC - [009-1]

CITY TREASURER'S REPORT G30238

The Australia-United States Coral Sea Commemorative Council Inc is seeking financial assistance from Council towards the Celebration of the 50th Anniversary of the Battle of the Coral Sea, in May 1992.

The City Treasurer gives details of the reasons why the Commemorative Council considers its activities worthy of receipt of a donation towards its established target of \$2,000,000.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30238 be received. **CARRIED**

G30239 YANCHEP/TWO ROCKS COMMUNITY BUS - [852-1-1]

CITY TREASURER'S REPORT G30239

The City Treasurer reports on the financial obligation of Council and the Yanchep/Two Rocks Bus Committee, as set out in the Instrument of Appointment and Delegation, for maintenance, running costs and depreciation for the Yanchep/Two Rocks Community Bus.

MOVED Cr Waters, **SECONDED** Cr Carstairs that, in accordance with the provisions of Section 547(12) of the Local Government Act, Council:

- 1 authorises provision of unbudgeted funds of \$3,000 to meet all running costs of the Yanchep Two Rocks Community Bus, with the exception of fuel costs;
- 2 transfers these funds to a Trust Fund entitled "Yanchep/Two Rocks Community Bus Running Costs".

**CARRIED BY AN
ABSOLUTE MAJORITY**

G30240 YANCHEP DISTRICTS SURF CLUB - [323-4]

CITY TREASURER'S REPORT G30240

The City Treasurer reports on the change of name of the Yanchep Surf Lifesaving Club to the Yanchep Districts Surf Club, and that organisation's disaffiliation from the State Surf Life Saving Association.

He sets out details of the 1991/92 Council grant to the organisation and the plans for holding these funds in abeyance pending full affiliation of the Club in January.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that CITY TREASURER'S REPORT G30240 be received. **CARRIED**

G30241 PROVISION OF CARPET AND CURTAINS - GUMBLOSSOM HALL CRAFT ROOM -
[061-149-3]

Cr Davies requested the provision of carpet and curtains to the Craft Room in Gumblossom Hall, with funds being drawn from North Ward funds.

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

- 1 installs carpet and curtains to the Craft Room at Gumblossom Hall at an estimated cost of \$2,310 (\$1,310 for carpet and \$1,000 for curtains) with funds being drawn from Allocation 31203 - North Ward Funds;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises the necessary amendments to its adopted 1991/92 Budget to reflect this purchase.

CARRIED BY AN

ABSOLUTE MAJORITY

DUNCRAIG COMMUNITY HALL - OFFICIAL OPENING - [303-9-1]

Cr Major advised that the Sorrento/Duncraig Recreation Management Committee has requested the official opening of Duncraig Community Hall be held during March 1992.

PROVISION OF "SAND TRAP" MATS - DUNCRAIG COMMUNITY HALL - [303-9-1]

Cr Major requested the provision of "sand trap" matting at the external doorways to Duncraig Community Hall in order to protect the flooring surfaces, with this being treated as a "maintenance" item.

G30242 USE OF SOLAR POWERED STREET LIGHTING - [221-2]

Cr Major reported that City of Perth is currently investigating the use of solar powered lights for street lighting purposes.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Technical Services Committee on the feasibility of using solar powered lights for street lighting.**CARRIED**

G30243 PURCHASE OF GAMES EQUIPMENT - WANNEROO SENIOR CITIZENS TUESDAY GROUP
- [340-6]

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

- 1 Council purchases games equipment (table tennis, darts) at a cost of \$275, for the Wanneroo Senior Citizens Tuesday Group, with funds being drawn from Account 31202 - Central Ward Funds;
- 2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises the necessary amendments to its adopted 1991/92 Budget to reflect this purchase.

CARRIED BY AN

ABSOLUTE MAJORITY

G30244 PROVISION OF DOORS AND CHAIRS - JACK KIKEROS HALL, BURNS - [635-1-1]

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

1 provides:

 2 solid core doors - \$915
 12 additional chairs - \$316

for Jack Kikeros Hall, Burns, with funds being drawn from Account 31202 - Central Ward funds;

2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises the necessary amendments to its adopted 1991/92 Budget to reflect this purchase.

CARRIED BY AN

ABSOLUTE MAJORITY

G30245 PROVISION OF EQUIPMENT - GIRRAWHEEN AND GREENWOOD/WARWICK SENIOR CITIZENS CENTRES - [335-4-1, 335-5-1]

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

1 provides the following equipment:

Girrawheen Senior Citizens Centre

4 craft tables - \$800
Skirting tiles for hairdresser - \$350

Greenwood/Warwick Senior Citizens Centre

4 craft tables - \$800

with funds being drawn from Account No 31200 - South Ward funds;

2 in accordance with the provisions of Section 547(12) of the Local Government Act, authorises the necessary amendments to its adopted 1991/92 Budget to reflect this purchase.

CARRIED BY AN

ABSOLUTE MAJORITY

G30246 SALE OF CHRISTMAS CARDS - [705-1]

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that a report be submitted to Finance and Administrative Resources Committee on the sale of the City of Wanneroo Christmas Cards through the schools in December 1991.

CARRIED

OCCASIONAL COMMITTEE DELEGATED TO ACT ON BEHALF OF COUNCIL

Council resolved in December 1991 (Item F91222) to delegate 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.

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that the Report of the Meeting of the Occasional Committee Delegated to Act on Behalf of Council, held on Tuesday, 19 January 1992, be received.**CARRIED**

ATTENDANCES

Councillors:	G A MAJOR - Deputy Mayor	South-West Ward
	A M CARSTAIRS, Chairman Technical Services Committee	Central Ward
	B J MOLONEY, Chairman Finance and Administrative Resources Committee	South Ward
	F D FREAME - Observer	South-West Ward
	N RUNDLE - Observer	South-West Ward

Town Clerk:	R F COFFEY
Acting City Engineer:	D BLAIR
City Building Surveyor:	R G FISCHER
Acting Recreation & Cultural Services Manager:	B SIMMONDS
Committee Clerk:	M THURSTON

APOLOGIES

An apology for absence was tendered by the Mayor, Cr Marwick; Cr Major deputised.

PETITIONS AND DEPUTATIONS

Nil.

DECLARATIONS OF PECUNIARY INTEREST

Nil.

MEETING TIMES

Commenced: 4.04 pm
Closed: 4.44 pm.

G70101 INCREASE TO TENDER PRICE - TENDER NUMBERS 062-91/92 AND 064-91/92 -
[208-6]

CITY ENGINEER'S MEMORANDUM

The matter below is to be reported to the Occasional Committee delegated to act on behalf of Council regarding tender numbers 062 and 064 from Paceway Mitsubishi for the supply of Mitsubishi Triton Club Cab and Triton 4-Wheel drive utility respectively.

Paceway has advised that as of the 29 November 1991, these Mitsubishi products were subject to manufacturer's price increases of \$310.00 against tender number 062 and \$212.00 against tender number 064. It had been its intention to absorb these increases, but as its stocks of these utilities have been subject to prior sale and new stocks will not be available until the end of January/early February 1992, this protracted supply date would impact on trade values. Together these issues would result in a loss situation for the company and it has no alternative than to pass on the revised supply prices.

As trade values could reflect a greater variation in the cost to Council against tender numbers 062 and 064, the City Engineer, in accordance with the delegation of authority given to him, has approved these manufacturer's price increases.

I would request that the Occasional Committee endorses my approval of these increases to tender numbers 064-91/92 from \$4,499 to \$4,711 and \$3,599 to \$3,909 at tender number 062-91/92.

As empowered by the December 1991 meeting of Council, the Occasional Committee Delegated to Act on Behalf of Council endorsed the action taken by the City Engineer to approve the price increases in relation to Tender Nos 062-91/92 and 064-91/92.

G70102 UNSAFE SKIMMER BOXES - PRIVATE SWIMMING POOLS - [210-8-1]

CITY BUILDING SURVEYOR'S MEMORANDUM

Council, at its December 1991 meeting, sought a report to the Technical Services Committee on any action Council may take in relation to replacement of unsafe skimmer boxes on private pools.

The potential danger of integrally-moulded swimming pool skimmer boxes became known in March 1984 when a Brisbane girl suffered serious injuries. The skimmer box design resembles a child's potty or a small child size seat. It is natural for a small child to try and sit on it.

If the pump is operating, the child's bottom may make a seal. The strong suction action can hold a child in place and cause grievous injuries, including disembowelment.

In 1984, the Western Australian Consumer Affairs Department, in conjunction with the industry, developed a voluntary safety standard which required the skimmer box to be covered by a lid fixed with screws.

In 1985, another safety measure was permitted whereby a fibreglass rod was fitted across the opening of the skimmer box. This was designed to prevent a child from sitting down in the skimmer box.

Finally, on 19 October 1988, a comprehensive new safety regulation came into effect for all integrally-moulded skimmer boxes. The regulation provides for a 'safety skirt' to prevent a child sitting down and applied to all new pools.

At the request of the Ministry of Consumer Affairs, when swimming pool inspectors become aware of an unsafe skimmer box, a leaflet is provided to the owner/occupier advising of the danger and steps that can be taken to rectify the problem (see Attachment I). Local Government officers are not currently empowered to enforce rectification.

In September 1991, the Hon Minister for Local Government established a Working Party to recommend the most appropriate method of implementing isolation fencing and review the current swimming pool inspection process.

The report of the Swimming Pools Working Party has now been circulated and the Minister is seeking comment from Local Government and in particular from officers involved in the Inspection process by 17 January 1992.

Brief details of the report are contained in the Ministers press release and the summary of the recommendations (see Attachment II). A copy of the report will be placed in the Councillors reading room. The recommendations should be supported.

Due to the danger the older type skimmer boxes represent, it would be appropriate to recommend to the Ministers for Consumer Affairs and Local Government that legislation be enacted to provide Local Government officers with the power to require rectification of unsafe skimmer boxes.

RECOMMENDATION

That the Occasional Committee, as empowered by Council:

- 1 writes to the Ministers for Consumer Affairs and Local Government seeking the enactment of legislation so that Local Government officers can enforce rectification of unsafe skimmer boxes;
- 2 advises the Minister for Local Government it supports the recommendations of the Swimming Pool Working Party.

As empowered by the December 1991 meeting of Council, the Occasional Committee Delegated to Act on Behalf of Council:

- 1 wrote to the Ministers for Consumer Affairs and Local Government seeking the enactment of legislation so that Local Government Officers can enforce rectification of unsafe skimmer boxes;

2 advised the Minister for Local Government of its support for the recommendations of the Swimming Pool Working Party.

G70103 PROPOSED STORE ROOM: LOT 256 (17) CALLION RISE, PADBURY -
[2200/256/17]

CITY BUILDING SURVEYOR'S MEMORANDUM

An application has been submitted for approval to construct a store room attached to the garage of the dwelling at Lot 256 (17) Callion Rise, Padbury, the store room will extend to the boundary (see Attachment III). Can you please place this matter before the Occasional Committee for consideration.

Council requires that when a wall is to be constructed on a boundary, the written comments of the affected adjoining owners are to be obtained.

The Residential Planning Codes indicate that where a proposed structure will have a significant affect on an adjoining property, the written comments of the adjoining owner are to be submitted. In this instance the adjoining have denied permission for the proposal but have not given any reasons for doing so.

As the proposed addition will be located 7500 from the front boundary, the same distance as the dwelling on the adjoining property, it is considered that the structure will not have any significant affect on the adjoining property.

RECOMMENDATION

That Council approves the issue of a building permit for the proposed store room to be erected at Lot 256 (17) Callion Rise, Padbury.

As empowered by the December 1991 meeting of Council, the Occasional Committee Delegated to Act on Behalf of Council approved the issue of a building permit for the proposed store room to be erected at Lot 256 (17) Callion Rise, Padbury.

G70104 LEASE ON CALECTASIA STREET KINDERGARTEN, GREENWOOD - [895-21]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S MEMORANDUM

At the meeting on 18 December 1992, Council moved to:

- 1 accept the surrender of the lease of the Greenwood Pre-school Centre from the Greenwood Pre-School Committee effective from 18 December 1991;
- 2 refer 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. (Report No. F31208 refers);

Two community groups have expressed interest in using the premises, the Greenwood Village Playgroup and the YMCA After School Care. Both groups have agreed to shared use of the facility, with the playgroup operating on weekday mornings and the After School Care from 2.30 - 6.00 pm weekdays. The premises would then be available for hire to other interested groups during evenings, weekends and school holiday periods.

Neither of the interested groups have raised the question of rental, however, it should be noted that the YMCA are prepared to contribute towards hire charges.

Following discussions with Council's Building and Health Departments, it appears that minor modifications to the toilet/washroom facilities will be necessary to comply with the current building code. However, these modifications are not urgent and both the Greenwood Village Playgroup and the YMCA are keen to commence operation in the premises in late January 1992 in its current condition.

RECOMMENDATIONS

- 1 That Council manage the Calectasia Street Kindergarten, Greenwood facility under the Recreation Facility Hire structure from the Greenwood Warwick zone;
- 2 Council list for consideration in the draft 1992/93 Budget funds to complete minor modifications to the present toilet facilities in the building.

The Town Clerk submitted two letters from Mr and Mrs Coker in relation to use of Greenwood Kindergarten Building in Calectasia Street, Greenwood (refer Attachment IV).

As empowered by the December 1991 meeting of Council, the Occasional Committee Delegated to Act on Behalf of Council:

- 1 authorised management of the Calectasia Street Kindergarten, Greenwood facility under the Recreation Facility Hire structure from the Greenwood Warwick zone;
- 2 relocated the playground equipment purchased with grant funds for the Greenwood Playgroup, from the Greenwood Scout Hall to a suitably appropriate location, commensurate with age group, within the South Ward;
- 3 listed for consideration in the draft 1992/93 Budget, funds to complete minor modifications to the present toilet facilities in the building.

G70105 TS MARMION NAVAL RESERVE CADETS BUILDING PROJECT - GRANT ALLOCATION - [426-3]

CITY BUILDING SURVEYOR/CITY TREASURER'S MEMORANDUM

The December 1991 meeting of Council referred consideration of financial assistance for the TS Marmion Naval Cadet building project to the Occasional Committee delegated to act on behalf of Council.

Discussions were held with Group representatives on 23 December 1991 where it was agreed:

- . stage one should consist of the boat shed and suitable ablution facilities;
- . a revised estimate of cost was necessary based on the redefined stage one;
- . it was preferable to tender the project with the Group submitting its own tender if it so desired via a registered builder.

As a consequence a sketch plan, see Attachment V, was prepared and estimated to cost approximately \$100,000. The plan has been agreed to by TS Marmion. The development of the plan has raised issues regarding the site. Firstly, the orientation of the site when built on would create a substantial barrier to the reserve at the rear, see Attachment VI. It is also desirable to provide a hard stand area that is protected from the prevailing winds. This could be done by reorienting the site but not without some difficulty.

The site is leased from the Department of Marine and Harbours and abuts the foreshore reserve.

To reorientate the lease area it would be necessary to exchange a portion of public open space (approximately 250m²) for a portion of the Department of Marine and Harbours reserve. Initial reaction from the Department of Marine and Harbours is supportive. The lease TS Marmion holds with the Department would need to be amended. The Department of Land Administration may take some months to effect the land exchange.

Financial considerations

The financial arrangements are anticipated as follows:

	\$	\$
Expenditure		
Building 75,600		
Services connection	24,000	
Landscaping (by Group)		
Fees (assuming documentation and tender by City of Wanneroo)	400	
		100,000
Income		
TS Marmion No 1 Account R & I	\$23,230	
No 2 Account R & I	2,090	
Naval League of Australia	10,055	
Lions Club of Whitford (pledge)	4,000	
Ex-Naval Cadets Association	500	39,875
shortfall		\$60,125

The relatively high cost of the boat shed is due to the need to match the style of the harbour buildings, ie tiled roof, provide lifting points within the building for block and tackle training, service connections and the provision of extra capacity for two storey construction at some future stage.

TS Marmion will also be seeking a grant of \$40,000 from the Community Sporting and Recreation Facilities Fund and, if successful, the shortfall would become \$20,125. The result of the application will be known about July 1992.

If Council chooses to support this project financially, then it would be prudent for Council to take over the management of it. This would include to arrange for the resolution of the lease area, preparation of tender documentation and tendering, and contract supervision.

The following steps are required to proceed with the project:

- . redefine the lease area in consultation with TS Marmion, Department of Marine and Harbours and Department of Land Administration.
- . submit a development application. It should be noted that the Department of Planning and Urban Development will need to assess the proposal due to its proximity to the coast;
- . await outcome of grant application. It may be possible to obtain approval to commence construction from the Minister for Sport and Recreation. However, this may jeopardise the grant application.
- . documentation and tender the project;
- . receive financial contributions from the groups concerned and award the tender

RECOMMENDATION

That the Occasional Committee, as empowered by Council, supports the proposal from TS Marmion for a boat shed at Hillarys Marina:

- 1 in consultation with TS Marmion Inc and the Department of Marine and Harbours redefines the lease area and arranges the necessary land exchanges as shown on Attachment VI;
- 2 endorses the sketch plan shown on Attachment V;
- 3 makes a development application for the boat shed;
- 4 documents and tenders the project when the outcome of the grant application is known;
- 5 supports the TS Marmion Naval Cadets Group in its grant application to the Community Sporting and Recreation Facilities Fund;
- 6 reallocates **by absolute majority** in accordance with the provisions of Section 547 (12) of the Local Government Act, the sum of \$35,000 from Account 29258 - Skateboard Park - Craigie Regional Open Space - to assist with the construction of the boat shed facility at Hillarys Boat Harbour.

Cr Carstairs referred to a quotation from Kestrel Homes Pty Ltd which resulted in the following estimated prices:

Building (as documented)	\$53,500
Brick Veneer (if required) add	\$ 5,500
Roof Tiling (if required) add	\$ 1,800

He confirmed that the above prices reflect a building which conforms to Department of Marine and Harbours requirements for Hillarys Boat Harbour.

As empowered by the December 1991 meeting of Council, the Occasional Committee Delegated to Act on Behalf of Council:

- 1 in consultation with TS Marmion Inc and the Department of Marine and Harbours, redefined the lease area and arranged the necessary land exchanges as shown on Attachment VI;
- 2 endorsed the sketch plan shown on Attachment V;
- 3 made a development application for the boat shed;
- 4 documented and called tenders for the project when the outcome of the grant application is known, seeking comparative tenders from builders using alternative construction methods;
- 5 supported the TS Marmion Naval Cadets Group in its grant application to the Community Sporting and Recreation Facilities Fund;
- 6 in accordance with the provisions of Section 547 (12) of the Local Government Act, reallocated **BY ABSOLUTE MAJORITY**, the sum of \$35,000 from Account 29258 - Skateboard Park - Craigie Regional Open Space - to assist with the construction of the boat shed facility at Hillarys Boat Harbour.

G70106 SPONSORSHIP ASSISTANCE - APPEALATHON CONCERT AT HILLARYS BOAT HARBOUR
- [429-1-2]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S MEMORANDUM

On 10 January 1992, Ms Christine Stratton, Promotions Co-ordinator at Hillarys Boat Harbour, approached the City of Wanneroo for sponsorship assistance in holding a free outdoors concert to promote Appealathon 1992. The reason for this late request to the City was due to one of the major sponsors (Compass Airlines) going into receivership, resulting in a shortfall of funding assistance.

This concert is to be held at Hillarys Boat Harbour on 9 February 1992 from 12.00 pm to 8.30 pm and will feature local, as well as interstate, bands (see attachment). It is expected approximately 25,000 people will be in attendance during the afternoon.

Hillarys Boat Harbour is requesting the amount of \$7,000 from the City of Wanneroo. This amount will be spent on production costs. Channel Nine have given \$18,000 worth of advertising to promote this event. Other radio, television and magazine companies have given support.

In return for the \$7,000 sponsorship by the City, the following exposure will be given to the City:

- . the City's logo will appear on all advertising leading up to the event on radio, television, magazines and promotional leaflets;
- . the City's logo will appear on promotional material at the event;
- . the City will be acknowledged in the presentation to Appealathon in May 1992.

The exposure to the City is expected to exceed 500,000 people.

The City has not budgeted funds for this event. If Council considers supporting this worthwhile event, it will be necessary to authorise an over-expenditure in accordance with the provisions of Section 547 (12) of the Local Government Act.

As empowered by the December 1991 meeting of Council, the Occasional Committee Delegated to Act on Behalf of Council, did not authorise financial support for the Appealathon Concert at Hillarys Boat Harbour on 9 February 1992, as no funds have been provided in the Budget for this event.

G90225 REPORT OF THE ACTING TOWN CLERK

MOVED Cr Carstairs, SECONDED Cr Freame that the Report of the Acting Town Clerk be received. CARRIED

G90226 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: City of Wanneroo Cultural Development Fund

Parties: City of Wanneroo Trustees
Description: Registration of Cultural Development Fund as a fund eligible for tax deductible donations under Section 78(i)(a) of the Income Tax Assessment Act 1936.

Document: Lifeguard Contract
Parties: City of Wanneroo and the Surf Lifesaving Association of Australia, WA State Centre Inc
Description: Provide Lifeguard for Yanchep Beach from 11 January - 15 March 1992.

Document: Transfer of Land
Parties: Carine Nominees to City of Wanneroo
Land Description: Community Purpose Site - Lot 977 Burlos Court, Joondalup

Document: Withdrawal of Caveat
Parties: City of Wanneroo and L & D Ackrill
Land Description: Lot 13 Timely Hostess Mews, Mariginiup

Document: Lease
Parties: City of Wanneroo and Wanneroo BMX Raceway Club
Land Description: Pt Lot 21 Mary Street, Wanneroo

Document: Dual Dwelling Agreement
Parties: Carlotta Investments Pty Ltd and City of Wanneroo
Land Description: Lot 12 (348) Gibbs Road, Nowergup

Document: Deed of Agreement
Parties: City of Wanneroo and Pila Pty Ltd
Land Description: Community Purpose Site, Merriwa

Document: Dual Dwelling Agreement
Parties: L K A Stampalia and S Zakavich and City of Wanneroo
Land Description: Lot 69 (164) Landsdale Road, Landsdale

Document: Transfers of Land

Parties: Roman Catholic Archbishop to City of Wanneroo
Land Description: Marmion Avenue, Connolly
and Currambine

Document:	Restrictive Covenant
Parties:	Jayshore Pty Ltd and City of Wanneroo
Land Description:	Woodvale Commercial Centre, Whitford Avenue
Document:	Parking and Access Agreement
Parties:	Jayshore Pty Ltd, City of Wanneroo and B P Australia
Land Description:	Woodvale Commercial Centre, Whitford Avenue
Document:	Agreement to Lease
Parties:	Alpine Land Pty Ltd, Competitive Hood Pty Ltd and City of Wanneroo
Land Description:	Belridge City Shopping Centre, Beldon
Document:	Drainage Easement
Parties:	Italian Australian Aged Homes Project and City of Wanneroo
Land Description:	Reserve 31119 Kent Road, Marangaroo
Document:	Construction Requirements Agreement
Parties:	M M & S M Barnes and City of Wanneroo
Land Description:	Lot 18 (1B) Reflection Close, Edgewater
Document:	Legal Agreement
Parties:	City of Wanneroo and Debkott Pty Ltd
Land Description:	Pt Lot 2 and Lot 3 Wanneroo Road, Landsdale, Landsdale District Shopping Centre, Amendment No 443

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

CARRIED

G90227 ACCEPTANCE OF OFFERS TO PURCHASE LAND - [780-7A]

The following offers to purchase land have been accepted by the Occasional Committee for Land Sales and are now submitted for ratification by Council and approval to affix the Common Seal:

Land:	Lot 88 Margate Place, Marangaroo
Zoning:	Residential
Category:	Town Planning Scheme No 7A - Scheme Lot
Offered Price:	\$40,000
Valuation:	\$44,000 VGO August 1990
Offeror:	R W Houston and N M R Houston
Special Conditions:	Subject to sale of purchasers' dwelling
Selling Commission:	\$1,820 to Davey Real Estate
Land:	Lot 86 Margate Place, Marangaroo
Zoning:	Residential

Category:

Town Planning Scheme No 7A
- Scheme Lot

Offered Price:

\$42,000

Valuation:

\$47,000 VGO August 1990

Offeror: G C Morgan and Nominee

Special Conditions:

Subject to house and land
package finance

Selling Commission:

\$1,995 to Mair and Co

Land:	Lot 92 Margate Place, Marangaroo
Zoning:	Residential
Category:	Town Planning Scheme No 7A - Scheme Lot
Offered Price:	\$44,000
Valuation:	\$49,000 VGO August 1990
Offeror:	D A and J M Atkins
Special Conditions:	Subject to finance of \$26,000
Selling Commission:	\$2,090 to Mair and Co

These lots are 3 of the last 4 remaining from a group of 9 that have been on the market since July 1989.

Recent sales in the area have been in the range of \$40,500 to \$43,000.

The lots were last offered for public tender in July and August 1991 but no tenders were received. The Scheme Text authorises acceptance of an offer to purchase at less than the valuation if the lot has first been unsuccessfully offered at auction or by tender.

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

- 1 endorses the acceptance by the Occasional Committee for Land Sales of the offers to purchase the above land;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the Transfer documents. **CARRIED**

G90228 REQUEST FOR TRANSCRIPT - CR WATERS - [702-3]

Cr Waters has requested provision of a transcript of the following items of business from the December Meeting of Council:

Item F31202
Rescission Motions by Crs Major, Dammers, Rundle, Nosow with regard to Items F31125, F31225A and F71109.

In accordance with Council policy, this request is submitted for consideration.

MOVED Cr Edwardes, **SECONDED** Cr Rundle that, in accordance with Council policy, the transcript requested by Cr Waters be provided.

CARRIED

G90229 REQUEST FOR TRANSCRIPT - CR DAMMERS - [702-3]

Cr Dammers has requested provision of a transcript of the EPARAG Deputation to the February Meeting of Town Planning Committee, together with questions and answers relating to that deputation.

In accordance with Council policy, this request is submitted for consideration.

MOVED Cr Edwardes, **SECONDED** Cr Rundle, that, in accordance with Council policy, the transcript requested by Cr Dammers be provided.

CARRIED

G90230 REQUEST FOR TRANSCRIPT - CR NOSOW - [702-3]

Cr Nosow has requested provision of a transcript of the Briefing Session held by the Panel of Inquiry on Monday, 10 February 1992.

In accordance with Council policy, this request is submitted for consideration.

MOVED Cr Edwardes, **SECONDED** Cr Rundle, that, in accordance with Council policy, the transcript requested by Cr Nosow be provided.

CARRIED

G90231 REQUEST FOR VARIATION TO CAR PARKING STANDARDS - PROPOSED FACTORY, LOT 1 PAPPAS STREET, WANGARA - [30/3826]

In November 1991 (Item F21118) Council considered an application from Steve Mawson on behalf of Alumayne Products for the development of a factory unit on Lot 1 Pappas Street, Wangara. The application incorporated a request to Council to relax its car parking and cash-in-lieu policies for a proposed shortfall of five car parking bays. Council resolved not to relax its policies and advised that revised plans complying with Council requirements would be considered.

In light of the adoption of a revised Cash-in-Lieu of Car Parking Policy (G20250 refers) there is scope under Clause 5.2 of the Policy to reconsider the application.

Clause 5.2 permits Council to approve a reduction in car parking without the payment of cash-in-lieu in the case of purpose built developments involving a single occupancy where the parking demand can be estimated with a high degree of confidence. The proposal conforms to this although the business is proposed to trade under two names. The applicant is aware, through discussions, that should the situation change then additional car parking or a cash-in-lieu payment may be required.

In all other respects the proposal conforms to Council's policies of development with Light Industrial zones.

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

- 1 exercises its discretion under Clause 9.1 of Town Planning Scheme No 1 for a reduced number of car parking bays;
- 2 approves the application by Steve Mawson & Associates, on behalf of Alumayne Products, for the development of a factory unit on Lot 1 Pappas Street, Wangara, subject to:
 - (a) standard and appropriate development conditions.
 - (b) any change of use being approved by Council;
 - (c) additional car bays being provided, or the payment of cash-in-lieu for the parking, should it be considered necessary in the future, to the satisfaction of the City Planner. **CARRIED**

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NOTICE OF MOTION - CR CARSTAIRS

Cr Carstairs had given 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."

Cr Carstairs advised that upon reflection he wished to have the Motion
WITHDRAWN

NOTICE OF MOTION - CR EDWARDES

Cr Edwardes had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 26 February 1992:

"That Council:

- 1 informs the Minister for Local Government that in regard to his decision to set up a panel of inquiry to investigate 'past activities of some Councillors of the City of Wanneroo', the City requires details to be made public of the:
 - (a) complaints and allegations;
 - (b) sources of the complaints and allegations;
 - (c) findings and recommendations of the panel.
- 2 seeks the support of the Western Australian Municipal Association in this respect."

Cr Edwardes advised that upon receipt of advice from the Mayor he wished to have the Motion**WITHDRAWN**

G90232 NOTICE OF MOTION - CR FREAME - COUNCIL MEETINGS' STRUCTURE - [702-2]

Cr Freame had given notice of the following motion for consideration at the Ordinary Meeting of Council to be held on Wednesday, 26 February 1992:

"That a report be submitted to Policy and Resources Committee on Council Meeting structure options that would provide for greater community participation in Council's decision making process where appropriate; such report to specifically examine the following options:

- (a) the conduct of open Standing Committee meetings;
- (b) the conduct of two Council meetings per month, served by only the Policy and Resources Committee;

- consideration of each option to include the provision of a thirty minute community input session prior to each Council and Committee meeting, during which members of the public, through prior registration of interest, may address the meeting on matters contained within the agenda paper; each person being permitted to speak for a maximum of three minutes."

MOVED Cr Freame, **SECONDED** Cr Waters that a report be submitted to Policy and Resources Committee on Council Meeting structure options that would provide for greater community participation in Council's decision making process where appropriate; such report to specifically examine the following options:

- 1 the conduct of open Standing Committee meetings;
- 2 the conduct of two Council meetings per month, served by only the Policy and Resources Committee;

with consideration of each option to include the provision of a thirty minute community input session prior to each Council and Committee meeting, during which members of the public, through prior registration of interest, may address the meeting on matters contained within the agenda paper; each person being permitted to speak for a maximum of three minutes. **CARRIED**

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

Nil.

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

G90233 USE OF SOLAR ENERGY IN COUNCIL BUILDINGS - [210-2]

MOVED Cr Smith, **SECONDED** Cr Carstairs that a report be submitted to Technical Services Committee on the feasibility of utilising solar energy in Council buildings. **CARRIED**

G90234 DUALLING OF TRAPPERS DRIVE, WHITFORD AVENUE TO TIMBERLANE DRIVE -
[510-1729]

MOVED Cr Edwardes, **SECONDED** Cr Carstairs that a report be submitted to Town Planning Committee on developer liability for the dualling of Trappers Drive from Whitford Avenue to Timberlane Drive.

CARRIED

G90235 WANNEROO PLAYGROUP ASSOCIATION INC - [894-1, 061-113-2]

MOVED Cr Davies, **SECONDED** Cr Waters that a report be submitted to Technical Services Committee on a proposal to amend the climbing equipment provided by Council to the Wanneroo Playgroup Association Inc at the Elliot Road Clubrooms. **CARRIED**

VOTE OF THANKS - CIVIC CHARITY DINNER

Cr Waters wished to record a vote of thanks to the Public Relations Section for the hard work put in by the staff in organising the very successful Civic Charity Dinner.

COUNCIL PUBLICATION - "COUNCIL BRIEFS"

Cr Waters wished to record her opinion that the new publication "Council Briefs", an insert in the Wanneroo Times, is an excellent medium by which Council matters can be brought before the public.

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.

CONFIDENTIAL BUSINESS

MOVED Cr Freame, **SECONDED** Cr Carstairs that the meeting be held behind closed doors. **CARRIED**

The public and members of the Press left the Chamber at this point, the time being 10.21 pm.

G90236 DEVELOPMENT OF EDUCATION FACILITIES - JOONDALUP DISTRICT - [218-1-1]

Cr Freame requested Council approval to arrange a meeting between Town Planning staff and the Joondalup District Superintendent of the Ministry of Education to discuss planning for education facilities within the district, with morning tea or lunch being provided for the meeting.

MOVED Cr Major, **SECONDED** Cr Edwardes that Council arranges a meeting between Town Planning staff and Joondalup District Office staff, Ministry of Education, with suitable refreshments (eg morning or afternoon tea or luncheon) being provided. **CARRIED**

MOVED Cr Carstairs, **SECONDED** Cr Edwardes that the meeting be held with open doors, the time being 10.24 pm.

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY, 25 MARCH 1992.**

CLOSE OF MEETING

There being no further business, the Chairman declared the Meeting closed at 10.25 pm, the following Councillors being present at that time:

COUNCILLORS : MARWICK
MAJOR
WATERS
DAVIES
DAMMERS
CARSTAIRS
EDWARDES
MOLONEY
SMITH
NOSOW
FREAME
RUNDLE
JOHNSON